

DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT. OF NCT OF DELHI  
**(Meeting Cell)**

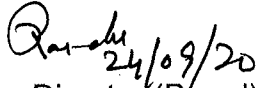
NO: DD (Board)/DUSIB/2020/D-05

Dated: 24-09-2020

Meeting Notice

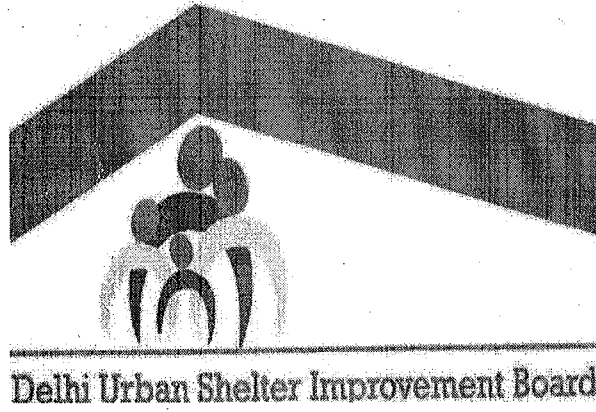
In continuation of Meeting Notice No. DD(Board) DUSIB/2020/D-04 dated 23.09.2020 ***please find enclosed herewith the Agenda of the Meeting for kind perusal and information.***

All the Members are requested to make it convenient to attend the 29<sup>th</sup> Meeting of the Delhi Urban Shelter Improvement Board (DUSIB) to be held under the Chairmanship of Hon'ble Chief Minister, Delhi on dated 25.09.2020 at 11 AM. The venue of the meeting will be camp office at Hon'ble Chief Minister residence.

  
24/09/20  
Dy. Director (Board)

**To:**

1. Hon'ble Chief Minister, GNCT of Delhi/Chairperson of DUSIB.
2. Hon'ble Minister of Urban Development, GNCT of Delhi/Vice Chairperson of DUSIB.
3. Shri Rajeev Kumar, Municipal Councilor (Ward-05E) East Delhi.
4. Shri Adesh Kumar Gupta, Municipal Councilor (Ward-98N) North Delhi.
5. Ms. Tulsi Joshi, Municipal Councilor (Ward-65S) South Delhi.
6. Vice Chairman, DDA.
7. Jt. Secretary (L&W), M/o UD, Gol, NirmanBhawan-representative of M/o UD.
8. Pr. Secretary (UD), UD Deptt, GNCT of Delhi.
9. Chairman, NDMC.
10. CEO, Delhi Jal Board.
11. Director (Local Bodies), GNCT of Delhi.
12. CEO, DUSIB.
13. Member (Admn/Finance/Power), DUSIB.
14. Shri Bipin Kumar Rai, Expert (non-official).
15. Shri A.K. Gupta, Expert (non-official).



Agenda Notes for the 29<sup>th</sup> Meeting of  
Delhi Urban Shelter Improvement Board (DUSIB)  
GOVT. OF NCT OF DELHI  
25.09.2020

Venue: Camp Office at Hon'ble Chief Minister Residence

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**AGENDA ITEM NO. 29/01**

**CONFIRMATION OF THE MINUTES OF THE 28<sup>th</sup> MEETING OF THE BOARD HELD ON 13.12.2019.**

The minutes of the 28<sup>th</sup> Meeting of the BOARD held on 13.12.2019 were 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)2020/D-01 dated 03.01.2020 for the kind information of all Members of the BOARD. No observation/comment has been received from any Member.

Hence, Board may confirm the Minutes of the 28<sup>th</sup> Meeting held on 13.12.2019.

**AGENDA ITEM NO. 29/02**

**ACTION TAKEN REPORT ON THE MINUTES OF THE 28<sup>th</sup> BOARD MEETING.**

S.No.	AGENDA ITEMS	ACTION TAKEN REPORT
28/03	Regarding conducting demand survey and mis-entry of households in 675 JJ Basties of Delhi.	<p>The Agenda was placed before the BOARD for appraisal information which was accepted by the BOARD in 28<sup>th</sup> Board Meeting.</p> <p>A total of 196 Basties in the list of 675 JJ Basties &amp; 24 JJ Basties of additional list of 82 JJ Basties are situated on the land of DUSIB, MCD and Agencies of GNCTD. Demand survey of 178 JJ Basties has been carried out. Demand survey of remaining has been stopped. Demand survey of remaining JJ Basties could not be conducted due to resistance from public. Some of JJ Basties are also exist in the list of unauthorised colonies etc. However, the representations given by JJ Dwellers for correction of their name or surname etc. in survey will be ractified/scruitnised after the present situation of pandamic is over.</p>
28/04	Provision of tea & rusks, news papers for all Shelter Homes and & water jars for Pagoda Tent Shelter Homes.	<p>As per approval of BOARD, instruction were issued to SMAs for provision of tea &amp; rusk in all DUSIB Shelter Homes w.e.f. 01.01.2020 to 15.02.2020. Due to non-registration of homeless people through real time mobile app, the same has been stopped.</p> <p>Due to spread of COVID-19 provision of to Hindi News Paper in Shelter Homes has been stopped.</p> <p>Since DJB Water Tankers were made available at the locations of Pagoda Tent Temporarily Shelter Homes, provision of Two Water Jars of 20 Ltrs. is not utilized.</p>

28/05	Extension of existing agreements upto 31.03.2020 in respect of three recovery shelter homes and one general shelter home.	As per observations of Finance Branch, DUSIB, the A/A & E/S for the said work has not been accorded and kept pending due to shortage of funds. The SMAs under the existing agencies are carrying out the O & M work of said Shelter Homes.
28/06	Regarding ratification of the decision/in-principal approval granted by Vice Chairperson, DUSIB Board to take up works regarding provision of fire safety measures including down-comer sytem at site no. A-3 Sultanpuri and other Housing Pockets by Board.	DUSIB has awarded the work of providing fire fighting arrangements at A-3, Sultanpuri as a pilot project on 08.04.2020. The work could not be started till date as the said pocket has been converted into Quarantine Centre since 1 <sup>st</sup> week of March 2020.
28/07	Outstanding recovery of Rs. 126.69 Crores (including interest) of instalments and ground rent of flats allotted on hire purchase basis and cash down payment basis.	It has been decided that an Agenda be placed before the Board in the next meeting giving final opportunity to defaulters to deposit the dues upto 31.12.2020
28/08	Ratification thereof from the Board in respect of issuance of NOC/User Permission for opening/establishment of AAMC in the form of Porta Cabin/ Semi permanent structure and in Night Shelter/ BVKs on the land belonging to DUSIB on temporary basis.	As approved by BOARD, out of 15 identified sites handing over/ taking over of land at 8 sites have been done for opening / establishment of AAMC. At 3 sites no-one approached to take possession. At 1 location, sites has already been allotted to NGO & in 1 site where 1 BVK/CH exist, it has been desired by Hon'ble Speaker Delhi Vidhan Sabha that the same may not be handed over for AAMC. In 1 location DHS will take over the site in coming week.
28/09	Appeal for revision under Rule 29 of CCS(CCA)Rules 1965 against the orders of Appellate Authority /CEO, DUSIB vide order bearing no. D-777 /DD/Vig./ DUSIB /2017 dated 26/09/2017 in respect of Shri Bharat Bhushan, Asstt. Accounts Officer.	The order of the Board has been conveyed to Sh. Bharat Bhushan, AAO vide office order no. BG/1204 (Misc.)/43/Vig/DUSIB/2020/D-209 dated 11.03.2020

28/10	Operational Guidelines for Regularisation of Un-authorized Occupation and freehold of Stalls/ Shops/ Tharas of DUSIB allotted under Special Component Plan (Size 6' X 8') – As per scheme of conversion issued by SDMC vide Resolution No. 252 dated 25.03.2013.	As decided by BOARD, a performa of regularisation order with terms & conditions has been prepared and forwarded to Law Office of DUSIB for vetting.
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**AGENDA ITEM NO. 29/03**

**REGARDING SEEKING EX-POST FACTO APPROVAL OF BOARD IN RESPECT OF THE ALLOTMENT OF BVK/CS SPACES/BUILDING TO DELHI LEGISLATIVE ASSEMBLY FOR OPENING & OPERATING CONSTITUENCY OFFICES BY HON'BLE MEMBER OF DELHI LEGISLATIVE ASSEMBLY FROM TIME TO TIME.**

1. DUSIB has allotted various Basti Vikas Kendras (BVK)/Community Centres (CS) to Delhi Legislative for opening & operating constituency offices by Hon'ble Members of Delhi Legislative from time to time. The details are as follows:-

<u>S.No.</u>	<u>Name of MLA &amp; AC No.</u>	<u>Allotted location &amp; date of CH/BVK</u>	<u>Area handed over &amp; Rate of License</u>	<u>Date of handing over</u>	<u>Approved the allotment Authority</u>
1	Sh. Shourabh Bhardwaj, G.K. AC-50	C/H Rajiv Gandhi Park, DDA Flats, Kalkaji(GF) allotted on 25.08.2015	1337 sqft. Rs. 5 per sqft per month 6685/-	01.01.2016	CEO, DUSIB
2	Sh. Ajay Dutt, Amebdkar Nagar, AC-48	C/H South-1, H-Block, Dakshinpuri allotted on 25.08.2015	785 sqft. Rs. 5 per sqft per month 3925/-	27.08.2015	CEO, DUSIB
3	Sh. Ram Niwas, Goel, Shahdara, AC-62	J-Block, Old Seemapuri, Delhi Recreation Center for Senior Citizen allotted on 25.08.2015	1395 sqft. Rs. 5 per sqft per month 6975/-	25.09.2015	CEO, DUSIB
4	Sh. Anil Bajpai, Gandhi Nagar, AC-61	BVK Chander puri allotted on 25.08.2015	1170.70 sqft. Rs. 2 per sqft. per month 2355/-	04.07.2016 *Surrendered on dated 18-01-2020	CEO, DUSIB
5	Sh. Som Dutt, Sadar Bazar, AC-19	DUSIB Office, Gali Burna, Deputy Ganj, Delhi-6 allotted on 25.08.2015	271.15 sqft. Rs. 5 per sqft. per month 1356/-	16.12.2015	CEO, DUSIB
6	Sh. Girish Soni, Madipur, AC-26	BVK at Pocket-2, Pashimpuri allotted on 10/03/2016	1104 sqft. Rs. 2 per sqft. per month 2208/-	29.03.2016	CEO, DUSIB
7	Sh. Shiv	Community Hall,	2374 sq.ft.	As per file	CEO, DUSIB

	Charan Goyal, Moti Nagar, AC-25	Block-B, New Moti Nagar allotted on 23.05.2016	Rs.5 per sq.ft. per month 11875/-	record, No such type of information has been found of possession taking over	
8	Sh. Asim Ahmed Khan, Matiamahal, AC-21	Community Hall at Mata Sundari Road allotted on 28.01.2019	104 sq.ft. Rs.5 per sq.ft. per month 520/-	As per file record, No such type of information has been found of possession taking over	Vice Chairperson, UD
9	Sh. Prakash Jarwal, Deoli, AC-47	BVK at B-Block, Janta Jiwan Camp, Tigri allotted on 18.09.2019	789 sq.ft. Rs.2 per sq.ft. per month 1578/-	As per file record, No such type of information has been found of possession taking over	Vice Chairperson, UD
10	Sh. Manish Sisodia, Patparganj, AC-57	BVK at JJR Colony, Block-6 Khichdipur allotted on 15.05.2020	1004 sq.ft. Rs.2 per sq.ft. per month 2008/-	As per file record, No such type of information has been found of possession taking over	Vice Chairperson, UD
11	Sh. Shoib Iqbal, Matiamahal, AC-21	Commuinty Hall 1 <sup>st</sup> Floor, Meer Dard Road, near Minto Road allotted on 17.07.2020	453.75 sq.ft. Rs.5 per sq.ft. per month 2268.75/-	As per file record, No such type of information has been found of possession taking over	Vice Chairperson, UD

2. These allotment were made by Minister (UD)/Chairperson, DUSIB and/or CEO DUSIB on the requisitions of Delhi Legislative Assembly received from time to time on fast track mode considering the urgency Now, the matter is being submitted for Ex-post facto approval of Board Further, there are some outstanding dues form Delhi Legislative Assembly to DUSIB.

**Proposal:**

In view of above, it is proposed that Ex-post-facto approval may be accorded by the Board in respect of allotment of aforesaid spaces/buildings in BVK/CS of DUSIB as detailed above, to the Delhi Legislative Assembly for opening & operating of the constituency offices by Hon'ble MLAs of Delhi Legislative Assembly and also to request the Secretary Delhi Legislative Assembly for immediate payment of entire outstanding dues of said allotted offices to DUSIB.

**AGENDA ITEM NO. 29/04**

**DELHI URBAN SHELTER IMPROVEMENT BOARD (FINANCE, ACCOUNTS & AUDIT) RULES 2020, UNDER SECTION 52(2) (E), (F) & (G) OF THE DUSIB ACT 2010.**

1. Delhi Urban Shelter Improvement Board (DUSIB) was created under Delhi Urban Shelter Improvement Board Act, 2010 (Delhi Act 07 of 2010 ) passed by the Legislative Assembly of the National Capital Territory of Delhi on 1<sup>st</sup> April 2010 ; as per notification issued by Department of Urban Development, Government of National Capital Territory of Delhi, 9<sup>th</sup> Level, C Wing, Delhi Secretariat, New Delhi and published in Part IV of the Delhi Gazette- Extraordinary) dated 13<sup>th</sup> May, 2010. The Delhi Urban Shelter Improvement Board Act, 2010 came into existence w.e.f. 1<sup>st</sup> July, 2010 as per notification issued by Urban Development Department, Govt. of NCT of Delhi and published in Part IV of the Delhi Gazette- Extraordinary) dated 13<sup>th</sup> May, 2010.
2. As per Section 52 of the DUSIB Act 2010, Government has power to make rules for carrying out all or any of the purpose of this Act by way of notification in official Gazette.
3. As per Section 52(2) Govt. without prejudice to the generality of the Govt. power made such rules which may provide for all or any of the following matters, as provided in Section 23, 24 & Section 52 (2) (e) (f) & (g) of DUSIB Act 2010.

**Proposal:**

In view of the above provision of Section 52 of the Delhi Urban Shelter Improvement Board, 2010, The DUSIB (Finance, Accounts & Audit) Rules (2020) as per **Annexure "A"** is placed before the Board for consideration and approval of such Rules. After the approval of the Board, the proposed Rules will be sent to UD department for approval of the Government and notification in official Gazette.

**AGENDA ITEM NO. 29/05**

**ADOPTION OF DELEGATION OF FINANCIAL POWERS TO HEADS OF DEPARTMENTS (HODS) AND ADMINISTRATIVE DEPARTMENTS OF GOVT. OF NCT OF DELHI.**

1. Delhi Urban Shelter Improvement Board is a statutory body which came into existence in the year 2010. The nomenclature of the Department changed from Slum & JJ Wing of Municipal Corporation of Delhi to Delhi Urban Shelter Improvement Board, Govt. of Delhi. DUSIB, since 2010, is working under the ambit of Govt. of NCT of Delhi having Hon'ble Chief Minister, Delhi as its Chairperson.
2. The Board in its Sixth Meeting held on 23<sup>rd</sup> February, 2012, adopted the delegation of Financial Powers as applicable in Delhi Govt. (compiled upto 31/10/2008) and subsequent delegations of enhanced financial powers issued vide letter 23.09.2011 subject to overall supervision and control of Chief Executive Officer. As per approval of the Board, the same were adopted in the Board mutatis-mutandis vide this Office order No. PA/Dir(Admn)/2012/D-99 dated 14.03.2012.
3. Now, Finance (Accounts) Department, GNCTD vide its OM No. F.20/08/2019/AC/JSfina/2575-2674 dated 07.08.2019 (**Annexure-A**) have issued fresh Delegation of Financial Powers to Heads of Departments (HoDs) and Administrative Departments of Government of NCT of Delhi having some amendments/changes in comparison to earlier issued delegation of powers as is also applicable in DUSIB.

**Proposal:**

It is, therefore, proposed that the OM No. F.20/08/2019/AC/JSfina/2575-2674 dated 07.08.2019 issued by Finance (Accounts) Department of Govt. of NCT of Delhi may be adopted in DUSIB mutatis-mutandis. The Board may kindly approve.

**AGENDA ITEM NO. 29/06**

**APPROVAL OF DUSIB BUDGET FOR THE YEAR 2020-2021.**

1. Delhi Urban Shelter Improvement Board (DUSIB) vide notification no. F.14(18)/LA-2007/Law/227 dated 31.5.2010 read with Notification F. No. 1(7) UD/DUSIB/2010/9736 dated 1.7.2010 came into existence w.e.f. 1<sup>st</sup> July, 2010. The Board executes schemes/projects for improving the quality of life of Slum & JJ Dwellers through various Plan Schemes of Government of NCT of Delhi/Central Govt.
2. DUSIB is an autonomous body of the Government of NCT of Delhi (GNCTD) which has been given the primary mandate of improving the quality of life of jhuggi-jhopri / Slum dwellers and their rehabilitation/ redevelopment. There are about 675 JJ clusters all over Delhi having 3,06,600 jhuggies.
3. The Budget for the year 2020-2021 has been prepared on the basis of the information furnished/collected from various Sections/Divisions/Offices of DUSIB. The salient features thereof are given in the succeeding paragraphs.
4. The Budget of DUSIB for the year 2020-2021 includes actual (Receipts & Expenditure) for the year 2019-2020 and Budget Estimates for the year 2020-2021 for the approval of the Board which is to be forwarded to GNCTD after its approval as per the provisions of Section 24(1) of DUSIB Act, 2010.
5. The revenue receipts of DUSIB at present are inadequate to meet its revenue expenditure. During 2019-2020 the total revenue receipts of DUSIB including interest were Rs.8,624.29Lakh (excluding interest i.e. total revenue receipts Rs.4,936.47 Lakh minus Interest Rs. 3,687.82 Lakh), while the revenue expenditure was Rs. 18477.03Lakh. Thus revenue deficit in 2019-2020 was Rs. 13,540.56 Lakh.. The revenue deficit i.e. the gap between revenue receipts and expenditure has been met through financial assistance in the form of Loan from Government of NCT of Delhi.
6. The sources of receipt (Capital and Revenue) for DUSIB during 2019-2020 were as under:-

1	CAPITAL RECEIPTS	Rs. in Lakhs
(i)	<b>DEVELOPMENTS OF PLOTS/PROJECTS</b>	
	Residential/Commercial/Institution	359.49
(ii)	Liquidation of Tenements	56.56
(iii)	Equated Installment in r/o flats allotted under Spl. Registration Scheme	2105.91
(iv)	Liquidation of Stalls/shops under S.C.P	6.56
(v)	Conversion of JJR Plots/Colonies into freehold	1.17

(vi)	Dairy Forms Receipt (Premium)	7.38
	<b>TOTAL 1</b>	<b>2537.27</b>
<b>2</b>	<b>REVENUE RECEIPTS</b>	Rs. in Lakhs
<b>(A)</b>	<b>RENT RECEIPTS</b>	
(i)	<b>LICENCE FEE</b>	58.39
(a)	Tenements/ /Residential	2.71
(b)	Commercial including SCP & JJR	434.43
(c)	Institutional allotment	78.80
(d)	Properties in the walled city	6.41
(e)	JJR Plots	7.54
(f)	Staff qtrs.	222.92
(g)	Licencee Fees plus Booking charges from Community Halls	1245.04
(h)	Rent from chunks/vacant land	
(ii)	<b>DAMAGES</b>	0.00
(a)	Properties in Walled City & JJR	189.25
(b)	Properties other than in walled city.	1495.19
(iii)	<b>GROUND RENT</b>	<b>3740.68</b>
	<b>TOTAL 2 (A)</b>	
<b>2 (B)</b>	<b>OTHER RECEIPTS</b>	3687.82
(i)	Interest	17.61
(ii)	Sale of tender forms	9.49
(iii)	Forfeiture of Earnest Money	3.77
(iv)	Maintenance charges of Jan Suvidha Complexes	89.54
(v)	Cleaning Charges and other misc. receipts	0.12
(vi)	Right to Information Act-2005	
(vii)	Baba Ramdevji Old Cloth Seller Market, Raghbir Nagar, informal sector	21.30
(viii)	Parking fee	309.50
(ix)	Medical Contribution	111.72
(x)	Departmental Charges	632.74
	<b>TOTAL 2 (B)</b>	<b>4883.61</b>
	<b>TOTAL 2 (A+B)</b>	<b>8624.29</b>

7. The then Chairperson in the 5<sup>th</sup> Board meeting of DUSIB held on 19.12.2011 had also agreed to assist the organization in its initial years of working by giving Grant-in-aid, mainly for disbursement of salary and allowances. Board discussed the issue of providing loan to DUSIB by Government for salary disbursement to its staff. The Hon'ble Chief Minister, Delhi/Chairperson Board directed that loan should be converted into Grant as they are meant for the payment of salaries to the employees of the organization. After giving Grant-in-Aid for two years 2012-2013 and 2013-2014, Govt again providing (Ways and Means loan to DUSIB for salary purpose, which resulted loan to tune of Rs.70,261.00 Lakh and interest thereon to the tune of Rs.20,930.90 Lakhs accumulated till date.

8. In order to improve the financial position of DUSIB, specific measures are proposed to be taken to enhance the Capital Receipts by way of disposal of residential and commercial plots through auction, allotment of Institutional Land to Directorate of Health Services, DTC and other departments of GNCTD, liquidation of built up shops allotted under Special Component Plan to weaker sections of the society, liquidation of flats constructed under Special Registration Scheme, 1985 and liquidation of JJR plots in 45 resettlement colonies by way of grant of free hold rights. Due to Covid-19 pandemic, the capital receipt are likely to decline in current financial year 2020-2021. Accordingly, the target of capital receipts amounting to Rs. 15.20 Crore has been fixed in the Budget Estimates 2020-2021.
9. The sources of revenue receipts of DUSIB are limited and in the wake of Covid-19 pandemic the revenue receipt have been drastically hit in all scheme of revenue generation. Revenue Receipts are generated in the form of ground rent and license fee from residential, commercial, institutional properties and BVKs (allotted to NGOs), rent from chunks allotted to the highest bidders for booking by general public for marriage and social functions, license fee from community halls and recovery of damages from unauthorized occupants of properties in walled city and other properties of DUSIB. Targets of revenue receipts has been fixed at Rs. 3,304.00Lakh (excluding interest) against the actual revenue receipt of Rs. 4,936.47 Lakh during the year 2019-2020 (excluding interest.)
10. **COMPARISON BETWEEN CAPITAL & REVENUE RECEIPTS FOR THE FINANCIAL YEAR 2019-2020 (ACTUAL) & FOR THE FINANCIAL YEAR 2020-2021 (PROPOSED).**

(Rs. In Lakh)

Details	Financial year 2019-2020 (Actual)	Financial year 2020-21 (Proposed) Budget Estimates
Capital Receipt.	2,537.27	1,520.00
Revenue Receipt including Loan from Govt. of Delhi	28,624.29	26,404.00
GIA for Execution of Plan Works	18,784.32	23,202.00



**Note:**

- (i) It is estimated that during 2020-21 there would be drastic decrease in Capital Receipts by Rs. 1,017.27 Lakh and Revenue Receipt including Loan from Govt. of Delhi would decline by Rs. 2,220.29 Lakh
- (ii) The Capital Receipts in the Budget Estimates under auction of Plots (a) Residential (b) Commercial have not been factored in due to uncertainty of approval of policy by GNCTD.
- (iii) The Capital Receipts and revenue receipt will decrease in 2020-2021 due to pandemic COVID-19.

**11. COMPARISON BETWEEN CAPITAL & REVENUE EXPENDITURE FOR THE FINANCIAL YEAR 2019-2020 (ACTUAL) AND 2020-2021 (PROPOSED)**

(Rs. In Lakh)

Details	Financial year 2019-2020 (Actual)	Financial year 2020-2021 (Proposed) Budget Estimates
Capital Expenditure including Expenditure on Execution of Plan Works	5,371.19	10,014.00
Revenue Expenditure on Pay & Allowances etc. and Execution of Plan Works	30,080.28	36,429.00

12. A Revenue Expenditure outlay of Rs.36,429.00 Lakh is proposed mainly to meet the expenditure on Pay & Allowances etc. and Execution of Plan Works (Revenue).
13. DUSIB is implementing number of plan schemes to provide basic facilities to JJ dwellers/slum dwellers of notified slum areas. The proposed expenditure on Execution of Plan Works has been kept at Rs. 23,806.00 Lakh (Revenue Rs. 14,332.00 Lakh and Capital Rs. 9,474.00 Lakh). This includes the amount required to complete the on-going works and fresh works in respect of various State/Central Plan Schemes. Significant activities proposed under plan schemes *inter-alia* are mentioned below:
  - (i) To maintain the JJ clusters in hygienic condition and to provide clean environment, a massive programme to make Delhi Open Defecation Free city and 21367 WCs has been completed for public use and all the complexes are made free of any charges 24 x 7 for JJ dwellers living in Slum areas. All the JSCs are being run free of cost for public use w.e.f 1.1.2018. For this an outlay of Rs. 8000.00 Lakh is proposed for Revenue Expenditure and Rs. 3623.00 Lakh for Capital Expenditure.

- (ii) DUSIB is constructing multi storied dwelling units for slum dwellers under JNNURM. So far, 10684 flats have been completed and 7400 flats are under construction. During the year 2020-2021, an amount of Rs. 1,500.00 Lakh is proposed.
- (iii) Under NULM it is proposed to construct two Night Shelters at Dwarka Sector-3 and Geeta Colony for shelter for Urban Homeless. An outlay of Rs. 100.00 Lakh to complete and initiate the works is proposed in 2020-2021. In addition to above, works relating to operation & management (O&M) of existing shelters (193) will also be undertaken and provision of Rs.1850.00 Lakh have been taken for revenue head and Rs.1,000.00 under capital head.
14. The DUSIB have also taken responsibility of setting up quarantine centre at Sultanpuri, Dwarka and Radha Swamy Satsant Ghar, Chhattarpur and also provided free meals of inmates of Night shelter during Lockdown period to fight against COVID-19 and provision of Rs.300.00 Lakh taken under the head Prevention of isolation home for vector borne disease.
15. The revenue receipts for the financial year 2020-2021 have declined drastically and not likely to recover during the current financial year resulting financial crunch in DUSIB for meeting out establishment expenditure. DUSIB have requested GNCTD, Delhi for providing Grant of Rs.200.00 Crores under the Ways & Means support instead of provision of loan.
16. The statements containing the details of actuals for the year 2019-2020 and Budget Estimates for the year 2020-2021 are placed below.

**Proposal:**

As stipulated under section 24(1) of the Delhi Urban Shelter Improvement Board Act 2010, the proposals containing Actual for the financial year 2019-2020 and Budget Estimates for the financial year 2020-2021 have been prepared and placed before the Board for consideration, adoption and approval.

**AGENDA ITEM NO. 29/07**

**POLICY FOR ALLOTMENT OF DUSIB STAFF QUARTERS TO EMPLOYEES OF GNCT OF DELHI.**

1. Delhi Urban Shelter Improvement Board functions under the control of Govt. of NCT of Delhi and is primarily functioning under the purview of the DUSIB Act, 2010.
2. DUSIB has various categories of staff Quarters located at various locations in Delhi for allotment of the staff of DUSIB. The details of the staff quarters including the location and its numbers is at **(Annexure-A)** of the Agenda. These residential staff quarters are allotted to staff working in DUSIB. DUSIB follows the GNCTD of Delhi policy of allotment of staff quarters regarding eligibility and various other terms and conditions as has been effective from time to time. The details of the present occupancy/vacancy position of the staff quarters of DUSIB is in **(Annexure-B)** of the Agenda. From the occupancy position it can be seen that there are number of residential accommodation/staff quarters which are lying vacant.
3. It has been felt that quarters/flats which lying vacant do not get maintained properly and increase the maintenance cost. An occupied staff quarters is maintained regularly and its maintenance cost is also less. Since there is not much demand of these quarters in DUSIB, these staff quarters can be opened for allotment to interested employees of GNCT of Delhi including its autonomous bodies and Boards here in after referred as "GNCT of Delhi". The officers/officials who have been engaged by the Department against vacant sanction posts may also be considered for allotment of staff quarter.
4. It is felt that this will not only bring revenue to DUSIB in form of HRA and License Fees but will also result in proper upkeep and maintenance of these vacant staff quarters. It is therefore felt that a policy be framed for allotment of the staff quarters of DUSIB to employees of GNCT of Delhi.

5. The following guidelines and process are proposed for allotment of DUSIB staff quarters to employees of GNCT of Delhi:-
- i) The general principal shall be that for allotment of any staff quarters of DUSIB the priority will be given to employees of DUSIB.
  - ii) Only those quarters/flats which are lying vacant and have no takers in DUSIB shall be allotted to employees of GNCT of Delhi.
  - iii) A list of vacant staff quarters of DUSIB shall be displayed on the portal of DUSIB for a week inviting applications from the employees of DUSIB and employees of GNCT of Delhi for allotment.
  - iv) Applications received subsequent to uploading of the vacancy position shall be processed and allotment shall be made by the Departmental Allotment Committee after considering each case as per the eligibility in the existing allotment policy.
  - v) No application will be considered after the last date of the calling of the applications for allotment till next allotment schedule.
  - vi) The allotment Committee shall first consider the applications from the employees of DUSIB as per their eligibility and shall allot the quarter to them.
  - vii) After completing of the allotment of the quarters to DUSIB employees the remaining flats shall be considered for allotment to the employees of GNCT of Delhi as per their eligibility. The eligibility conditions for employees of GNCT of Delhi shall remain same as adopted by DUSIB regarding seniority, pay scale, etc.
  - viii) The allotment process can be initiated again after a sufficient duration or after receipt of sufficient number of requests.
  - ix) The same process for allotment shall be repeated by the Department as indicated in point No. 1 to 7 above.
  - x) The Finance/Accounts Branch of DUSIB shall be tie up with concerned PAO of the employee of GNCT of Delhi for payment of HRA to DUSIB from his/her salary.
  - xi) The final allotment will be made once the employee of GNCT of Delhi produces a certificate from its Accounts Head/Finance Branch that License Fee/HRA will be deducted from his/her salary and will be remitted to DUSIB regularly and will also be mentioned in his LPC if he or she is transferred from that department.
  - xii) The officers/ officials who have been taken on deputation OR appointed by the Board against its vacant posts as per Section 6 (1) to be read with Section 30 of DUSIB Act may also be eligible for allotment of staff quarters with the rider that as soon as their lien with DUSIB exhaust, they will vacate the staff quarter allotted to them. The deduction of HRA and License fee will be made as has been applicable in case of other officials of DUSIB.

**Proposal:**

In view of above, matter may be placed before Board for consideration and approval of the following proposals:

- (i) Approval of modified policy for allotment of staff quarters of DUSIB to the employees of DUSIB and officials engaged by it against its vacant sanctioned post and employees of other departments/undertakings/autonomous bodies/Board of the Govt. of NCT of Delhi.
- (ii) In case further amendment/ change for implementation of the Policy is required, the same may be approved by the Hon'ble Vice Chairman, DUSIB.

AGENDA ITEM NO. 29/08

Provision of 3 Free Meals a day (including Breakfast) for the Homeless People at DUSIB Shelter Homes.

1. A PIL vide WP (C)-3570/2020 in the matter of Gulshan Khatun and Ors V/s DUSIB and Ors was being heard in the Court of Hon'ble Chief Justice and Hon'ble Mr. Justice Prateek Jalan at Delhi High Court, mainly for the issue of provisioning of 3 free meals a day to the homeless people of DUSIB Shelter Homes as per the Notification of Ministry of Housing and Urban Affairs, GOI dated 28.03.2020, which was meant for provisioning of 3 free meals a day during lockdown period to all homeless people residing in NULM Shelters being run in various cities of India.
2. It is mentioned here that DUSIB started providing 2 free meals (i.e. lunch & dinner) a day to the homeless people at its Shelter Homes as per menu of Jan Aahar Scheme wef 22.03.2020 to 01.07.2020 during lockdown period as per approval from Delhi Govt. and the same has again been started wef 13.07.2020 onwards, consequent to the grass-root level assessment and consultations with civil society organizations (CSOs) and, thereafter, getting instructions from Delhi Govt. The said provision for the homeless people, is continued as on date also.
3. The last hearing in the said court matter was held on dated 27.08.2020 & the matter was disposed off on the same day. The copy of "Judgement" of Hon'ble High Court of Delhi dated 27.08.2020 in the said matter is enclosed as **(Annexure-A)**.
4. Further, it is mentioned that during the hearing held on dated 27.08.2020, the Hon'ble Court vide Para-14 of its Judgement dated 27.08.2010, has observed on the basis of the submission made by the learned counsel on behalf of the Government of NCT of Delhi that, looking to the availability of the funds, coupled with the priorities of the Government and also that the earlier Central Government scheme has been brought to an end w.e.f. 31st July, 2020, the Government of NCT of Delhi is providing two meals per day to the homeless persons living in shelter homes and **that they shall continue to provide two meals to the said persons.** Moreover, it is submitted by the learned counsel for GNCTD that the homeless persons living in shelter homes can also get work and earn their livelihood, if at all they are able to do so. Thus, two meals per day are sufficient looking to the overall situation prevailing in the capital, including its financial position as well as important priorities of the work to be done by the Government of NCT of Delhi.

5. Further, upon submissions made by the learned counsel for GNCTD, the Hon'ble Court vide Para-15 of its Judgement dated 27.08.2020, has directed that the Government of NCT of Delhi, with the assistance of experts, should examine whether the provision currently made is sufficient to meet the minimum nutritional requirements of persons in the homeless shelters, and take adequate measures in consonance with their recommendations. It has also recommended further to the Government of NCT of Delhi that, as and when the financial position permits, they may provide three meals per day to the homeless persons living in shelter homes and at least three meals per day at present to the children living in shelter homes, looking to the prevalent pandemic situation.
  
6. Afterwards, on submission of proposal to Delhi Govt. for approval of food provision for the homeless people beyond August,2020, it has been desired by the Hon'ble Chief Minister, Delhi that DUSIB may bring the proposal/Agenda before the Board for three meals per day (including breakfast).
  
7. Accordingly, the annual expenditure for the provision of three free meals (including breakfast) for the homeless people at all DUSIB Shelter Homes, has been assessed as under:-
  - (i) Average daily occupancy of homeless people in shelters during winter season (December to March) =10,000 persons (in Night) & 4000 persons (in day time).
  - (ii) Average daily occupancy of homeless people in shelters during non-winter season (April to November) =7,000 persons (in Night) & 3000 persons (in day time).
  - (iii) Total Nos. of 3 meals required in Non-winter months  
 = 8 months x 30 days (7000 Morning + 3000 Noon + 7000 Night)  
 = 40,80,000
  - (iv) Total Nos. of 3 meals required in winter months  
 = 4 months x 30 days (10,000 Morning+4000 Noon+10000 Night)  
 = 28,80,000
  - (v) Total Nos. of 3 meals required on annual basis = 69,60,000
  - (vi) Annual Expenditure for 3 Meals a day (i/c breakfast)  
 = Rs.15,31,20,000 @ Rs. 22/- per meal per day.  
**Say Rs. 1531.20 lac (approx.)**
  
8. The Menu of Jan Aahar Scheme for Lunch & Dinner shall be: Six Puris or Four Rotis or 400 gram Rice. (However, Puris shall not be given more than twice a week) + one subji and one Dal/Rajma/Chhole (200 gram

each). As regards the breakfast, the items shall be bread pakoda/ samosa/dalia including one tea or as decided from time to time.

**Proposal:**

In view of the above, it is submitted that the Board may take a decision for the provision of three meals a day (including breakfast) for the homeless people at DUSIB Shelter Homes at an annual expenditure of approx. Rs.1531.20 lac. The mechanism for providing the said 3 meals to the homeless people shall be decided separately either through SMAs or some private vendors.



**AGENDA ITEM NO. 29/09**

**Empanelment/Accreditation of NGOs/Individual Social Workers for supervision of functioning of Shelter Homes.**

1. In WP (C)-3032/2020 titled Karan Seth V/s Union of India & Ors, the Hon'ble High Court of Delhi, vide Para-5 of its Order dated 27.05.2020 (**Annexure-A**), directed DUSIB to accredit NGOs and individual social workers who are associated with the night shelters (now called shelter homes) and to involve the NGOs and individual social workers in the matter of supervision of such like night shelters, Any grievances, complaints or suggestions that DUSIB may receive in respect of any of its night shelters from such NGOs or social workers, should firstly be taken on record and action will be taken without delay.
2. As per the request of DUSIB conveyed to the Chairman, Supreme Court Monitoring Committee (SLSMC) vide letter dated 01.06.2020 for suggesting a panel of 7-8 NGOs/Social workers so that they may be accredited for supervision of night shelters. In this context, it was decided in the 17<sup>th</sup> Meeting of SLSMC held on dt. 16.06.2020 that a panel of 8 to 10 such NGOs/Individual Social Workers, associated with night shelters, will be finalized on the basis of below mentioned credentials and recommended for a period of one year on voluntarily basis without any cost to DUSIB. The said panel will be got approved by DUSIB from its Board through next meeting as and when held. The credentials proposed by the Supreme Court Monitoring Committee (SLSMC), are as under:-
  - ii) Copy of Registration of NGO/Social Worker in concerned Govt. Deptt.
  - iii) Copies of Audited Financial/Accounts reports for last 3 years.
  - iv) Details of Board Members of NGO along with their Aadhar numbers etc.
  - v) Details of Experience in the field of Shelter Homes/Night Shelters.
3. For the DUSIB night shelter in Vishram Sadan complex of AIIMS, the Hon'ble Court accredited Ms. Rachna Malik for the supervision purpose and accordingly, she the head of NGO- "Givers For A Cause" was accredited for said night shelter vide letter dated 08.06.2020 (**Annexure-B**) after obtaining approval for above said process from the VC (DUSIB)/Hon'ble Minister, UD, GNCTD on dated 08.06.2020 (**Annexure-C**).
4. On the intervention of Sh. Indu Prakash Singh, Member (SLSMC) & other members of SLSMC, the following NGOs/Social Workers associated with the social work/night shelters at S.No.1 to 8, have shown their interest for supervision of Shelter Homes and all these organizations except at S.No.7, have provided the documents as needed for their

empanelment/accreditation. Besides, Ms.Rachna Malik (NGO-Givers For A Cause) at S. No.9, also requested for empanelment of her NGO vide letter dated 14.06.2020 and therefore, vide mail dated 04.07.2020, she was requested to provide the requisite documents/details. But, she did not provide any documents for empanelment/accreditation for supervision of DUSIB Shelter Homes, despite repeated telephonic conversations made with her by the concerned DD (NS). The following are the NGOs/Social Workers, who have shown their interest for supervision of Shelter Homes:-

- i) Centre For Advocacy and Research
- ii) PRAXIS- Institute for Participatory Practices
- iii) Indo- Global Social Service Society (IGSSS)
- iv) Rehabilitation Research Initiative
- v) Jamghat- A Group of Street Children
- vi) Adhikar Foundation
- vii) Self Employed Women's Association
- viii) Delhi Sharmik Sangthan
- ix) Ms.Rachna Malik (NGO-Givers For A Cause)

5. The Agenda for finalization of NGOs/Social Workers as stated above was placed before the members of Supreme Court Monitoring Committee (SLSMC) in its 19<sup>th</sup> meeting held on dated 18.09.2020. Out of above 9 NGOs/Social Workers, seven organizations (S.No. 1 to 6 & 8), have been finalized vide Minutes of 19<sup>th</sup> Meeting of SLSMC dated 22.09.2020 (**Annexure-D**) for accreditation at this stage, as other two NGOs/SWs namely "Self Employed Women's Association" & "Ms. Rachna Malik (NGO- Givers For A Cause)", did not reportedly submit any documents/details despite repeated requests.

**Proposal:**

In view of the above, the proposal for accreditation of following 7 NGOs/Social Workers as finalized/recommended by the SLSMC for supervision of functioning of Shelter Homes for a period of one year without any cost to DUSIB, is placed for accord of approval by DUSIB Board. The recommended organizations are as under:-

- i) Centre For Advocacy and Research
- ii) PRAXIS- Institute for Participatory Practices
- iii) Indo- Global Social Service Society (IGSSS)
- iv) Rehabilitation Research Initiative
- v) Jamghat- A Group of Street Children
- vi) Adhikar Foundation
- vii) Delhi Sharmik Sangthan.

**AGENDA ITEM NO. 29/10**

**MEASURES FOR RECOVERY OF OUTSTANDING DUES OF LICENSE FEE / DAMAGES / PAST-MISUSE CHARGES FROM THE LICENSEES / UNAUTHORIZED OCCUPANTS / TRESPASSERS OF 2423 BUILT UP KATRAS / COMPOSITE PROPERTIES IN WALLED CITY AND ITS EXTENSION UNDER THE MANAGEMENT & CONTROL OF DUSIB - RATIONALISING AND SIMPLYFYING THE EXTANT POLICY OF PAYMENT OF LICENSE FEE / DAMAGES / PAST MISUSE CHARGES.**

- (i) **One Time Interest Relief Scheme.**
- (ii) **Reduction of interest rate on delayed payments.**
- (iii) **Rebate on advance deposit of license fee / damages on annual basis.**
- (iv) **Revision of rates of damages / past misuse charges.**

**1. Objectives of the present proposal:**

- (a) To speed up and enhance the realization of license fee / damages from the occupants of Walled City properties & its extension.
- (b) To resolve the grievances of occupants of properties regarding high interest rates on delayed payments of license fee / damages by reducing the interest rates at reasonable level.
- (c) To motivate the occupants for timely & advance deposit of license fee / damages every year by giving financial incentives in the form of rebate.
- (d) To rationalize the rates of damages, which is long overdue, to increase the revenue / fiscal resources of DUSIB.

**2. Background:**

- 2.1** Delhi Urban Shelter Improvement Board (DUSIB) is managing 2423 built up katras/composite properties which include the evacuee properties transferred by Ministry of Rehabilitation, Govt. of India and the properties acquired by erstwhile Delhi Improvement Trust (now DDA) under Delhi Ajmeri Gate Redevelopment Scheme and transferred by DDA to erstwhile Slum & JJ Department (now DUSIB) situated in old Ward No. I to XIX in walled city and its extension (Old Delhi).

These properties, therefore, can be classified in two categories as under:

- (a) Evacuee Properties transferred by Ministry Of Rehabilitation (MOR), Govt. of India to erstwhile Slum & JJ Department (now DUSIB) between the years 1960 to 1972. These properties were originally given to the migrants on license fee basis for residential usages.

(b) Properties acquired under Delhi Ajmeri Gate Redevelopment Scheme (DAG) by Delhi Improvement Trust (now DDA) & thereafter transferred by DDA to erstwhile Slum & JJ Department (now DUSIB) between the years from 1960 to 1972. The occupants in these properties are always unauthorized occupants and they pay the damages as per the policy in vogue.

2.2 The ownership of these properties vests with the Government of India. However, DUSIB is responsible for management & control of these properties. The expenditure on repair and maintenance of these properties/ Katras is incurred by DUSIB every year. All occupants of these properties are required to deposit license fee / damages to DUSIB regularly every year as per the prevailing policy of DUSIB.

2.3 The ward wise details of these properties are as under: -

Sl. No.	Ward No.	Properties transferred from MOR	Properties transferred from DIT	Total Properties	Date of Transfer	Location of Ward
1	I	08	Nil	08	1960/62/69	Kashmiri Gate
2	III	49	Nil	49	1961/62/63/69	Mori Gate, Naya Bazar
3	IV	05	Nil	05	1962/67/69	Dariba Kalan
4	V	02	Nil	02	1962/69	Nai Wala/Chawri Bazar
5	VI	261	Nil	261	1961/62/63/67/69	Ballimaran, Chandni Chowk
6	VII	371	Nil	371	1960/61/62/63/67	Hauz Kazi, Roadgran, Farash Khana, GB Road, Lal Kuan
7	VIII	27	299	326	1960/61/62/63	Sita Ram Bazar
8	IX	213	19	232	1961/63/67/68/69/71	Pahari Bhojla, Turkman Gate

9	X	104	290	394	1960/61/6 2/67/71	Rakab Ganj, Chhatta Lal Mian, Chandani Mahal, Delhi Gate
10	XI	286	24	310	1961/62/6 3/71	Jama Masjid, Darya Ganj
<b>Sl. No.</b>	<b>Ward No.</b>	<b>Properties transfere d from MOR</b>	<b>Properties transferred from DIT</b>	<b>Total Propertie s</b>	<b>Date of Transfer</b>	<b>Location of Ward</b>
11	XII	89	Nil	89	1960/62/6 7/72	Roshanara Road, Sabzi Mandi, Malka Ganj
12	XIII	92	Nil	92	1960/61/6 2/67/69	Bara Hindu Rao, Sadar Bazar
13	XIV	659	Nil	659	1960/62/6 3/69	Sadar Bazar, Qasab Pura, Sarai Khalil
14	XV	231	Nil	231	1960/62/6 5/67/69	Pahar Ganj, Nabi Karim, Chuna Mandi, Multani Dhanda, Qilla Kadam Sarif
15	XVI	09	Nil	09	1960/62/6 9	Karol Bagh
16	XVIII	65	Nil	65	1967/71	Bagh Kare Khan
17	XIX	87	Nil	87	1960	Sarai Rohilla, Sarai Basti
18	Jamil Basti	180	Nil	180	1960/67	Shahdara
<b>Total Properties</b>		<b>2738</b>	<b>632</b>	<b>3370</b>		

- (a) Total Properties = 3370  
(b) Total Deleted Properties (These properties  
were taken back by MOR) = (-)112  
(c) Total Demolished Properties by erstwhile

Slum & JJ Department under Slum Clearance Scheme\* = (-)835

(d) Total properties at present under the Management & Control of DUSIB = 2423

\*Out of total properties of 3370, around 835 properties have been demolished by erstwhile Slum & JJ Department to implement the Slum Clearance Scheme prevailing at that time and has constructed tenements on the land vacated by demolishing the properties of walled city. At that time some colonies were developed on the land of demolished properties which are Sarai Khaleel, Turkman Gate, Sheesh Mahal, Basti Narnol Ajmeri Gate, GT Road Shahdara, Katra Nabi Karim and Dujana House. Some of the properties were demolished due to dangerous conditions which were utilized for public purposes of construction of community centres, schools, parks, barat ghar etc.

### **3. Present status of properties:**

**3.1** In pursuance of the directions of Hon'ble Court vide order dated 07.09.2017 in the matter titled as Saleemuddin V/s Mohd. Asad Khan & others (suit no. 1309/2017), a survey of 2423 composite properties was started with effect from April, 2018 with the approval of Hon'ble Minister (UD) / Vice chairman, DUSIB. The surveys of around 1186 properties out of 2423 properties have been completed so far. As per the survey reports, 3062 occupants were found residing in these 1186 properties, out of which 1856 are residential and 1206 are commercial / shops / go-downs / guest houses. During the survey most of the occupants refused to disclose their status regarding the occupancy since mostly are unauthorized occupants and not the original allottees / licensees. The survey of 1237 properties is still under way, despite difficulties and resistance created by the occupants on many occasions. On the basis of survey reports, DUSIB has issued notices to around 1900 occupants for the purpose of recovery of outstanding dues of license fee / damages / past misused charges as per extant policy of DUSIB in this regard. However, very few occupants (around 70) come forward and deposited the outstanding dues as well as required documents for carrying out assessment of license fee / damages. Most of the occupants (around 1800) have so far failed to deposit the outstanding dues and documents to DUSIB.

**3.2** As per general assessment, the present status of these properties is as follows:

(a) Most of the original licensees/legal heirs have parted with their possession. About 90% katras/composite properties are in the possession of unauthorized occupants/trespassers, who are liable to pay damages / past misused charges.

(b) About 15000-18000 families are likely to be residing in these katras / properties. These properties were given for residential use on license basis by the Government long back. However, at present these properties are being used for Residential, Commercial/Shops, Godowns, Transport Offices or Guest Houses purposes.

(c) About 40% properties are being used unauthorisedly for commercial activities by licensees/unauthorized occupants. As per survey reports, out of 3062 occupants surveyed so far, 1206 occupants are using the properties for commercial activities.

(d) At the time of allotment, these properties were having construction only upto first floor. However, during the survey it is observed that rampant unauthorized construction has taken place in these properties upto the level of 4<sup>th</sup> floor. This is a continuous phenomenon. DUSIB as well as concerned local civic authority i.e. North Delhi Municipal Corporation do take requisite action against the unauthorized construction from time to time as per applicable law such as issuance of notices, demolition/sealing of unauthorized constructions etc. The occupants of the unauthorisedly constructed properties are liable for payment of damages as the charging of damages does not give any legal authority / rights to the damage payee of the property.

**4. Extant Policy of payment of License fee / damages / past misuse charges by the occupants:**

4.1 The Slum & JJ Deptt. had been levying the damages under the earlier resolutions passed by the DDA vide No. 13 dated 07.01.1991 and further approved by the Corporation vide No. 4950/GW/Corpn. dated 27.11.1995, Resolution No. 101 dated 15.05.2000 and Resolution No. 413 dated 15.10.2001.

4.2 At present, the License fee / damages / past misuse charges, in respect of these properties, are being charged / levied in terms of the policy laid down & approved by MCD in its Resolution No. 413 dated 15.10.2001 (**Annexure-I**) and as further reviewed & modified vide Resolution No. 396 dated 25.10.2004 (**Annexure-II**) along with the subsequent decisions dated 07.04.2005 duly approved by the Commissioner, MCD (**Annexure-III**).

4.3 The aforesaid policy approved by MCD is applicable on these properties even after the formation of Delhi Urban Shelter Improvement Board in the year 2010 by virtue of Section 32 of The Delhi Urban Shelter Improvement

Board (DUSIB) Act, 2010, which provides that anything done or any action taken including any notification, order, scheme, rule made or issued by any existing organization of the Government or of any other local authority, prior to the formation of the Board, shall remain continue in force and shall deemed to have been made, issued or granted under the provisions of The DUSIB Act, 2010. This section also provides that any amount of rents, fees and other sums of money due to the existing organization of the Government or any local authority shall be deemed to be due to the Board.

**4.4 The salient features of the extant policy are as under:**

- (a) As per policy, the occupants of properties are classified into three categories as follows:
  - (i) Licensees / Legal heirs
  - (ii) Unauthorized occupants
  - (iii) Trespassers
  
- (b) The licensees/Legal Heirs are liable to pay license fee for originally allotted property as per the rates provided in the policy. However, they are liable to pay damages for unauthorized use or unauthorized construction made on the property.
  
- (c) The unauthorized occupants, who have acquired properties through change of hands from licensees/heirs of the properties, are liable to pay damages as per the rates provided in the policy. The damages are assessed purely on provisional basis without prejudice to the legal rights, title and interest of DUSIB as per prevailing policy.
  
- (d) The occupants, who do not have any proper documentary proof for the occupancy of the property, are considered "Trespassers". In terms of extant policy vide guidelines dated 07.04.2005; trespassers are not entitled to be considered for payment of damages or license fee and are liable for eviction. However, they are liable to pay past misuse charges in respect of properties, for the period during which the property remained under their occupation and the recovery of such damages shall be effected in accordance with law.
  
- (e) The calculation of levy of license fee / damages / past misuse charges depends upon following three factors:
  - (i) Status of occupancy i.e. whether occupant is licensee or unauthorized occupant or trespasser.
  - (ii) Floor area in possession of the occupant (in sq. mtrs.).



(iii) Nature of use of property i.e. whether residential or commercial / shop or godown or transport office or guest house.

(f) The *extant policy* prescribes the rates applicable to each category of the occupants, as under: -

<b>S.No.</b>	<b>Category</b>	<b>Rates of license fee/damages</b>
(i)	Rate of license fee in respect of properties which are used as residential by the original allottees /Legal heirs.	Rs. 2/- per sqm Per month
(ii)	Properties which are being used unauthorisedly for commercial activities by the original allottees / legal heirs.	Rs. 25/- per sqm per month w.e.f 01-04-1995 irrespective of the fact whether the property is occupied prior to 1-4-1995 or after 1-4-1995.
<b>S.No.</b>	<b>Category</b>	<b>Rates of license fee/damages</b>
(iii)	In case of properties which are being used as residential on change of hand by the unauthorized occupants.	Rs. 6/- per sqm per month w.e.f 01-04-1995 irrespective of the fact whether the property is occupied prior to 01-04-1995 or after 01-04-1995.
(iv)	In case of built up properties which are being used commercial by the unauthorized occupants.	Rs. 50/- per sqm. per month w.e.f 01-04-1995 irrespective of the fact whether the property is occupied prior to 01-04-1995 or after 01-04-1995.
(v)	In case of properties which are being used as Guest Houses or Transport Office / Godown by the original allottee / legal heirs / unauthorized occupants.	Rs. 60/- per sqm. Per month w.e.f 01-04-1995 irrespective of the fact whether the property is occupied prior to 01-04-1995 or after 01-04-1995

(vi)	Rates of license fee in respect of original allottees of Slum Katras and damage payee on Delhi Ajmeri Gate.	Rs. 2/- per sqm. (Residential)
(vii)	Properties which are being used unauthorisedly for commercial activities by the original allottees / legal heirs.(Delhi Ajmeri Gate Scheme)	Rs. 25/- per sqm.

- (g) In terms of Para 7 of Resolution No. 413 dated 15.10.2001, the onus for payment of license fee on monthly basis by 15<sup>th</sup> of each month in advance is on Licensee. The interest @ 18% per annum will be charged for delayed payment.
- (h) In terms of Para 7 of Resolution No. 413 dated 15.10.2001, the rates of license fee will be increased by 15% after every three years on the existing basic rates.
- (i) In terms of Para 3(K) of Resolution 396 dated 25.10.2004, in the cases where the allottees / occupants are not in a position to make the payment in lump sum, they can also pay the demand of the dues in five monthly installments with interest @12% per annum on the delayed payment.
- (j) In terms of Para 5 of Resolution No. 413 dated 15.10.2001, factories / manufacturing units are not allowed in these properties. As soon as, the licensee / unauthorized occupant revert back to the original use of the property, the normal damage charges will be charged as are applicable in the categories of properties from original allottees / unauthorized occupants respectively for residential and commercial purpose.
- (k) In terms of Para 6 of Resolution No. 413 dated 15.10.2001, unauthorized occupant, who are damage payee under the policy, if make further change of hand with some documentary evidence, the subsequent unauthorized occupant is liable to pay 50% additional damage charges of the previous damages as per use of the property at site including arrears, if any. The damage charges are recovered from the date of every change of hand.
- (l) In terms of Para 8(II) of Resolution No. 413 dated 15.10.2001, the unauthorized occupants are also required to submit an application form for damage charges of the properties as well as an affidavit.

(m) As per Para 3 of Resolution No. 396 dated 25.10.2004, the payment of damages will not entitle unauthorized occupants / allottees to any legal rights / title to the property. The levy of damages is purely provisional.

**5. Present Status of Payment of license fee / damages / past misuse charges:**

5.1 The licensees / occupants of these properties are liable to pay license fee/ damages/past misuse charges, as the case may be, regularly every year as per the prevailing policy as described above. However, the present situation is that the licensees / occupants have not been paying their dues for many years. Only handful of licensees / occupants have paid their dues, that to irregularly and not for all the years.

5.2 DUSIB has been making continuous efforts for collection of license fee / damages from licensees/occupants, however despite of issuance of notices under the provisions of The DUSIB Act. 2010, very few occupants have paid the dues, while most of the occupants failed to respond to the notices and did not make payment of license fee / damages. As per rough estimate, at present total outstanding dues are about Rs. 94 cr. and interest thereupon comes out to Rs. 16.94 cr. per annum (Rs. 1.41 cr. per month) **(Annexure-IV)**. These are quite conservative estimates and are based upon parameters on minimum side. Total defaulters has been assumed as 80% of total occupants i.e. 12000 and further taking 60% of it as residential use and 40% as commercial use. The average area of each unit has been taken on minimum side which is 10 sq. mtrs. for commercial unit and 20 sq. mtrs. for residential unit. Therefore, DUSIB has long outstanding dues from the occupants of these properties, the exact amount of which can only be ascertained after the assessments of all cases on the basis of documents submitted by the occupants or as per the survey reports.

5.3 DUSIB is spending crores of Rupees towards the maintenance and repairing of these properties every year, however, the revenue generated from the receipt of license fee / damages is very less. The year wise details of expenditure made on repair and maintenance of these properties vis-à-vis revenue received from license fee/damages is as follows:

<u>Sl. No.</u>	<u>Year</u>	<u>Revenue Receipts from license fee / damages to DUSIB (in Rs.) (in Lacs)</u>	<u>Repairs / Maintenance expenditure by DUSIB (in Rs.) (in Lacs)</u>	<u>Short Fall (in Rs.) (in Lacs)</u>
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1.	2009-10	33.39	176.99	-143.60
2.	2010-11	41.41	123.09	-81.68
3.	2011-12	20.31	90.87	-70.56
4.	2012-13	42.39	276.70	-234.31
5.	2013-14	7.85	805.28	-797.43
6.	2014-15	6.89	351.32	-344.43
7.	2015-16	28.96	277.17	-248.21
8.	2016-17	67.37	136.33	-68.96
9.	2017-18	58.45	363.15	-304.70
10.	2018-19	344.73	572.23	-277.50
11.	2019-20	189.14	302.63	-113.49

**5.4** The above information shows that DUSIB is incurring more expenditure on repair and maintenance as compared to revenue received from license fee / damages in last many years.

**5.5** The situation has come to such a pass that these properties of DUSIB have turned into liabilities than the assets, thereby warranting the close and serious consideration of the measures / steps required to be taken for ensuring recovery of outstanding dues of license fee / damages and also to take such steps which motivates the occupants to deposit the license fee / damages timely every year. This will also help significantly in improving the fiscal health of DUSIB.

## **6. One-time Interest Relief Scheme:**

**6.1** As per extant policy, the licensees / occupants are liable to pay interest @18% per annum on delayed payment of license fee / damages / past misuse charges. As already stated in point No. 5 of the agenda, most of the licensees / occupants have failed to make payment of outstanding dues of license fee / damages from last many years. All these defaulters are liable for penal interest of 18% per annum on entire outstanding dues.

**6.2** Subsequent upon an order of Hon'ble Court in a matter, a survey of 2423 composite properties in walled city was started by DUSIB w.e.f. April, 2018 with the approval of Hon'ble Minister (UD) / Vice Chairman, DUSIB. On the basis of survey reports, DUSIB issued provisional demand notices to around 195 occupants who had already been assessed for damages at different points of time in earlier years and their demands of licence fee/damages were computed on the basis of prevailing policy which provides for levy of interest of 18% p.a. on delayed payment. Therefore, there was a considerable portion of interest amount in demand notices issued. In response, only few occupants deposited

their outstanding dues along with interest, whereas many RWAs such as Paharganj Chuna Mandi Residents Welfare Association, New Delhi, Residents Welfare Association REGD, 1758, Rajguru Road, Paharganj as well as some other occupants of the properties of Paharganj area made representations to the Department, either directly or through the public representatives, on the issue of exorbitant rate of interest (18% p.a.) on delayed payments. In these representations, occupants have shown their resistance against payment of outstanding dues on account of huge amount of interest included therein. The entire matter was submitted on file to the Hon'ble Minister (UD) / Vice Chairmen, DUSIB, GNCTD who gave following directions:

*"96. In para 83 penal interest @18% has been included in the outstanding dues. We may come out with interest relief scheme as per which we should give a relief of the penal interest to the defaulters if they make payment of the outstanding dues within 3 months failing which no relief shall be afforded."*

6.3 The matter has been examined considering the directions of Hon'ble Minister (UD) & the present situation of recovery as stated earlier. Accordingly, it is considered that a "One Time Interest Relief Scheme" may be introduced for the benefits of all the licensees/occupants as a final opportunity for payment of entire outstanding dues at a reduced rate of interest. This Scheme would be beneficial to all the licensees / unauthorized occupants/ trespassers as they will be motivated to pay entire outstanding dues at one go without the burden of huge interest amount. The Department may be able to generate significant financial resources which would be helpful in improving strained financial condition of the department. This will also resolve the problem of accumulation of huge outstanding dues from many years and recovery thereof.

#### **6.4 Proposal:**

The salient features of the proposed scheme are as under: -

- (i) This scheme will be known as **“One Time Interest Relief Scheme on the payment of entire outstanding dues for the occupants of properties of walled city & its extension under the management & control of DUSIB”**.
- (ii) This scheme will be applicable only in respect of MOR/DAG properties in walled city and its extension under the management & control of DUSIB.
- (iii) Licensees/legal heirs, who deposits by 31<sup>st</sup> December 2020, entire amount of outstanding dues of license fee in lump-sum in respect of the period upto 31.03.2021, will be charged penal interest @ 5% per annum (instead of 18% p.a.) on delayed payments of outstanding dues of license fee. The licensee/legal heir will have to submit copy of bank challan along with the calculation of deposited amount, year wise on a plain paper duly signed by him/her at the office of the Dy. Director (Property), DUSIB by 05.01.2021 for further scrutiny / assessment.
- (iv) Unauthorized occupant who deposits, by 31<sup>st</sup> December 2020, the entire amount of outstanding dues of damages in lump-sum in respect of the period upto 31.03.2021, will be charged penal interest @5% per annum (instead of 18% p.a.) on delayed payment of outstanding dues of damages. The unauthorized occupant will have to submit a copy of bank challan along with an application for provisional assessment of damages and other requisite documents such as sale-purchase documents / occupancy proof / prescribed affidavits / undertaking / Indemnity Bond etc. as per extant policy, at the office of the Dy. Director (Property), DUSIB by 05.01.2021 for further scrutiny / assessment.
- (v) In case of licensee / unauthorized occupant, whose outstanding dues assessed & demand notice has already been issued by DUSIB, but he/she has not yet paid the entire outstanding dues as per demand notice can also avail benefit of this scheme and will be charged penal interest @5% per annum on outstanding dues, if he/she makes the payment, by 31<sup>st</sup> December 2020, of the entire outstanding dues of license fee / damages already assessed as per the demand notice together with interest @5% per annum (instead of 18% per annum) including up-to-date license fee/damages for the period upto 31.03.2021. The occupant will have to submit a copy of bank challan alongwith calculation of deposited amount year wise on plain paper duly signed by

him/her at the office of Deputy Director (Property), DUSIB for further scrutiny / assessment.

- (vi) To avail the benefit of this scheme, all licensees / legal heirs unauthorized occupants will have to deposit the entire outstanding dues of license fee / damages in lump-sum by making self-assessment of the amount of outstanding dues of entire period w.e.f. 01.04.1995 to 31.03.2021 along with penal interest @5% per annum as per the extant policy.
- (vii) As per prevailing policy, Trespassers are not entitled to be considered for payment of damages or license fee and are liable for eviction. However; they are liable to pay past misuse charges in respect of properties for the period during which the property remained under their occupation and recovery of such past misuse charges is affected as per law. Therefore, in case of trespasser, who deposits by 31<sup>st</sup> December, 2020, the entire amount of up to date outstanding dues of past misuse charges in lump-sum will be charged penal interest @5% per annum (instead of 18% per annum) on delayed payment. The trespasser will have to submit a copy of bank challan alongwith the calculation of deposited amount year wise on a plain paper duly signed by him/her at the office of the Deputy Director (Property), DUSIB by 05.01.2021 for further scrutiny / assessment. However, this will not affect the right of DUSIB to evict the trespassers from the properties as per prevailing policy.
- (viii) DUSIB shall be entitled to requisition any relevant document from licensees / occupants for the purpose of scrutiny / assessment.
- (ix) The past cases already decided / concluded in which license fee / damages / past misuse charges have also been paid by the licensees / occupants will not be reopened in any case.
- (x) All other provisions of Extant Policy shall remain same for licensees / unauthorized occupants / trespassers.
- (xi) This scheme will be applicable from the date on which the Resolution of the Board is notified by DUSIB.

#### **7. Reduction of interest Rates on delayed payments:**

**7.1** As per clause 7 of the Resolution No. 413 dated 15.10.2001 of Extant Policy, licensees / occupants are required to make payment of license fee by 15<sup>th</sup> of each month in advance.

**7.2** Clause 7 of Resolution No. 413 dated 15.10.2001 also provides that Interest @ 18% per annum will be charged for delayed payment. Further, clause 3 (k) of

Resolution No. 396 dated 25.10.2004 provides that demand of the dues can also be paid in 5 monthly installments with interest @ 12% p.a on the delayed payment in the cases where the allottees / occupants are not in a position to make the payment in lump sum.

7.3 In this regard, it is to state that during the last two years, DUSIB has assessed outstanding dues of licensees / occupants and issued provisional demand notices in many cases. The outstanding dues also includes the interest amount as per prevailing policy. In response, DUSIB received various representations against the imposition of huge amount of interest on delayed payment of outstanding dues at the rate of 18% per annum. The occupants, therefore, did not pay the outstanding dues. Besides it, there has been a considerable and persistent decline in Prime Lending Rate of Reserve Bank of India. Therefore, the interest rate of 18% p.a. seems to be on quite a higher side in the current scenario. Such a high rate of interest is adversely affecting the recoveries of outstanding dues from the licensees / unauthorized occupants and therefore, it is the need of hour to make it reasonable for all.

#### **7.4 Proposal:**

In the light of the above, it is proposed that:

- (a) Extant policy may be modified to the extent that the rate of interest on the delayed payment of license fee / damages/past misuse charges may be reduced from the existing rate of 18% per annum to 12% per annum.
- (b) Extant policy may be modified to the extent that demand of the dues can also be paid in 5 monthly installments with interest @ 10% p.a (instead of 12% per annum) on the delayed payment in the cases where the allottees / occupants are not in a position to made the payment in lump sum.
- (c) However, the concluded & closed cases in which the provisional demand notices have been issued & payment of license fees/damages have been made will not be reopened.
- (d) The above proposals will be effected from the date on which the Resolution of the Board is notified by DUSIB.

#### **8. Rebate on advance deposit of License fee/Damages on annual basis:**

8.1 In order to motivate licensees/occupants for timely deposits of license fee / damages every year, some kind of financial incentives may be very useful. The



Municipal Corporations of Delhi are providing such incentive in the form of "Rebate Scheme" every year, in case of deposit of property tax. On the same lines, DUSIB may also introduce a new scheme whereby all licensee / unauthorized occupants may be given a rebate on advanced deposit of entire dues of license fee / damages for the year. This scheme on one hand will motivate the occupants for timely payment of annual dues and on another hand will help DUSIB in getting revenue on time every year to boost up its financial resources and to resolve the issue of recovery of outstanding dues.

## **8.2 Proposal:**

In view of above, it is proposed that a rebate of 15% on total yearly license fee/damages may be allowed to all the licensees/occupants, who deposit their entire license fee/ damages / past misuse charges of the current financial year as a lump-sum payment, before **30<sup>th</sup> June** of every year for which it is due and payable. The licensee / occupant will have to submit the proof of payment / copy of bank challan alongwith calculation of deposited amount for the year on a plain paper duly signed by him / her at the office of the Deputy Director (Property), DUSIB by 7<sup>th</sup> July of that year. This rebate shall be applicable with prospective effect only i.e. for the financial year 2021-22 onwards.

## **9. Revision of rates of damages / past misuse charges:**

- 9.1** In Extant Policy, para-7 of Resolution No. 413 dated 15.10.2001, specifically provides for increase of license fee by 15% in every three years on the existing basic rates. All the licensees are being charged license fee accordingly.
- 9.2** However, no such provision exist with regard to rate of damages and consequently no increase in the rates of damages / past misuse charges on unauthorized occupants / trespassers have been made after the year 2004, as the existing rates of damages / past misuse charges were fixed vide Resolution No. 396 dated 25.10.2004. It may be seen that the present rates were fixed sixteen years before and are at quite lower side as compared to the prevailing rates of rental / lease in the area. This is also creating anomaly in the rates being charged from unauthorized occupants vis-à-vis licensees. Therefore, in order to remove the said anomaly, it is required to increase the rates of damages / past misuse charges atleast now on the same lines of increase of license fee i.e. increase of damages / past misuse charges by 15% in every three year on the existing basic rates of 2004.
- 9.3** Accordingly, the following calculations have been made for revision of existing rates of damages / past misuse charges by 15% increase in every 3 years on the basic rates of 2004, which is as follow:

<b>Sr. No.</b>	<b>Category</b>	<b>Existing Rates of damages</b>	<b>Proposed Rates of damages w.e.f. 01.04.2021</b>
(i)	Properties which are being used unauthorisedly for commercial activities by the original allottees / legal heirs.	Rs. 25/- per sqm per month w.e.f 1-4-1995 irrespective of the fact whether the property is occupied prior to 01-04-1995 or after 01-04-1995	<b>Rs. 50/- per sqm. Per month</b>
(ii)	In case of properties which are being used as residential on change of hand by the unauthorized occupants.	Rs. 6/- per sqm per month w.e.f 1-4-1995 irrespective of the fact whether the property is occupied prior to 01-04-1995 or after 01-04-1995	<b>Rs. 12/- per sqm. Per month</b>
(iii)	In case of built up properties which are being used commercial by the unauthorized occupants.	Rs. 50/- per sqm per month w.e.f 1-4-1995 irrespective of the fact whether the property is occupied prior to 01-04-1995 or after 01-04-1995	<b>Rs. 100/- per sqm. Per month</b>
(iv)	In case of properties which are being used as Guest Houses or Transport Office / Godown by the original allottee / legal heirs / unauthorized occupants.	Rs. 60/- per sqm, Per month w.e.f 1-4-1995 irrespective of the fact whether the property is occupied prior to 01-04-1995 or after 01-04-1995	<b>Rs. 120/- per sqm. Per month</b>
(v)	Properties which are being used unauthorisedly for commercial activities by the original allottees / legal heirs. (DAG Scheme)	Rs. 25/- per sqm. per month	<b>Rs. 50/- per sqm. Per month</b>

**9.4** The above proposed rates of damages / past misuse charges have been arrived at by revision of basic rates effective from 01.11.2004 by increase of 15% every three years and rounded off (**Annexure-V**). The proposed revised rates of damages will be effective for the period w.e.f. 01.04.2021 in respect of above categories. It is clarified that the existing rates of damages shall be applicable and used for calculating the outstanding dues of damages for all the periods

upto 31.03.2021. Further, the rates of damages / past misuse charges will be increased by 15% after every three years in future.

**9.5 Proposal:**

In view of above, it is proposed that the existing rates of damages / past misuse charges may be revised / increased, as per the above table for the period w.e.f 01.04.2021. It is clarified that the existing rates of damages/ past misuse charges shall be applicable and used for calculating the outstanding dues of damages / past misuse charges for all the periods upto 31.03.2021. Besides it, the rates of damages / past misuse charges will be increased by 15% after every three years in future.

**10. Publicity:**

The proposals approved by the Board shall be widely publicized by DUSIB for dissemination of the information to the public at large & specially to licensees/unauthorized occupants/trespassers of the properties of walled city & its extension.

**11. Proposal:**

In view of the above mentioned facts and circumstances, the Board may kindly consider and approve the proposals detailed at Point No. 6.4, 7.4, 8.2 & 9.5 of the agenda, in order to recover the maximum amount of outstanding dues from the occupants as well as to give them financial relief from the exorbitant interest rate, besides rationalization of rates of damages.

AGENDA ITEM NO. 29/11

ALLOTMENT OF ALTERNATIVE FLATS TO ELIGIBLE/INELIGIBLE  
OCCUPANTS OF PROPERTY NO. 1250/VIII, 2451/VIII & 2497/VIII AJMERI  
GATE DELHI.

1. 2423 Katra properties situated in walled city area and its extension, were transferred to erstwhile Slum & JJ department (now Delhi Urban Shelter Improvement Board) from Ministry of Rehabilitation/Delhi Improvement Trust (now Delhi Development Authority), Government of India.
2. The proposal pertains to allotment of alternative flats to eligible/ineligible occupants of Property Nos. 1250/VIII, 2451/VIII & 2497/VIII Ajmeri Gate Delhi under Slum Clearance Scheme.
3. **Policy/Guidelines**

Originally, the policy of alternative allotments to the eligible person occupants evicted under the Slum Clearance Operation Scheme in the walled city area was laid down by DDA, when the Slum & JJ department was under its control.

  - 3.1 MCD, vide its Resolution No.521 dated 11-12-2000 (**Annexure-I**) approved following policy for providing alternative accommodation to the affected families
    - (i) *One re-housing flat may be allotted to the head of the family if the ration card is in his/her own name and he/she has been living therefrom a date prior to 1-1-80.*
    - (ii) *In case the family consist of more than 5 members, one additional re-housing flat may also be given to a married person if the name of the married person is borne on the said ration card and the married person has also been living in the said katra property along with the head of the family from a date prior to 1-1-80. Under no circumstances more than 2 re-housing flats will be given to any large family regardless of the number of persons of the ration card whether married unmarried.*
    - (iii) *The additional flat as in point (ii) above any may also be allotted to daughter/widow/daughter-in-law/divorcees son or daughter provided she/he is living with his/her father along with her/his children and their names are included in the ration card from a date prior to 1-1-80.*
    - (iv) *Unmarried person if living all by himself/herself and having an independent ration card from a date prior to 1-1-80 may also be allotted a re-housing flat.*
    - (v) *The additional flat may be given to an additional married person in the family provided he got married prior to the date of verifying production of documents including ration card/issued of eligibility slip.*

- (v) *In the cases where two re-housing flats are allotted to a family, one of the houses may be given if possible in the nearby area and the second unit will be given in other areas.*
- (vi) *In was further provided in the resolution that additional allotment should be made to the allottee who does not have any other residential plot or flat in his name or in the name of his / her spouse or dependent children in the Union Territory of Delhi.*

3.2 The cut-off date was further extended on the same terms and conditions vide Corpn. Decision on Item No.4772 dated 27-11-95 and Decision No.1950/GW/Corpn. Dated 27-11-95. This policy was thereafter approved by the GNCTD, UD Development for implementation vide then concurrence given vide D.O. letter No.51 (5)/94/UD/1512 dated 8-7-1996.

3.3 The above policy was liberalized keeping in view the resistance and facing difficulties in vacating occupants from these dangerous/sealed properties. In 2000, when Slum & JJ deptt. was under its administrative control, MCD Vide its resolution no.521 dated 11-12-2000, approved for inclusion of other categories under the scheme. The relevant part of the Resolution is reproduced below

*The alternative allotments are to be made to be "occupant" except "Trespassers". Therefore the category of "Occupants" and "Trespasser" shall be as under for deciding the eligibility for re-housing flats/plots etc.*

#### **A. Occupants (Eligible Category)**

- (i) *The original allottees who have been residing in the property prior to 31.01.1990, the cut-off date with proof of ration card and other proof as laid down in policy, will be the "Original Occupants" and shall be eligible for re-housing flats.*
- (ii) *Certain people/occupants who were residing since long in the properties having proof of separate ration card and other valid proof as per policy but due to increase in the number of their family members they Shifted to sealed/demolished portion of the property, which were vacated by the pervious occupants, will not be treated as trespassers, but as Occupants and will be treated in the "Eligible Category", provided they fulfill the conditions of eligible criteria of the policy.*

#### **B. Trespassers (Ineligible Category)**

- (i) *Persons who were not original occupants in any portion of the property and were residing somewhere else but they shifted/trespassed into the portion of the property so vacated/ sealed/ demolished after the eligible persons shifted to their re-housing flats in other re-housing colonies. Such persons will be treated "Outsiders" and will not be eligible for alternative re-housing*

flats but they will be treated in "Ineligible Category" and plots/flats will be allotted to them as per approved policy.

- (ii) The persons, whose guardians, parents and brothers etc. were found eligible at the time of survey prior to 31.01.1990 and were given alternative allotment in various Slum Clearance Schemes and by vacation of their portions of properties these have been occupied/ trespassed by the ineligible sons/brothers etc. shall be treated as trespassers and will come under the "Ineligible Category" for allotment of re-housing flats/plots as per the approved policy.

#### 4. Documentary evidences for determining eligibility

As per Resolution No. 356 of the MCD, which was also part of resolution no.521 dated 11-12-2000 of MCD, the documents as listed below are to be utilized for determining eligibility for provision of alternative allotment:

- i. Voter lists of 1989, 1991 & 1997 containing the name of occupant families in the concerned dangerous property/katras.
- ii. Bill showing payment of regular consumption charges of Electricity or Water as received from DVB or Delhi Jal Board prior to 31.01.1990 till date by the families.
- iii. Identity Cards issued by Election commission.
- iv. Birth Certificate of the children prior to 31.01.90 & till date.
- v. Records showing continuous occupation of katra prior to 31.01.90 till date from the schools of the children of the occupants families.
- vi. Holding of current Ration Cards by the family & regular withdrawal.
- vii. Passport, if any.
- viii. Driving Licence
- ix. Bank Account, if any

*Out of these documentary evidences, the first four evidences/documents are to be utilized as main evidence for determining eligibility for provision of alternative and others are supporting evidences only.*

5. The policy/guidelines stated at Para 4 & Para 5 above are applicable presently also, in terms of section 32(1) of DUSIB Act 2010 (**Annexure-II**) which inter-alia provides that *all appointment notification order delegation scheme, rule etc. made or issued prior to formation of the Board are to continue in force, in so far as not in consistent with the provision of the Act.* Therefore adoption of the same by DUSIB Board is not required for their applicability. Moreover, the DUSIB Board has already approved allotment of

alternative flats in case of CPWD Kothi, Minto Road on the basis of above policy.

6. The properties No. 1250/VIII, 2451/VIII and 2497/VIII were acquired properties under Delhi Ajmeri Gate Scheme. These became dangerous and were declared by Engineering Wing unfit for human habitation. (The properties No.2451/VIII and 2497/VIII were declared dangerous in 2002 (**Annexure-III**), however the details of time with regard to property no.1250/VIII is not available). As such all the occupants in the occupants of the property were shifted / accommodated in nearby Community Halls at Turkman Gate, Delhi as a stop gap arrangement till such time they are allotted flats as per their eligibility (**Annexure-IV**).
7. Before demolition of properties and relocation of occupants living at the above mentioned properties, survey were carried out on 05.09.2007 in Property No. 1250/VIII, (**Annexure-V**) on 09.05.2006 in Property No. 2451/VIII (**Annexure-VI**) and on 24.03.2006 in Property No. 2497/VIII (**Annexure-VII**). Site plan of the property, showing the occupied area by the each occupant, was also taken on records before shifting of each occupant.
8. For the purpose of examining the eligibility of each occupant residing in the community hall for allotment of alternative accommodation **Task Force Teams** were constituted/re-constituted by Competent Authority from 2007 to 2014 which after careful consideration of documents, guidelines framed and approved by the 'Municipal Corporation of Delhi' vide Resolution No. 521 dated 11.12.2000, recommended for alternative accommodation in respect of eligible occupants of Property No. 1250/VIII, 2497/VIII & 2451/VIII. After formation of DUSIB in 2010, in 2011 it was felt that the matter was pending since long and therefore a review committee comprising Director (Property) as its Chairman and Director (Allotment), Supt. Engineer/ Ex. Engg. and BFO as members, was constituted with the approval of CEO (DUSIB) to look into the applicability of the policy and the eligibility in individual case as per the policy. (**Annexure-VIII**) Review committee got conducted inspections of the Community halls on 23.07.2014 and 21.08.2017 to ascertain whether the occupants of demolished properties were staying at the community halls and thereafter gave its recommendations on the basis of the documents produced by the occupants and findings of their visits to the community halls.
9. The gist of survey, TFT recommendations, and review committee recommendations regarding properties are as under:

#### 9.1 Property No. 2451/VIII

At the time of survey on 09.05.2006 the below mentioned occupants were found to be under occupation of Property No. 2451/VIII (**Annexure-VI**).

S. No	Name of occupants	Area under occupation
1.	Smt. Veerwati W/o Late Sh. Parmanad	10.43 Sqm.
2.	Sh. Narayan Singh S/o Sh. Sheela Ram	17.39 Sqm.
3.	Sh. Girdhari Lal S/o Sh. Banwari Lal	11.51 Sqm.
4.	Smt. Raj Kumari W/o Late Sh. Gyan Chand	4.26 Sqm.
5.	Sh. Kanaya Lal S/o Sh. Banwari Lal	4.31 Sqm.
6.	Smt. Saroj Devi W/o Late Sh. Girvar Lal	24.50 Sqm.
7.	Smt. Prem Wati W/o Late Sh. Amar Singh	8.77 Sqm.
8.	Sh. Kalu Ram S/o Sheela Ram	7.06 Sqm.

9.1.1 The Task Force Team vide recommendations dated 23.05.2009 has recommended for allotment of flats to eight families in lieu of property No. 2451/VIII. The recommendation to each family is as under (**Annexure-IX**).

Sr. No.	Name of beneficiary and remarks	No. of flats	Under category
1.	Smt. Veerwati W/o Late Sh. Parmanand – One flat in the name of Smt. Veerwati and one flat jointly in the name of her two sons Sh. Prahlad Singh and Sh. Madan Mohan.	Two flats	Eligible category
2.	Smt. Omwati W/o Late Sh. Narayan Singh	One flat	Eligible category
3.	Smt. Raj Dulari W/o Late Girdhari Lal	One flat	Eligible category
4.	Smt. Raj Kumari W/o Late sh. Gyan Chand	One flat	Eligible category
5.	Sh. Kanhiya Lal S/o Sh. Banwari Lal	One flat	In-eligible category
6.	Smt. Surjo Devi W/o Late Sh. Girvar Lal – one flat in the name of Smt. Surjo Devi and one flat jointly in name of her two sons – Sh. Kundan Lal and Sh. Ramesh Babu and Smt. Imrat Kaur widow of her third son Late Sh. Janki Das	Two Flats	Eligible category
7.	Smt. Premwati W/o Late Sh. Amar Singh – one flat in the name of Smt. Premwati and one flat jointly in the name of her two sons Shiv Charan and Sanjay Kumar	Two flats	Eligible category



8.	Sh. Kallu Ram S/o Sh. Sheela Ram –one flat in the name of Sh. Kalu Ram and one flat jointly in the name of her three sons Sh. Dharmender, Rahul Vardhan and Shyam Sunder	Two flats	Eligible category
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9.1.2 The review committee vide its minutes of meeting dated 09.07.2015 recommended the following persons for providing alternative allotment in lieu of above mentioned property (Annexure-X).

Sr. No	Name of beneficiary and remarks	No. of flats	Under category
1.	Smt. Veerwati W/o Late Sh. Parmanand – One flat in the name of Smt. Veerwati and one flat jointly in the name of her two sons Sh. Prahlad Singh and Sh. Madan Mohan.	Two flats	Eligible category
2.	Smt. Omwati W/o Late Sh. Narayan Singh	One flat	Eligible category
3.	Smt. Raj Dulari W/o Late Girdhari Lal	One flat	Eligible category
4.	Smt. Raj Kumari W/o Late sh. Gyan Chand	One flat	Eligible category
5.	Sh. Kanhiya Lal S/o Sh. Banwari Lal	One flat	In-eligible category
6.	<b>No flat to Smt. Surjo Devi, as she expired on 25.01.2013</b> but One flat jointly in name of two sons of Smt. Surjo Devi – Sh. Kundan Lal and Sh. Ramesh Babu S/o Late Sh. Girwar Lal and Smt. Imrat Kaur widow of her third son Late Sh. Janki Dass S/o Late Sh. Girwar Lal	One Flat	Eligible category
7.	Smt. Premwati W/o Late Sh. Amar Singh – one flat in the name of Smt. Premwati and one flat jointly in the name of her two sons Shiv Charan and Sanjay Kumar	Two flats	Eligible category
8.	Sh. Kallu Ram S/o Sh. Sheela Ram –one flat in the name of Sh. Kalu Ram and one flat jointly in the name of her three sons Sh. Dharmender, <b>Sanjay (Rahul)</b> and Shyam Sunder <b>(Name Sanjay was erroneously mentioned in place of Rahul in the second para in minutes dated 09.07.2015 of the Review Committee though the name was correctly mentioned as Rahul in the first para on the same page)</b>	Two flats	Eligible category

9.1.3 It may be noted that the said mistake in the name of Rahul was in advertently continued in the relevant file note of the Dealing Assistant and subsequently in the note of Director (Prop.) also even letter of eligibility for allotment was issued in the wrong name on 14.12.2017 (**Annexure-XI**) and needs to be corrected.

9.1.4 In case of Property no. 2451/VIII, letters of eligibility for allotment were sent to the allotment branch on 14.12.2017 (**Annexure-XII**) with the approval of CEO, DUSIB dated 16.08.17 (**Annexure-XIII**). However, Dy. Director (Property) vide letter dated 08.05.2018 (**Annexure-XIV**) informed *the DD(Allotment) that a meeting was held in the Chamber of Member (Admn.) and it was decided to review all the cases in r/o Property No. 2451 Ward No. VIII as per Resolution No. 521 dt. 11.12.2000 and re-submit to CEO (DUSIB) for re-consideration of alternative flats etc. .... In the meantime no case alternative allotment against Property No. 2451 of Ward No. VIII may not be made till further order.*

9.1.5 As per record no further action has been taken in the matter yet.

## 9.2. Property No. 2497/VIII

At the time of survey on 24.03.2006 the below mentioned occupant were found to be under occupation of Property No. 2497/VIII (**Annexure VII**).

Sr. No.	Name of occupants	Area under occupation
1.	Smt. Jainwati W/o Late Sh. Om Parkash	53.48 Sqm.
2.	Smt. Chuni Devi W/o Late sh. Shayam Lal	33.09 Sqm.
3.	Sh. Har Lal S/o Late Sh. Bunan	6.00 Sqm.
4.	Sh. Mahesh S/o Sh. Har Lal	22.52 Sqm.
5.	Sh. Prem Nath S/o Sh. Khushal Chand	37.25 Sqm.
6.	Sh. Kunwar Sen S/o Sh. Prem Nath	19.47 Sqm.

9.2.1 The Task Force Team vide recommendations dated 10.06.2009 has recommended for allotment of flats in lieu of property No. 2497/VIII as under (**Annexure-XV**):-

Sr. No.	Name of beneficiary and remarks	No. of flats	Under category
1.	Smt. Jainwati W/o Late Sh. Om Prakash - one for Jainwati and one flat in joint name of her five sons i.e. Ashok, Sh. Rakesh, Sh. Radhe Krishan, Sh. Govind & Sh. Jainander Kumar	Two flats	Eligible
2.	Sh. Chuni Devi W/o Late Sh. Shayam Lal - one for Chuni Devi and one flat for Sh.	Two flats	Eligible

	Rajinder S/o Sh. Shyam Lal)		
3.	Har Lal S/o Late Sh. Bunan - (one for Sh. Har Lal and one in the joint names of Sh. Mahesh & Sh. Naresh Kanera)	Two flats	In-eligible
4.	Sh. Mahesh S/o Sh. Har Lal	covered at s.no.3	
5.	Sh. Prem Nath S/o Sh. Khushal Chand - (one for Sh. Prem Nath and one in the joint name of Sh. Kunwar Sen & Mukesh Kumar sons of Sh Premnath	Two flats	In-eligible
<b>Sr. No.</b>	<b>Name of beneficiary and remarks</b>	<b>No. of flats</b>	<b>Under category</b>
6.	Sh. Kunwar Sen s/o Sh. Prem Nath	covered at s.no.5	
7.*	Sh. Dharam Prakash S/o Sh. Khushal Chand	One Flat	Eligible
8.*	Sh. Mahesh Chand S/o Chandan Singh	One flat	Eligible

\* As per TFT report, the persons at s.no.7 & 8 were not in possession of accommodation at the time of survey however during site camp they had submitted documents showing their possession in property No.2497/VIII and further their names were registered in the voter list in the relevant years.

9.2.2 The review committee vide its minutes of meeting dated 09.07.2015 recommended the only following person for providing alternative allotment in lieu of above mentioned property as the review committee confined its recommendations to the persons residing in the community hall at time of joint inspection. **(Annexure-X)**.

<b>Sr. No.</b>	<b>Name of beneficiary and remarks</b>	<b>No. of flats</b>	<b>Under category</b>
1.	Sh.Prem Nath S/o Sh.Khushal Chand	One Flat	In-eligible Category

9.2.3 In case of Property no. 2497/VIII, letters of eligibility for allotment were sent to the allotment branch on 14.12.2017 **(Annexure-XVI)** with the approval of CEO, DUSIB dated 16.08.17. However, Dy. Director (Property) vide letter dated 08.05.2018 informed *the DD(Allotment) that a meeting was held in the Chamber of Member (Admn.) and it was decided to review all the cases in r/o Property No. 2497, Ward No. VIII as per Resolution No. 521 dt. 11.12.2000 and re-submit to CEO (DUSIB) for re-consideration of alternative flats etc. ....*

*In the meantime in no case alternative allotment against Property No. 2497 of Ward No. VIII may not be made till further order.*

9.2.4 As per record no further action has been taken in the matter yet.

**9.3 Property No. 1250/VIII**

At the time of survey on 05.09.2007 the below mentioned occupant were found to be under occupation of Property No. 1250/VIII (**Annexure-V**).

<b>Sr No</b>	<b>Name of occupants</b>	<b>Area under occupation</b>
1.	Sh. Salek Chand S/o Late Sh. Ram Gopal	22.75 Sqm.
2.	Sh. Raghubir Singh S/o Late Sh. Ram Gopal	8.14 Sqm.
3.	Smt. Parvati Devi W/o Late Bhajan Lal	24.12 Sqm.
4.	Sh. Pyare Lal S/o Late Sh. Bhajan Lal	8.14 Sqm.
5.	Smt. Shanti Devi W/o Late Sh. Hukam Chand	10.17 Sqm.

9.3.1 The Task Force Team vide recommendations dated 21.05.2014 (**Annexure-XVII**) has recommended for allotment of flats in lieu of property No. 1250/VIII as under:-

<b>Sr No</b>	<b>Name of beneficiary and remarks</b>	<b>No. of flats</b>	<b>Under category</b>
1.	Sh. Salek Chand S/o Late Sh. Ram Gopal - (one for Sh. Salek Chand and one flat for son Vijender Kumar)	Two flats	Eligible
2.	Sh. Raghubir Singh S/o Late Sh. Ram Gopal	One flat	Eligible
3.	Smt. Parvati Devi W/o Late Bhajan Lal	One flat	Eligible
4.	Smt. Veena W/o Late Pyare Lal (Sh. Pyare Lal expired on 18.03.2014)	One flat	Eligible
5.	Smt. Shanti Devi W/o Late Sh. Hukam Chand	One flat	Eligible

9.3.2 The review committee vide its minutes of meeting dated 18.09.2017 **(Annexure-XVIII)** made recommendations regarding the allotment of flats as under

Sr. No.	Name of beneficiary and remarks	Observations of review committee	No. of flats	Under category
1.	Sh. Salek Chand S/o Late Sh. Ram Gopal and his son Vijender Kumar	<b>Documents seen, both not found residing in community hall at the time of visit on 23.07.2014 during inspection</b>	None	Eligible
2.	Sh. Raghubir Singh S/o Late Sh. Ram Gopal	Documents seen, found during inspection	One flat	Eligible
3.	Smt. Parvati Devi W/o Late Bhajan Lal	Documents seen, found during inspection	One flat	Eligible
4.	Smt. Veena W/o Late Pyare Lal (Sh. Pyare Lal expired on 18.03.2014)	Documents seen, found during inspection	One flat	Eligible
5.	Smt. Shanti Devi W/o Late Sh. Hukam Chand	Documents seen, found during inspection	One flat	Eligible

10. It is proposed that the Board may kindly approve the following:-

10.1 The name of Rahul S/o Shri Kallu Ram which at many places has been wrongly mentioned, as Sanjay may be allowed to be corrected and he alongwith Dharmender and Shyam Sunder all sons of Shri Kallu Ram may be treated as recommended for allotment of one flat jointly in respect of property no. 2451/VIII.

10.2 The recommendations of the Review Committee in respect of Properties No. 2451/VIII **(Annexure-X)**, 2497/VIII **(Annexure-X)** and 1250/VIII **(Annexure-XVIII)** may be approved.

**AGENDA ITEM NO. 29/12**

**OUTSTANDING RECOVERY OF RS. 126.69 CRORES (INCLUDING INTEREST) OF INSTALMENTS AND GROUND RENT OF FLATS ALLOTTED ON HIRE PURCHASE BASIS AND CASH DOWN PAYMENT BASIS.**

1. An Agenda was placed in the 27<sup>th</sup> Board Meeting held on 23-09-2019 as Agenda Item No.27/09 regarding recovery of instalments, Ground rents including interest of flats allotted on hire purchase and cash down payment basis. The following proposals were submitted in Agenda Item No.27/09:
  - i) The rate of interest as 7% from 31-08-2017 onward as approved by Hon'ble VC DUSIB/ Hon'ble Minister(UD) is placed with the request to accord ex-post facto approval of the Board.
  - (ii) Action by way of issue of notices and sealing process against the defaulter be initiated for recovering out- standing dues to the tune of Rs.126.69 crores as pointed out by audit upto December, 2018.
  - (iii) Ratification of the disposal cost of flats at Savda Ghewra as worked out on the basis of DDA rates to the tune of Rs.12,93,809/- for corner flat and Rs,12,81,082/- for other flats which is already approved by Hon'ble Vice Chairperson, DUSIB.
  - (iv) DUSIB shall conduct the draw of 71 (69+2) registrants with due consideration of the Board.
2. After deliberations the Board directed to re-examine the proposals at point No.(i) & (ii) of the Agenda keeping in view the public interest and desired to place the same before the Board in its next meeting. The Board however, considered and approved Point No. (iii) & (iv) of the Agenda.
3. As per decision of the Board, Agenda Item was re-submitted in the next Board Meeting held on 13-12-2019 as Agenda Item No. 28/07 for consideration of the Board as under:
  - (i) A scheme for providing Low Cost Houses was launched by erstwhile Slum & JJ Wing of DDA (now DUSIB) in various colonies of Delhi in the year 1985. In the said scheme, about 27693 applicants applied for flats and out of which 5662 flats were allotted to the applicants according to the priority number given to them in 20 colonies. Out of these 5662 flats, 3199 flats were on cash down basis and 2463 flats were on hire purchase basis.
  - (ii) 2463 allottees in hire purchase category have not paid their monthly instalments and ground rent on regular basis, which resulted accumulation of instalments, ground rent and interest thereon.

- (iii). Sr. Audit Officer(SS-II) in the Office of Pr. Accountant General (Audit), Delhi, has pointed out in the audit report for the year 2017-18 that huge amount is outstanding (including interest and penalty) from the allottees of flats both on hire purchase and on cash down payment as of December, 2018 as per details given below:

Purpose for which amount outstanding	No. of locations	No. of Defaulters	Installment outstanding (Rs. in Crore)	Penalty/ interest outstanding (Rs. in Crore)	Total outstanding amount (Rs in Crore)
Flats allotted on hire purchase basis	20	1500	46.04	71.98	118.02
Ground rent of Flats on hire purchase	20	2326	2.49 (Ground Rent outstanding)	2.33	4.82
Ground rent of Flats on Cash Down	19	1866	1.90 (Ground Rent outstanding)	1.94	3.84
	<b>TOTAL</b>	<b>5692</b>	<b>50.43</b>	<b>76.25</b>	<b>126.68</b>

- (iv). The above table shows that Rs.126.68 crores is outstanding which is to be recovered from the 5692 defaulters under the categories of flats allotted on Hire Purchase Basis/Cash Down Basis. The audit had called reasons for such huge outstanding amount vide audit memo no.59 dated 25-01-2019. In reply to the audit memo, the housing branch had informed to the audit that notices were sent to the concerned occupants, but in most of the cases there are change of hands and actual allottees are not in possession of flats. Initially, the rate of interest for delayed payment i.e. after 01 month was 12%, after two months it was 24% and after 03 months was 48% w.e.f. February 1989 to 31-08-2013.
- (v). In order to boost the recovery of huge outstanding amounts, penalty relief scheme was introduced from time to time by reducing rate of interest as mentioned in preceding para as per details given below:-

Period		Original Rate of Interest	Reduced rate of interest	Approved in Board Meeting
From	To			
01-09-2013	31-03-2014	12%	12%	9 <sup>th</sup> Board Meeting held on 16-08-2013 and in 12 <sup>th</sup> Board Meeting held on 15-06-2015
01-04-2014	30-09-2014	24%	12%	
01-10-2014	31-03-2015	48%	12%	
01-04-2015	31-10-2015		12%	
01-11-2015	30-06-2016		7%	13 <sup>th</sup> & 16 <sup>th</sup> Board Meeting held on 22-09-2015 and 11-04-2016 respectively

01-07-2016	28-02-2017		12%	16 <sup>th</sup> Board Meeting held on 11-04-2016.
01-03-2017	31-08-2017		7%	18 <sup>th</sup> Board Meeting held on 06-02-2017
01-09-2017	Till date		7%	Approved by Hon'ble VC DUSIB/Minister(UD)

- (vi) But the dues to the tune of Rs.126.69 crores are still outstanding upto December, 2018.
- (vii) However, contrary to the above decisions of the Board, a further request for waiver of 100% penalty received from Sh. Som Dutt, Hon'ble MLA. In this regard, Finance Wing of DUSIB has informed that as per office order No. F-21(Misc.)/9/Int./HAC/2001/2014/2018/252 dated 26-09-2018 collected from DDA, simple interest @ 14% P.A. is being charged by DDA on delayed payment of cost of flats/shops and plots in respect of both Hire purchase and cash down allotment. Therefore, considering the precarious financial position of DUSIB, and the interest rate @ 12% per annum already decided by the Board which is on lower side as compared to interest being charged by DDA, as mentioned above, it is not appropriate to reduce interest rate any further from 12% per annum. However, while deciding this issue, it may also be kept in view that beneficiaries of other schemes, allottees of shops and plots may also seek parity in the interest rates.
- (viii). The request of the Hon'ble MLA was placed before Hon'ble U.D. Minister, who had passed an order dated 03-06-2019 that we may retain the rate of interest as 7% from 31-08-2017 onwards and action for recovery from defaulters be taken accordingly and decision may be brought for ex-post facto approval in the next Board Meeting. As per directions, the Housing Branch had initiated the process of generating demand letters @ 7% .
- (ix). It is also informed that draw of 1073 waiting registrants under cash down category who furnished their consent along with initial deposit of Rs.50,000/- has been successfully conducted by the department on 25-07-2019. The process of allotment of flats in Savda Ghewra has now been started.
- (x). It is also informed that 70 registrant who have shifted now outside Delhi have also requested for inclusion of their names in the draw as they were eligible for allotment at the time of filing their applications in the year 1985. However, there was no provision in 1985 Registration Scheme for considering such registrants who are found residing outside Delhi for allotment, therefore, facts were placed before the Hon'ble Vice Chairperson, DUSIB/Hon'ble Minister of UD and it was decided that "we may determine the eligibility of applicants as at the time of application. Further, necessary proofs may be obtained from the applicants in this regard". Accordingly, after scrutiny of record of 70 such registrants, 69 registrants were found eligible. Furthermore, 02 registrants who could not submit their income certificate at the time of earlier draw held on 25-07-2019, have now submitted the same. Hence, DUSIB conducted the draw of 71 (69+2) registrants on 23-10-2019.



- (xi). It is further added here that registrants of special registration scheme of 1985 was initially informed the cost of the flats tentatively to the tune of Rs.13,00,000/- However, the disposal cost of flats at Savda Ghevra worked out to the tune of Rs.12,93,809/- for corner flat and Rs.12,81,082/- for other flats. The revised disposal cost has been worked out on the basis of DDA rates and same has been approved by the Hon'ble Vice Chairperson DUSIB/Hon'ble Minister (UD) on 03-09-2019 (**Annexure-A**).
4. The Board in its 27<sup>th</sup> Board Meeting held on 23-09-2019 has already accorded approval on proposals in para (iii) & (iv), however the proposal given in para (i) & (ii) in 27<sup>th</sup> Board Meeting was again placed before 28<sup>th</sup> Board Meeting held on 13-12-2019 and Board had decided that "in order to recover the maximum amount from the allottees with outstanding dues, they may be given a final opportunity and one time relief in the rate of interest by charging the outstanding dues @ 05% (Five percent) if they pay before 31-03-2020. Thereafter, from April 1, 2020, rate of interest will be charged @ 07% (Seven percent). Notices will be issued, accordingly, to all the allottees with outstanding dues".
5. Accordingly, the Housing Branch of DUSIB after giving advertisement in reputed Hindi dailies on 24-02-2020 issued notices to large number of defaulters in March, 2020. However, due to spread of Novel Corona Virus(Covid-19) in March, 2020 and consequently declaration of Janta Curfew on 22-03-2020 and subsequently lockdown w.e.f. 25-03-2020, people did not deposit the demanded amount. Hence, following proposal is submitted for consideration:

**Proposal:**

In view of the extraordinary situation due to lockdown in the wake of covid-19 a final opportunity as proposed below may be given to all the defaulters:

1. Time line for depositing dues with interest @ 05%(five percent) may be extended up to 31-12-2020 and from January 1, 2021, the rate of interest will be charged @ 07% (Seven percent).
2. Action by way of issuance of notices and sealing process against the defaulters be initiated after extension period is over for recovering outstanding dues to the tune of Rs.126.69 Crores as pointed by audit up to December, 2018. No further extension may be allowed.

**AGENDA ITEM NO. 29/13**

**REGARDING REFUND OF CONSENT MONEY OF RS.50,000/-  
DEPOSITED BY REGISTRANTS OF 1985 HOUSING SCHEME.**

1. A scheme for providing Low Cost Houses was launched by erstwhile Slum & JJ Wing of DDA now DUSIB in various colonies of Delhi in the year 1985. In the said scheme, about 27693 applicants applied for flats and out of which 5662 flats were allotted to the applicants.
2. Since the department was not having flats for left out wait listed registrants, a proposal for closure of the scheme was placed before the Board in its meeting held on 15.06.2015 vide Agenda Item no.12/8. However, it was observed that it will be unfair to close the scheme abruptly as the applicants have been waiting for allotment of flats for almost 30 years and suggested that the Housing Flats available under JNNURM be considered for allotment to these wait listed registrants. Subsequently, with the approval of Hon'ble LG, Delhi, it was decided that in the first phase we may allot flats to wait listed registrants at Savda Ghevra, Ph.-III, where 7620 flats are available.
3. For allotment of flats at Savda Ghevra fresh terms & conditions were decided by the department, a copy of which is enclosed as **(Annexure-1)**. As per these terms & conditions, in case wait listed registrants are interested in allotment of flat at Savda Ghevra, he/she may download the 'Consent Form' alongwith format for affidavit already available in the website of DUSIB and file the same alongwith two copies of recent photograph (Passport size with name inscribed thereon) and a demand draft for an amount of Rs.50,000/- drawn in favour of DUSIB. The tentative cost of flat, including land cost, is estimated at Rs.13.00 lakh (tentative) and the offer of allotment is being made on 'Cash Down Basis' only. It was also decided that the registrant having income more than Rs.3.00 lakhs per annum will not be eligible for allotment of flat under this scheme.
4. Out of balance wait listed registrants, only 1144 wait listed registrants furnished their consent. Two computerized draw in this regard were held on 25.07.2019 23.10.2019. Till date 191 Registrants have deposited the requisite amount for allotment of draw whereas about 500 registrants have submitted the application that the amount of Rs.50,000/- deposited by them along with an amount of Rs.3,000/- deposited by them as registration money in 1985 be refunded. The applicants who are not interested in allotment of flats and requested for refund of registration of Rs.3,000/- are being refunded the

amount along with 7% interest. However, in case of Rs.50,000/- deposited by the registrants as consent money, there is no clause to refund the same.

5. In this regard a photocopy of brochure of DDA Housing Scheme, 2014 has been obtained which is annexed as **(Annexure-II)** which contains provisions in such situations as under :

**“SURRENDER/CANCELLATION**

A successful applicant shall have the option to surrender the flat before the issue of the possession letter. Allotment will be automatically cancelled in case payment is not made within the prescribed period. No show cause notice shall be issued for the purpose. In both the cases, amount deposited is refundable without any interest. However, cancellation charges as prescribed below shall be recovered:

S.No.	Surrender/Cancellation within following days from the date of issue of demand letter	In case of	
		EWS flats	Others
1.	Before issue of Demand letter	Nil	Nil
2	1st day till 90 days	1000/-	5000/-
3	91th day till 180 days	2000/-	25000/-
4	181th day till 365 <sup>th</sup> day i.e. date of automatic cancellation	5000/-	50000/-

**NOTE:** In case flat is cancelled automatically as stated above, refund will be made after deduction of cancellation charges as stated above and no interest would be paid on amount deposited”.

**Proposal:**

DUSIB has been following the rules & regulations of DDA. In these circumstances the matter is placed before the Board whether we may adopt the same analogy of DDA for refunding the consent money to applicants who are not interested in getting flat even after furnishing their consent or Board may pass necessary directions in this regard.

**AGENDA ITEM NO. 29/14**

**EXTENSION OF TENURE OF CONTRACTUAL ENGAGEMENT OF SH. R.K.GUPTA, Retd. S.E. AS CONSULTANT IN DUSIB.**

1. Delhi Urban Shelter Improvement Board is executing various projects especially In-situ Rehabilitation of JJ Basties and projects being carried out in JJ Basties under various Plan Scheme of DUSIB.
2. Section 6(1) of Chapter II of DUSIB Act, 2010 provides that the Board may appoint a Secretary and such other Officers and employees as it may consider necessary for discharge of its function under this Act.
3. For effective monitoring and to coordinate the progress of these projects and their completion in a time bound manner , Sh. R.k.Gupta, Retd. Superintending Engineer from Delhi Development Authority has been appointed as consultant in Delhi Urban shelter Improvement Board for a period of one year on contract basis w.e.f. 01.09.2017 with the approval of the Hon'ble Chief Minister/Chairperson, DUSIB vide Office Order No. GA/1076/12/2017/Admn/D-313 dated 27.09.2017 (**Annexure-A**). The appointment of Sh. R.K. Gupta, SE (Retd.) was made as per the terms of Office Memorandum No. f.20/472015-AC/204-248 dated 04.12.2015 issued by the finance (Accounts) Department, GNCTD (**Annexure-B**). The remuneration has been paid to the Officer against the vacant post of Director, DUSIB.
4. The appointment of Sh. R.K.Gupta, SE(Retd.) as Consultant in DUSIB has been placed before the Board in its 20<sup>th</sup> Meeting on 27.10.2017 vide resolution no. 20/08 which was ratified by the Board (**Annexure-C**). His tenure has further been extended upto 31.08.2019 with the approval of the Board in its 22<sup>nd</sup> Meeting held on 13.07.2018 vide resolution no. 22/23 (**Annexure-D**).
5. The period of engagement of Sh. R.K.Gupta, SE(Retd.) as Consultant was further extended on the recommendation of Vice-Chairperson of DUSIB w.e.f 01.09.2019 to 31.08.2020. Thereafter, on the recommendation of Vice-Chairperson of DUSIB, further extension w.e.f. 01.09.2020 to 06.12.2020 (attaining the age of 65 years on 07.12.2020.) has been granted to him.

**Proposal:**

Accordingly, the extension of contractual engagement of Sh. R.K. Gupta, SE(Retd.) as Consultant in DUSIB for the period w.e.f. 01.09.2019 to 31.08.2020 and w.e.f. 01.09.2020 to 06.12.2020 is placed for ratification by the Board.

**AGENDA ITEM NO. 29/15**

**REGARDING RATIFICATION OF DECISION FOR REJECTION OF TENDER CASES.**

1. "Construction of 3780 EWS Houses (s+14) Storied at Pocket "F" Bhalaswa Jahangirpuri (Design & Built Model) including internal development and electrification (Turnkey Project)" for **Estimated Cost of Rs. 461,22,96,000.00**
2. "Construction of 500 EWS Houses (S+14) Storied at Dev Nagar, Karol Bagh (Design & Built Model) including Internal development and electrification (Turnkey Project)" for **Estimated Cost of Rs. 59,52,06,000.00**
3. "Construction of 582 EWS Houses,[414 (S+18) Storied near Railway Line and 168 (S+12) Storied near Slum Tenements] at Sangam Park Delhi-07 (Design & Built Model) including internal development and electrification (Turnkey Project)" for **Estimated Cost of Rs. 76,64,33,000.00**

DUSIB was entrusted to take up the above said three works under the scheme of In-situ Rehabilitation.

The tenders for above three works listed at S.No. 1,2 & 3 were called vide No. tender ID No. 2019\_DUSIB\_175545\_1/NIT No. 24/EEC-11/DUSIB/2019-20, tender ID No. 2019\_DUSIB\_175546\_1/ NIT No. 25/EEC-11/DUSIB/2019-20 and tender ID No. 2019\_DUSIB\_175547\_1/ NIT No. 26/EEC-11/DUSIB/2019-20 respectively.

Two nos. of bidders participated in tender for the work listed at S.No. 1 whereas tender for the works listed at 2 & 3 were single bid tenders.

All the three tenders were deliberated in the meeting held on 08.01.2020 in the office CEO (DUSIB).

In reference to tender for the work at S.No. 1, it was decided that a huge inventory is already available with DUSIB and large no of houses are lying vacant for long time inviting unruly elements, vandalism and wear and tear. At the same time, no concrete plan of action for relocation has yet been drawn. Accordingly it was decided to reject & drop the tender case. It was also decided whenever, in future need is felt for more houses for rehabilitation of slum dwellers under the prevalent scheme, DUSIB can take a call for development of more houses at this location or at locations taken over after shifting of JJ Clusters or plan for In- situ development.

In reference to tender for the works at S.No. 2 & 3, it was decided to reject both the tenders being single bid tenders.

The decisions were also apprised to the VC (DUSIB)/ Hon'ble Minister (UD) on 03.03.2020.

**Proposal:**

The agenda is placed before the Board for ratification of above decisions.

TABLE AGENDA – 29/01

REHABILITATION / RELOCATION OF SLUM DWELLERS IN PRINCESS PARK AREA TO BE AFFECTED BY THE CONSTRUCTION OF NATIONAL WAR MUSEUM AND MEMORIAL.

1. Defence Estate Officer, Delhi Circle, Delhi Cantt. vide letter dated 09.08.2017 intimated that Government of India has embarked upon a prestigious project of construction of National War Museum at Princess Park area, adjacent to India Gate. It has been further mentioned that out of 14.173 acres, 3.632 acre is under unauthorized occupant of squatters who was allotted servant quarter of 'Princess Park Officer' Hostel which are illegally occupied by this ex-allotees, without any authority. The letter dated 05.04.2017 of Hon'ble Chief Minister Delhi, addressed to Hon'ble Minister, Revenue was also attached with the above said letter wherein it was asked to make a similar plan of rehabilitation or compensation on the same land as was then in the case of expansion of National Highway 24. Defence Estate Officer has further intimated that Ministry of Defence does not have any rehabilitation policy for such illegal occupants. Defence Estate Officer also requested that this being a special case involving project of national importance, rehabilitation be considered.
2. The action for eviction of these illegal occupants was initiated by the Defence Estate Officer, Delhi Circle, Delhi Cantt, under the Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The illegal occupants moved Hon'ble High Court against the action of eviction. The cases titled as Monika & Ors Vs UOI WP No. 3343/2017 and Satish Kumar & Ors.W.P. No. 327/2017 are subjudice.
3. The servant quarter allotted by Defence Estate Office do not fall within the definition of Jhuggi Jhopri Basti mentioned in Section 2(g) of the DUSIB Act, 2010 which is as under:

*'Jhuggi Jhopri Basti' means any group of jhuggies which the Board may, by notification, declare as a jhuggi jhopri basti in accordance with the following factors, namely,*

  - (i) *The group of jhuggies is unfit for human habitation.*
  - (ii) *It, by reason of dilapidation overcrowding, faulty arrangement and design of such jhuggies, narrowness of faulty of streets, lack of ventilations, 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 or existing on 31<sup>st</sup> March, 2002(Amended to 01.01.2006)*  
*Provided that the Board may by order, attach any jhuggi or Jhuggies scattered the nearby areas to any jhuggi jhopri basti and such jhuggi or jhuggies shall be deemed to be part of such jhuggie jhopri basti".*

4. Notification of JJ Bastis in NCT of Delhi has not yet been issued. It is added that, in the nearby area of these servant quarters, there is a JJ Basti named as Pacca JJ Cluster near Princess Park, Sangli Mess. This JJ Basti is listed at serial no 475 of the lists of the 675 JJ Basties available at DUSIB website. This JJ Basti has cluster code 496 and consists of about 453 jhuggies.
5. Along-with above said letter dated 09.08.2017, a list showing the name of original allottees and name of present occupants in respect of 203 occupants who are using the allotted premises as residential and another list showing name of original allottees and name of present occupant in respect of 22 occupants who are using the allotted premises as commercial was also annexed along with the letter of Hon'ble Chief Minister. There is no provision in the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (Now Mukhya Manti Awas Yojna) for allotment of alternative commercial premises in lieu of premises being used for commercial purpose. As such those person/occupant using the allotted premises as commercial may not be rehabilitated under the policy.
6. The above said factual position, intimating that rehabilitation of these person may only be done after approval of Board, was also apprised to the Hon'ble Chief Minister on 28.08.2017. A demand for a tentative amount for 203 houses /jhuggies was raised @ Rs. 8,55,000/- per flat amounting to Rs. 17,35,65,000/- vide this office letter No. DD (Rehab) I/2017/D-492 dated 14.11.2017. The said relocation charges have been received from the Defence Estate Office Vide letter dated 05.03.2020.
7. It has been decided by the Vice Chairman, DUSIB/ Hon'ble Minister, Urban Development that the unauthorised occupants of Princess Park if shifted to Dwarka or other place where the flats are ready for occupation will result loss of employment for them. Dwarka is situated very far from Princess Park. It would be in the best interest of the above occupant if they are shifted to a nearby site i.e. Karol Bagh. It will take about 18 months for the flats to be completed for occupation. The above occupants may therefore be shifted to Karol Bagh after the flats are completed.
8. Defence Estate Office, Ministry of Defence, Government of India is pressuring hard to rehabilitate the eligible occupants of Princess Park at the earliest, therefore, it is proposed that in the first instance the eligible occupants of the Princess Park may be relocated in the available flats of Sector 16-B, Dwarka. After completion of flats at Karol Bagh, these eligible occupants of Princess Park shall have the option either to continue to reside in the allotted flats at Dwarka or to be considered for allotment of flats at Karol Bagh. In case these occupants prefer to get allotment at Karol Bagh, they will be allotted flats at Karol Bagh.



9. In view of the above, matter may be placed before Board for consideration and approval of the following proposals:

- (i) The unauthorized occupied servant quarters of 'Princes Park Officer' Hostel, which are under unauthorized occupants of ex-allottees or of any other persons, may be treated as part of JJ Basti, Pacca JJ Cluster near Princess Park, Sangli Mess having cluster Code 496 and listed at serial No. 475 in the list of the 675 JJ Basties available at DUSIB website.
- (ii) The occupants of the said area to be rehabilitated as per provision of Delhi Slum & JJ Rehabilitation and Relocation Policy, (Now Mukhya Mantri Awas Yojna).
- (iii) The eligible occupants of the Princess Park may be relocated in the available flats of Sector 16-B, Dwarka. However, after completion of flats at Karol Bagh, these eligible occupants of Princess Park shall have the option either to continue to reside in the allotted flats at Dwarka or to be considered for allotment of flats at Karol Bagh. In case these occupants prefer to get allotment at Karol Bagh, they will be allotted flats at Karol Bagh.

**Proposal:**

The matter is placed before the Board for consideration please.



**TABLE AGENDA – 29/02**

**REGARDING RATIFICATION OF APPROVAL OF HON'BLE MINISTER (UD),  
FOR GRANTING EXTENSION TO WAITLISTED REGISTRANTS FOR  
DEPOSITING THE COST OF FLATS.**

1. In the Provisional Demand Letters issued to successful registrants of 1985 Housing Scheme from Nov.2019 and onwards, the registrants were asked to pay the cost of flat to be allotted at Savda Ghevra within 90 days of issue of Provisional Demand Letter. As per Demand Letter after 90 days, there is a provision of charging interest @10% upto next 03 months and subsequently automatic cancellation without any further notice.
2. Since in the flats to be allotted at Savda Ghevra, some works were left at the time of allotment which was likely to be completed by 11.03.2020, therefore Hon'ble Minister UD/VC, DUSIB vide Order dated 27.02.2020 approved that upto 11.03.2020 no interest may be charged from the allottees. However, subsequently due to spread of Novel Corona Virus (Covid-19) in March, 2020 and consequently declaration of Janta Curfew on 22.03.2020 and subsequently lock down w.e.f. 25.03.2020, people could not deposit the demanded amount. Therefore, in view of extra ordinary situation due to spread of Pandemic, as per Orders of Hon'ble Minister UD/VC, DUSIB dated 27.05.2020, it was decided that till 31.07.2020, no interest will be charged to enable the successful registrants to deposit the amount without interest liability. Further, consequent upon receipt of more requests for extension of date for depositing the requisite amount, the Hon'ble Minister UD/VC, DUSIB vide Order dated 05.08.2020 granted further extension upto 31.08.2020.
3. The extension period is now over. In this regard, Finance Wing of DUSIB has desired to get the above approvals ratified from the Board to avoid any objection from Audit Authority.

**Proposal:**

Board may ratify the approval of Hon'ble Minister U.D. for granting extension to wait listed registrants for depositing the cost of flats.