



Delhi Urban Shelter Improvement Board

“Pledged to improve the quality of life of Slum Dwellers”



# ANNUAL REPORT

## 2019-20

**DELHI URBAN SHELTER IMPROVEMENT BOARD**  
Punarwas Bhawan, Indraprastha Estate, New Delhi – 110002



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# PREFACE



The Delhi Urban Shelter Improvement Board was constituted on July 1st, 2010 under the provisions of Delhi Urban Shelter Improvement Board (DUSIB) Act, 2010, with the mandate to improve the living conditions of the slum dwellers of Delhi.

It is a continuous endeavour of the Board to meet the deficit in services available to the slum dwellers and also to meet the genuine aspirations of the people forming the lower strata of society as well as the marginalized sections of the society. The DUSIB has taken numerous steps to provide better living conditions for the urban homeless as well as slum dwellers in Delhi by way of providing shelters for homeless, free food to the shelter inmates, providing 24 x 7 free community toilets facilities in the urban slums, as well as de-addiction facilities for those affected by drugs. At the same time, DUSIB is mandated with the implementation of the scheme of Environmental Improvement in Urban Slums (EIUS) to provide basic infrastructure like CC pavements, drains, streetlights etc., in the urban slums. DUSIB is also ensuring setting up of community facilities in the form of Basti Vikas Kendras (BVK), Community Halls and Shishu Vatikas within JJ Clusters. DUSIB is also responsible for providing basic amenities in the slum katras.

The Board is given the responsibility of allotting houses to the slum dwellers and has successfully implemented the housing projects under Jawaharlal Nehru National Urban Renewal Mission (JNNURM). The Board is rehabilitating slum dwellers as per the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 notified on 11.12.2017 and now renamed as Mukhya Mantri Awas Yojna. As per policy of Government of NCT of Delhi, the DUSIB is committed to the motto of '*Jahan Jhuggi Wahin Makan*' by adopting in-situ upgradation of JJ Bastis. For this purpose, survey of all 178 DUSIB/Delhi Govt JJ Clusters and issued a certificate to the resident as a proof of their residence in JJ Cluster.

I am delighted and feel privileged to present this Annual Report of the Board for the year 2019-20 as a sincere attempt to present a realistic picture of the Board.

**( G.S.MEENA )**  
**Chief Executive Officer**



## Chapter : 1

# EXECUTIVE SUMMARY

DUSIB is a statutory body under Delhi Government which has been given the mandate of improving the quality of life of jhuggi jhompri / Slum dwellers and their rehabilitation / redevelopment. It is also responsible for structural Improvements of DUSIB Katras and provision of common facilities in private katras located at walled city and its extension commonly known as “Notified Slum Katras”.

In 2019-20 the emphasis was on providing well equipped shelters to the people comes to Delhi for livelihood along with breakfast and lunch during winter. Environmental improvement of JJ Bastis by provision of paved path ways and development of drains for quick disposal of waste water, removal of dark spots and maintainance of existing street lights. Providing High Mast Lights near JSC, BVK etc in JJ Clusters. Delhi Govt. had provided funds of Rs. 20.00 crs for Night Shelter and Rs.18.00 Cr for EIUS Schemes. In 234 Night Shelters about 18538 inmates were accommodated. 423929 sq. mtrs. c.c. pavement alongwith 121 Kms. drains had been provided in 240 JJ Bastis. Work is in progress in remaining JJ Bastis.

As a measure of easy access to public facility in JJ Bastis, DUSIB had made available all community toilet free of user charges w.e.f. 1.1.2018 and these 640 no. of toilet complexes opened to public 24X7. As a result of this, positive step, all JJ Bastis declared as open defecation free. The Govt. has engaged four specialized agencies for carrying out mechanical cleaning & maintenance of these community toilets, round the clock, which will provide better facilities during whole years. 24X7 control room has been set up at DUSIB HQ for management & control of these toilet complexes through land line & whatsapp numbers.

Delhi Govt. is committed to provide ‘*Jahan Jhuggi Wahin Makan*’ by adopting in-situ upgradation of JJ Bastis so that the poor JJ dwellers are not displaced to peripheral areas of the city. The maximum limit of rehabilitation under this policy is within 05 Kms radius.

DUSIB has also engaged an agency to conduct demand survey of all jhuggi dwellers in Delhi. Demand survey of 429 JJ Bastis (178 on DUSIB/GNCTD and 251 on DDA/ Central Govt land) was carried out. A certificate after the survey as a proof of their occupying jhuggi was also issued to all 429 JJ Bastis dwellers , which will establish their claim for allotment of a flat.

At present DUSIB is relocating eligible families of JJ Bastis as per the Delhi Slum & Rehabilitation & Relocation policy of 2015 notified by Delhi Govt. on 11/12/2017. The scheme is renamed as ‘Mukhya Mantri Awas Yojna’ w.e.f. 31.01.2019 vide cabinet decision No. 2673. DUSIB has so far relocated 2153 flats to 23 JJ Bastis dwellers since 2010. Out of which 04 JJ Bastis dwellers have been relocated during the 2019-20 and 214 flats were allotted to dwellers.

Housing scheme was launched in 1985 for providing houses for the poor but due to



scarcity of land these houses could not be provided to around 19000 applicants. Delhi Govt. has decided to provide them built up flats at Savda Ghevra which is near Nangloi and connected by Delhi Metro. These flats will be allotted in the next few months to fulfil a promise of housing, given three decades back.

DUSIB is the Nodal agency for providing shelter to homeless people in Delhi by operating and managing 234 Night Shelters having capacity to accommodate about 18538 inmates. This consists of 78 permanent (RCC Building), 115 Porta cabins, 19 in tents (water proof and fire retardant pagoda tents) and 11 in temporary accommodation. The occupancy of all the shelters is monitored daily, online. The details were uploaded on the DUSIB website. The facilities provided in these Night Shelters have been augmented by making provision for coolers, water heaters, televisions, mattresses, bed sheets, pillows, water/ toilet facilities, fire safety measures and exhaust fans etc.

In addition to above, 08 new Basti Vikas Kendras (BVKs) were constructed during 2019-20 for the benefit of people living in the JJ basties. The construction work of 02 new night shelter under NULM are in progress during 2019-20. To make J.J. Bastis clean and green horticulture works were provided in 119 Shishu Vatikas. About 31 Shishu Vatikas had been renovated / upgraded and 02 new Shishu Vatikas had been constructed.

Structural repair of DUSIB katras and repair work of common facilities like sewer lines, RMC, OSD, toilets were carried out in 72 private / DUSIB katras covering 1106 families.

Renovation of Staff Quarters and Slum Tenements at Idgah, Inderlok and Dayanand Colony completed. Land at 17 locations protected by Construction of Boundary Wall, whereas work is in progress at 05 locations. Re-constructions of damaged facia of office building at HQ Punerwas Bhawan completed.

## Chapter : 2

### ORGANISATIONAL STRUCTURE

The DUSIB Board is highest decision making authority. The Hon'ble Chief Minister of Delhi is the ex-officio chairperson and Hon'ble Minister of Urban Development, Delhi is the ex-officio Vice Chairperson of the Board. The Board also includes five full time members, two subject experts as members to be nominated by GNCTD and 12 number of Ex-officio members. The composition of Board during 2019-20 is as follows:-

| S.No | Name  | Designation   |
|------|---|---|
| 1    | Shri. Arvind Kejriwal,<br>Hon'ble Chief Minister, Delhi | Chairperson   |
| 2    | Shri Satyender Jain,<br>Minister Urban Development      | Vice Chairperson  |
| 3    | Shri Shurbir Singh, IAS<br>Shri Vikas Anand, IAS        | Chief Executive Officer<br>Chief Executive Officer      |
| 4    | Shri Sahi Ram   | MLA, Tughlakabad (AC No 52)                             |
| 5    | Shri Akhilesh Pati Tripathi                             | MLA Model Town (AC No 18)                               |
| 6    | Shri Hazari Lal Chauhan                                 | MLA Patel Nagar (AC No 24)                              |
| 7    | Shri RAJEEV KUMAR                                       | Municipal Councilor (EDMC) (Ward No 05E)                |
| 8    | Shri ADESH KUMAR GUPTA                                  | Municipal Councilor (NDMC) (Ward No 98N)                |
| 9    | Ms TULSHI JOSHI   | Municipal Councilor (SDMC) (Ward No 65S)                |
| 10   | Shri Udai Pratap Singh                                  | Vice Chairman, DDA                                      |
| 11   | Shri Rajiv Yaduvanshi                                   | Pr. Secretary (Urban Development)                       |
| 12   | Shri Anil Kr. Singh, IAS                                | CEO, DJB  |
| 13   | Shri Naresh Kumar, IAS                                  | Chairperson NDMC  |
| 14   |   | Member (Engineering)                                    |
| 15   | Shri Ravi Dadhich                                       | Member (Admn./Fin./Power)                               |
| 16   |   | Secretary In-charge of concerned department of GNCTD    |
| 17   | Shri Dharmendra   | Representative of M/o Urban Development, GOI            |
| 18   | Shri Bipin Kr. Rai                                      | Expert of Urban Planning & Urban Matters (Non-Official) |
| 19   | Shri A.K.Gupta  | Expert of Urban Planning & Urban Matters (Non-Official) |



The Chief Executive officer is a full time member and he is responsible for the day to day administration as well as for implementing the decisions taken at the Board meetings. The CEO is assisted by Member (Administration), Member (Finance), Member (Engineering) and Member (Power). Besides, two subject experts have also been nominated by Delhi Government as non- official members for assisting the CEO, DUSIB in implementing the decisions taken at the Board meeting.

For functional reasons, DUSIB is divided into three wings namely Administration wing, Finance wing and Engineering wing. Further these wings are divided into various branches for administrative convenience.

The Member (Administration) is the head of the Administration wing. The Administration wing is divided into Admin branch, Vigilance Branch, Caretaking branch, Law branch, Rehabilitation Branch, Assets Management branch etc.. Each branch is headed by a Director level officer. The Admin Branch is looking after the establishment matters of employees of DUSIB. The caretaking Branch is providing the caretaking services, maintenance of office building etc., The Rehabilitation branch is responsible for Slum Rehabilitation in built up flats, the Assets Management Branch is responsible for management of properties allotted for Residential, Commercial, Institutional and other purposes.

The Member (Finance) is the head of the Finance wing. The Finance wing is divided into two wings namely Finance and Planning & Monitoring.

The Member (Engineering) is the head of the Engineering wing. The Engineering wing is divided into Civil Branch and Electrical & Mechanical Branch. The Civil branch is responsible for construction of new buildings, renovation of existing buildings as well as for carrying out the maintenance work regularly. The Electrical and Mechanical Branch provide support function to Engineering wing and also provide technical support for mobile toilets Vans.



## Chapter : 3

### **ENGINEERING WING**

The Member (Engineering) is the head of the Engineering wing. The Engineering wing is divided into Civil Branch and Electrical & Mechanical Branch. The Civil branch is responsible for construction of new building, renovation of existing buildings as well as for carrying out the maintenance work regularly. The Electrical and Mechanical Branch looks after Electrical work and maintenance and Mobile Toilet Vans.

The major activities of Engineering wing are as follows:-

#### **3.1 CONSTRUCTION OPERATION & MAINTENANCE OF NIGHT SHELTERS**

Large numbers of people from neighbouring states come to this mega city, Delhi, in search of livelihood. However, due to non-availability of affordable housing, they are forced to erect illegal jhuggis on vacant land pockets of govt/ private owners or they are forced to sleep on road sides/berms, footpaths, parks, open spaces in markets, bus stops, railway stations etc.

DUSIB is the nodal agency of Delhi Govt for operation, Maintenance and Management of Night Shelters in Delhi. During 2019-20, it was operating and managing 234 Night Shelters having capacity to accommodate about 18538 inmates. This consists of 78 permanent (RCC Building), 115 Porta cabins, 19 in tents ( water proof and fire retardant pagoda tents) and 11 in temporary accommodation. The occupancy of all the shelters is monitored daily, online. The details were uploaded on the DUSIB website.

Each night shelter is equipped with sufficient numbers of blankets, durries, mattresses, bed sheets, pillows, drinking water/ water cooler/mayur jug/ water dispenser, electricity/emergency lights, first aid box and fire Extinguishers etc. To make the life in shelter more comfortable in summer, desert coolers have been provided whereas in winter water heater / geysers have been installed in most of the night shelters to provide warm water for daily needs. For entertainment colour TV sets have been provided in a number of night shelters. Like last year, tea with two rusks will be provided in morning in all night shelters during winter season. In addition to this breakfast, lunch, and dinner was also provided to all the inmates of night shelters through Shelter Management Agencies (SMAs) due to Covid 19 pandemic during March 2020.



### Medical Facilities in Shelters



### Tented Night Shelter during winter at Jama Masjid





Toilets with Bio-digester/dustbin have been provided in most of the Night shelters. In addition to this, “Cycle Rickshaw Toilets” have been provided where no water and no sewer facility exists. 661 no. of portable cubical toilets have been provided. Toilets have been made disable friendly wherever feasible.

These Night Shelters are being managed through Shelter Management Agencies / NGOs. Rescue teams have also been deployed to rescue homeless people in Delhi during the winter season. These night shelters are opened for homeless on 24 X 07 basis and services are being provided free of cost. During winter the control room operates on 24 X 7 basis and can be contacted on help line No. 23378789, 23370560 (Landline), 8527898295 (Mobile No.) and e-mail [dusibnightsshelters@gmail.com](mailto:dusibnightsshelters@gmail.com). In addition to this DUSIB has also designed a mobile application (App) “RAINBASERA” to track and rescue homeless people in Delhi.



During 2019-20 construction of Night Shelter No. 236 at Sarai Kale Khan had been completed. Restructure of existing burnt porta cabin Night Shelter have code No. 125 and 96 at Lal Bagh, Mansarovar Park completed. In addition to this, 27 Night Shelters had been upgraded / renovated. Allied works like providing & fixing fly proof wire gauze for doors & windows, providing & applying reflective paint on roof, wall, Providing & Laying new sewer lines, construction of platform of water storage tank approach road to Night Shelter, raising of boundary wall and tubewell bore etc. were



carried out. Annual repair & Maintenance of existing Night Shelters were undertaken to make them habitable.

### **3.2. CONSTRUCTION OF NIGHT SHELTER UNDER SUH COMPONENT OF NATIONAL URBAN LIVELIHOOD MISSION SCHEME (NULM)**

The Ministry of HUPA, Govt. of India has introduced a programme intervention to provide shelter and all other essential services to the poorest of the poor segment of Urban Society to be called scheme for shelter for urban homeless (SUH) as a part of NULM.

The main features of the scheme are:

- (i) To provide permanent all - weather 24x7 shelters for the urban homeless.
- (ii) For every 1 lakh population provide one Community Shelters to accommodate about 50 to 100 persons.
- (iii) Minimum space of 5 square meters per person may be provided.
- (iv) The Community Shelters should have all basic common facilities like water, sanitation, electricity, kitchen / cooking space, common recreation space etc.
- (v) SUH is to be constructed at potential sites i.e. close to homeless concentration.
- (vi) To build concrete / durable, weather proof permanent shelters using innovative designs for low cost and energy efficient buildings.
- (vii) To set-up Shelter Management Committee for Operation & Management (O&M) of shelters.
- (viii) Each shelter will be managed by a full time staff comprising a field officer, a home manager, a resident shelter care taker and a watch person.
- (ix) For construction of SUH Govt. of India would fund 100% of the cost of construction of the shelter.
- (x) For O&M of Shelter Central Govt. would provide 100% cost of O&M for 5 years.
- (xi) To charge nominal amount from homeless users i.e. 1/10 to 1/20 of their income or total exemption for those with no payment capacity.

DUSIB had submitted detailed Project Report having estimated cost of Rs.23.44 crore for construction of 04 Night Shelters to GNCTD under NULM Scheme. The same has been sanctioned / approved by State level Sanctioning Committee. The details of projects are as under:-

| S.No | Name / Location of the Shelter   | Capacity of the Shelter | Total Project Cost |
|------|----------------------------------|-------------------------|--------------------|
| 1.   | Service centre, Sector 9, Dwarka | 70                      | 4.33 Cr.           |
| 2.   | Sec.5 Rohini                     | 520                     | 7.75 Cr.           |
| 3.   | Geeta Colony                     | 310                     | 5.16 Cr.           |
| 4.   | Ph II, Near Rly Station, Nangloi | 225                     | 6.20 Cr.           |
|      | Total                            | 1125                    | 23.44 Cr.          |

Constructions of 02 shelter homes at sector-9 Dwarka and Geeta Colony remained

in progress whereas work of 02 shelter homes at Sector-5 Rohini and Ph-II Nangloi were dropped due to certain administrative reasons. Apart from this, refurbishment of 13 Night Shelters taken up as per the guidelines of NULM and refurbishment work of all the 13 night shelter have been completed.

### Shelter Home Under Construction under NULM Sector-3, Phase-1, Dwarka



### 3.3 CONSTRUCTION OF EWS HOUSES UNDER JAWAHAR LAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)

The Jawaharlal Nehru National Urban Renewal Mission (JNNURM) of Government of India focuses on augmenting economic and social infrastructure of the cities. The sub mission – Basic Services to Urban Poor extends financial assistance to mission cities for shelters, infrastructural services and related basic amenities.

Under JNNURM programme the Government of India has sanctioned 17 projects for Delhi for construction of 67784 Low Cost Houses and provided financial assistance to Govt. of Delhi for construction of flats of approximately 25 sq. mtrs carpet area. Under this scheme construction of flats was taken up by DUSIB, DSIIIDC, DDA and NDMC.

DUSIB has taken up construction of houses at Dwarka, Sultanpuri, Bhalswa - Jahangirpuri and Savda Ghevra for meeting the requirement of flats for slum dwellers who are eligible to be settled. The civic amenities like community open spaces, Park/ Garden, Dispensary, Local shopping apart from a well-developed Infrastructure



network of Roads, Drainage, Water Supply, electrification, Horticulture etc. shall be provided. Street parking, well planned circulation, electrification and other features shall also be the part of planned scheme. The prime objective of formulating this scheme is to provide not just shelter for the jhuggi dwellers, but, also a healthy and enabling urban environment to help them to come out of their poverty level.

### Housing status of DSIIDC and DUSIB under JNNURM

| S.No | Housing Status     | DSIIDC | DUSIB  | Total  |
|------|--------------------|--------|--------|--------|
| 1.   | Available Stock    | 17,660 | 10,684 | 28,344 |
| 2.   | Under Construction | 16,600 | 7,400  | 24,000 |
| 3.   | TOTAL              | 34,260 | 18,084 | 52,344 |

The DSIIDC has constructed houses at Narela, Baprola, Bhorgarh and Bawana etc, whereas DUSIB has constructed houses at Dwarka, Sultanpuri, Savda Ghevra and Bhalawa Jahangirpuri. The houses constructed by DSIIDC and DUSIB are ready for occupation. So far, 2153 families have been allotted houses at Bawana (323), Baprola (853) and Dwarka (977). 2160 flats are proposed to be allotted to CISF at Baprola. In addition to above, 1144 flats at Savda Ghevra are under process for allotment to 1985 Registrant Scheme, for which DUSIB already received initial deposit from registrants.

### HOUSING PROJECTS OF DUSIB

#### COMPLETED

1. **Construction of 288 four storeyed EWS Housing for Slum Dwellers at 16-B, Site No.-III, Dwarka**



**2. Construction of 736 four storeyed EWS Housing for Slum Dwellers at 16-B, Site No.-II, Dwarka**



**3. Construction of 980 five storeyed (G+4) Housing for Slum Dwellers at Sec-16B, phase-II, Dwarka**

980 Flats constructed by DUSIB at DWARKA Sector 16B





**4. Construction of 1060 five storeyed (G+4) Housing for Slum Dwellers at Site No. A-3, Sultanpuri**



**IN PROGRESS**

- 1. Construction of 7400 five storeyed (G+4) Housing for Slum Dwellers at Bhalaswa Jahangirpuri, pocket-II is in progress. 96% work has been completed. Delhi Jal Board (DJB) have been assigned the work of construction of STP as Deposit work. Work is still pending.**



2. **Construction of 7620 DUs (G+4) five storeyed EWS Housing for Slum Dwellers at Savada Ghevra, completed. Delhi Jal Board (DJB) have been assigned the work of construction of STP as Deposit work. Work is still pending.**



### 3.4. HOUSING FOR ALL (PMAY)

The President of India, in his address to Joint Session of Parliament on 9<sup>th</sup> June, 2014 had announced “By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilets facilities, 24x7 electricity supply and access”

“Housing for All” was launched by Central Government as a mission “Housing for All by 2022”, on 25<sup>th</sup> June 2015, which would address the housing requirement of Urban Poor including slum dwellers. Guidelines for implementation of Housing for all were issued by Ministry of HUPA in July, 2015.

#### (ii) **Beneficiary and criteria for eligibility**

A Beneficiary family will comprise husband, wife, unmarried sons and / unmarried daughters. Beneficiary family should not own a pucca house in his/ her name or in the name of any family member in any part of India to be eligible to receive central assistance under the mission.

#### (iii). **Programme Verticals/ Components**

The Housing for all mission seeks to address the housing requirement of urban poor including slum dwellers through four programme verticals, the relevant vertical is as under:-

**Slum rehabilitation** (In situ redevelopment) of Slum Dwellers with participation of private developers. The rehabilitation Grant is Rs. 1.00 lakh per house. Land belonging to GOI, State, ULBs or private, where slum colonies exist, may be used as a resource. State Governments and city will provide (if required) FAR/ FSI/TDR for making slum redevelopment project financially viable.

**In a meeting held under the chairmanship of Hon’ble Lt.Governor, Govt of NCT of Delhi on 7th March, 2017 regarding implementation of Pradhan Mantri Awas**



**Yojana (Urban), it was decided that DUSIB shall be the Nodal Agency for Vertical 1 i.e Slum Rehabilitation on land pertaining to DUSIB and Delhi Government and for rest of the Slums i.e. Slums on DDA and other Central Government land, DDA shall be the state level Nodal Agency (SLNA) for Vertical 1 and also for other three Verticals.**

### **3.5. 'IN-SITU REHABILITATION OF SLUMS ON DUSIB LAND**

Delhi Govt. is committed to provide 'Jahan jhuggi wahin Makan' by adopting In-situ rehabilitation of JJ bastis so that the poor JJ dwellers are not displaced to peripheral areas of the city. With this approach, the JJ dwellers will be able to retain linkages with their profession and will continue to earn their livelihood without much displacement and associated misery.

The objective of the scheme is In-situ Rehabilitation of JJ Dwellers on the same land or in the vicinity within a radius of 5 Kms. or beyond 5 Kms. in exceptional circumstances with the approval of Board, in built-up flats with all basic facilities as per Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 approved by Delhi Urban Shelter Improvement Board/Govt. of NCT of Delhi now known as Mukhya Mantri Avas Yojna notified on 31.01.2019.

As a first in-situ project, the DUSIB shall shift nearby JJ Bastis dwellers in 1060 EWS houses at Sultan Puri.

To fulfil the promise made by the Government, as approved by Delhi, DPR for construction of the following 5310 EWS houses has already been approved by Delhi Govt. Tenders were also called in respect of 5310 EWS houses for the following locations.

#### **HOUSING PROJECTS UNDER IN-SITU UP-GRADATION**

| <b>S.No.</b>  | <b>Location</b>  | <b>Units</b> |
|---------------|------------------|--------------|
| 1.            | Sangam Park      | 582          |
| 2.            | Bhalaswa         | 3780         |
| 3.            | Dev Nagar        | 500          |
| 4.            | Kasturba Niketan | 448          |
| <b>Total:</b> |                  | <b>5310</b>  |

But in view of the unutilized inventory of EWS houses under JNNURM, in-situ rehabilitation has been postponed till further decision by the Delhi Govt., hence the above proposal for 5310 EWS houses has been dropped.

DUSIB has engaged an agency known as SPYM to conduct demand survey of all jhuggis dwellers in Delhi to cover around 675 bastis to make a plan for their rehabilitation in build up flats. But later as per decision of Govt of India, DDA has taken up the survey of JJ Bastis on DDA / Central Government land at their own. However, demand survey of 169709 house hold in 429 JJ Bastis (68780 households in 178 JJ Bastis on



DUSIB/Delhi Govt land and 100929 households in 251 JJ Bastis on DDA/Central Govt Land) was carried out. A certificate after the survey, was issued to all 429 JJ Bastis dwellers as a proof of their occupying a jhuggie.

Under JNNURM, 52344 flats were taken up. Out of which DUSIB constructed 18084 DUs at Dwarka, Sultanpuri, Savda Ghevra and Bhalaswa Jahangir Puri & DSIIIDC 34260 DUs at Baprola, Bawana, Narela, Ghoga, Bhorgarh, Pooth Khurd Ph-1, Ph-2, Ph-3. Out of this, 16600 flats of DSIIIDC at 03 locations i.e. Poothkhurd Ph-1, Ph-2 & Ph-3 are at different stages of construction and likely to be completed within 1<sup>1/2</sup> years.

Apart from above, 05 JJ Bastis are already under relocation to the flats at Dwarka and flats in Sultanpuri & Bhalaswa will be in-situ rehabilitated within 5 Km from JJ Bastis on DUSIB lands in Jahangirpuri area. It has been decided to utilize the flats available within 05Km radius for in-situ rehabilitation of JJ Bastis on Delhi Govt. land as per policy “Mukhya Mantri Awas Yojna”, whereas the flats constructed at Savda Ghevra by DUSIB will be utilized for the registrants of 1985 Registration Scheme. 1144 flats have been already allotted out of waiting list of registrants of 19582.

### **3.6. CONSTRUCTION OF COMMUNITY HALLS/BASTI VIKAS KENDRAS**

DUSIB is providing the facility of multi-purpose community facilities complexes in notified Slum areas and relocation colonies and that of Basti Vikas Kendras in JJ Clusters and in-situ upgraded Slums. The scope of scheme is proposed to be widened to include all the existing BVK's/ C/Halls / CFC constructed by DUSIB using plan resources & other than the said scheme for renovation, repair, re-development and up gradation under the aforesaid plan scheme.

During 2019-20 construction of 08 BVKs has been completed and 26 BVK / C.Halls were renovated / upgraded.

**C.Hall L Block Sawada Ghawra**





### 3.7 ENVIRONMENTAL IMPROVEMENT IN URBAN SLUMS - SCSP

DUSIB is making sincere efforts to augment the basic civic amenities in JJ bastis. For the last four years, under this scheme, DUSIB had undertaken massive work of providing c.c. pavement & drains in most of the J.J. clusters / bastis to improve the environment of JJ bastis. Consequently by the end of 31<sup>st</sup> March, 2020 about 1011026 sq.mtrs. c.c. pavement & 248 kms. drain had been provided in about 616 JJ clusters covering 630508 families. The work of covering remaining JJ bastis is in progress.

The basic amenities to be covered to improve the standard of living of the Slum/JJ dwellers by providing them: -

- i) Widening & construction of paved roads for approach of the J.J.Basties including existing lanes in J.J.Basties.
- ii) Readymade / pre-cast cement concrete paver tiles in all lanes upto 3 mtrs width.
- iii) Construction of open surface drains (Nalli) (Small pre-cast of brick masonry drains) to quickly drain out water and connecting it with nearby drain or local body.
- iv) Covering of open surface drain with RCC slab etc. as per site requirement.
- v) The replacement of paving will be undertaken in that J.J.Basties, where it was provided at least five years back and where it is essential to be replaced on need based basis.
- vi) Providing street light to remove the dark spots as well as augmentation and O&M of existing street light points in JJ Cluster by DISCOMS.
- vii) Providing Semi High mast lights in JJ Clusters near JSCs, BVKs, SV's etc

Deptt. of Urban Development vide letter No. WI/6015/EEC-7/2015-16/6508-15 dated 07.12.2016 communicated that DUSIB can execute the works on the basis of prevalent DSR rates as per actual requirement for Environmental Improvement in Urban Slums

and the same is approved by DUSIB Board in its 18<sup>th</sup> Meeting held on 06.02.2017.

Discoms will install and maintain street light in JJ Bastis with the resources provided by Delhi Govt. DUSIB has undertaken for installation of semi high mast lights in toilet complexes and other establishments under the EIUS Scheme to provide sufficient illumination in JJ Bastis to remove dark spots and to provide safe environment for women in particular.

During 2019-20 the following achievements have been made:

- 423929 Sq.mtrs. c.c. Pavement provided in J.J. Bastis.
- 121 Kms drains provided in J.J. Bastis.
- 354943 JJ dwellers benefited by provision of C.C.Pavement & drain.
- 240 J.J. bastis covered.



**High Mast at Shelter Home and JJ Basti, Chara Mandi, Jhakhira**

### **3.8 CONSTRUCTION OF PAY & USE JAN SUVIDHA COMPLEXES - SCSP**

The scheme in question basically intends to take care of the environmental problems generated through mass defecation in open by the jhuggi dwellers/slum dwellers. The national norm under the scheme envisages provision of one W.C. Seat for 30 persons (25 per seat for women & 35 per seat for men as per swachh Bharat Mission guidelines). It has not been possible to follow these national norms in Delhi due to physical constraints.

DUSIB has been consistently making efforts to give good sanitation facility to jhuggi Dwellers. DUSIB is maintaining 666 functional toilet complexes comprising of 21367 seats.

DUSIB has made available all Community Toilets free of user charges w.e.f 01.01.2018. The residents will not be paying anything and use these toilets 24X7, any number of times in a day. By this decision of the Govt., poor families will save money.



The Govt. has engaged four specialized agencies for carrying out mechanical cleaning & maintenance of these community toilets, round the clock, which providing better facilities in the JJ Bastis. The contract of all four agencies extended upto 31.08.2020. 24X7 control room has been set up at DUSIB HQ for management & control of these toilet complexes through land line & whatsapp numbers.

**The following achievements made during 2019-20:-**

- 14 new JSC containing 357 WC seats provided whereas 2569 WC seats in 45 JSCs renovated / upgraded with improved specification for better O&M.
- 68 new portable toilets provided where there is no water & sewerage facility. These toilets will use chemical technology to recycle the waste for flushing and also sludge will be collected and discharged in nearby sewerage system after 30 to 80 uses.
- Allied works like construction / reconstruction of boundary wall, re-boring of tube well, construction of septic tank, repair of MTVs/ prefab JSCs etc as per requirement of sites will be undertaken.



**70 Seater Double Storeyed JSC (Under Construction) in JJ Basti Ambedkar Camp, Jhilmil Colony**



**24 Seater Double Storeyed JSC (Under Construction) in JJ Basti Rajiv Camp, Jhilmil Colony**



### 3.9. SWACHH BHARAT MISSION

Swachh Bharat Mission was launched on 2<sup>nd</sup> October 2014 to make India a clean India. Guidelines for implementing SBM were issued by Ministry of Urban Development in December, 2014. During the financial year 2017-18, Govt. of NCT of Delhi has assigned the task of construction of community toilet to DUSIB with following norms:





- One seat for 35 men;
- One seat for 25 women
- Adequate bathing facilities

As per guidelines the tentative basic cost for community toilets is Rs. 98,000/- per seat. However, the cost per seat would vary depending upon the construction material, quality of construction, type of treatment technology adopted and O&M for specified period etc. The contribution from GOI is only Rs. 39,200/- per seat for community toilet under SBM.

DUSIB has been assigned the role of construction of community toilets for informal shelter in Delhi under SBM. For this purpose an amount of Rs. 6.86 crs.(CS) had been released in 2015-16. The State Govt. has released its share amounting to Rs. 12.00 crs in 2016-17.

Under SBM, DUSIB has completed the target of construction of 1385 WC seats. However, DUSIB continues to construct, renovate, upgrade & O&M of toilets in JJ Bastis under plan head of Delhi Govt of "Pay & Use JSC". DUSIB also carries community sensitization and awareness program among JJ Bastis dwellers on Swachhta and use of Community Toilets through NGOs from time to time as desired by GOI and GNCT of Delhi.

### **3.10 STRUCTURAL IMPROVEMENT AND REHABILITATION OF SLUM KATRAS**

The main objective of the scheme is to provide repairs in katras/ Properties/ Buildings including repairable dangerous properties under the control of DUSIB and improvement of sewerage / drainage system, development of common space / courtyard, providing RMC, OSD, repairing of toilets etc. in private katras. This scheme is very old and implemented with financial assistance of State Govt.

At present, DUSIB has 2423 properties/ Katras with it which is located in walled city and its extensions. Since inception of the Scheme, the approach had been to provide repairs for structural safety in those properties which were repairable within certain yardstick and norm for carrying out repair.

Structural repair and repair of common facilities provided in 72 DUSIB / Pvt. Katras covering 1106 families during 2019-20.

### **3.11 SHISHU VATIKA**

The main objective of the scheme is to protect open land parcels in J.J. Bastis and to develop the same into Shishu Vatikas. It involves construction of boundary walls of the height of 1.5 m with grills, wherever possible and necessary and provision of play equipments like Sea- saw, revolving platforms, swings, Bridge, Slides etc.

During 2019-20 Construction of 02 SVs completed & 31 SVs renovated / upgraded. Horticulture works were provided in 119 SVs.

Till date DUSIB has constructed 418 SVs / Parks in area under its jurisdiction including JJ Bastis. To make them clean & environment friendly DUSIB has decided to outsource the maintenance of these SVs. /Parks by engaging private agencies and it is hope that in the next two years these SVs./Parks will provide facilities for people and green environment to three lac families living in JJ Bastis by developing & maintaining the green parks.







**Shishu Vatika at F-Block, New Seemapuri**

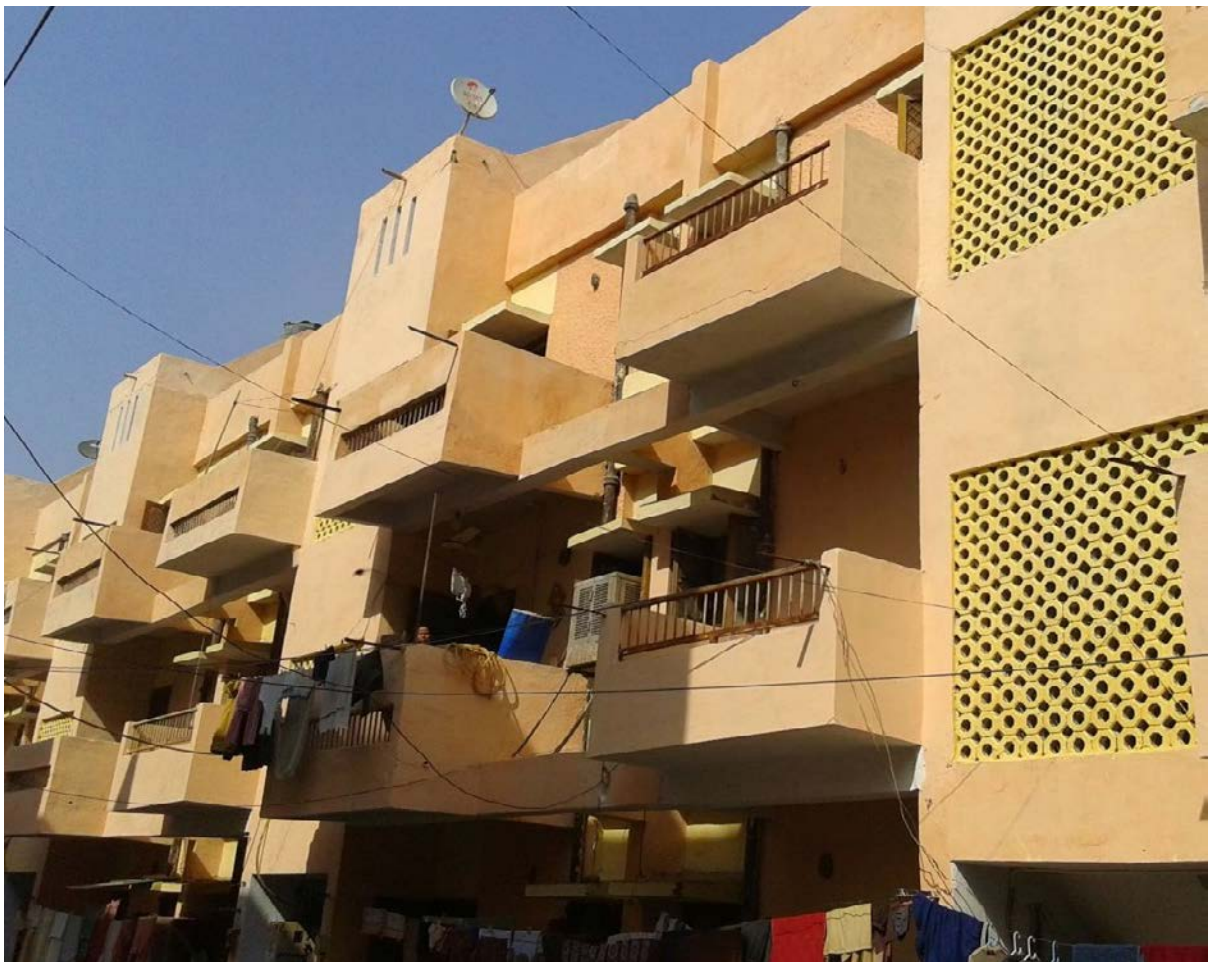
### **3.12. INFRASTRUCTURE DEVELOPMENT INCLUDING CONSTRUCTION AND RENOVATION OF OFFICE BUILDINGS AND STAFF QUARTERS**

The Scheme envisages construction of Office Buildings, strengthening/ renovation of existing office buildings, construction/repair of staff quarters, repairs of slum tenements, and development of commercial projects.

During 2019-20 in physical terms the component wise achievements are as follows:-

- A. Repair of vacant flats at Tilak Nagar is in Progress.
- B. Renovation of Staff Quarters and Slum Tenements at Idgah, Inderlok and Dayanand Colony completed.
- C. Land at 17 locations protected by Construction of Boundary Wall, whereas work is in progress at 05 locations.
- D. Re-constructions of damaged facia of office building at HQ Punerwas Bhawan completed.







### 3.13. TRANS YAMUNA AREA DEVELOPMENT BOARD

DUSIB is implementing this Scheme on behalf of TYADB for the Development of Trans Yamuna Area. Under this Scheme various works like c/o community Halls, Balmiki chaupals, Shopping Centers, Development of parks, improvement of roads, CC pavements & drains etc are undertaken for provision of infrastructural facilities as per recommendation of Board in various colonies of Trans Yamuna Area. 08 works were completed under the TYDAB during 2019-20.



**Community Facility Center (Choupal) at D-block, New Seemapuri (under construction) Out of funds from Trans Yamuna Area Development Board**



**TYADB: C/O road and drain at Mangal Bazar road, Amar Colony, Gokalpur.**



### 3.14 MLALAD SCHEME

Under this scheme, each MLA can suggest small works of capital nature in their constituencies. The work recommended under this scheme should conform to the general pattern of the programme and projects being implemented by the local bodies/departments of Govt. of Delhi. The works are taken up as per MLALADS Guidelines-2012. DUSIB had implemented various projects recommended by Hon'ble MLAs and approved by Delhi Govt. 61 works have been completed during the period under report. An expenditure of Rs.1039.51 lakhs were incurred during 2019-20.



**GYM in Shishu Vatika in JJ Bastie, B-1/35, Jain Mandir , Dilshad Garden (Constructed under MLALAD Fund).**



**CC Pavement at Staff Qtrs, Aram Bhag, Under MLALAD Fund**

### 3.15 IMPROVEMENT OF SC/ST BASTIS

The objective of the scheme is to improve the living conditions in bastis, predominantly inhabited the scheduled caste people, by carrying out civil works such as repair of chaupals, construction of common bathroom & community latrines, repair/relaying of drain & pavements, construction of bituminous roads on C.C flooring approach roads or kharanjas, repair of SC dharmashalas, etc. as per the requirement of Department of Welfare of SC/ST/OBC Minorities, GNCTD. 20 projects with A/A & E/S amount of Rs. 1536.00 lakh were completed during 2019-20.



CC Pavement at Ranjit Nagar under SC/ST/OBC Basti Fund

### 3.16 PREVENTION FOR ISOLATION OF HOMES FOR VECTOR BORNE DISEASES

DUSIB has facilitated 1060 EWS Flats at Sultanpuri and 736 EWS Flats at Sector 16-B Dwarka as Quarantine Centre to Health Department of Govt of Delhi, where a provision of 1032 beds at Sultanpuri and 624 beds at Sector 16-B Dwarka was made for patients of Covid-19. The basic infrastructure has been provided by DUSIB. In addition to this portable toilet facilities also provided at newly created quarantine centre at Radha Swami Satsang Ghar, Chattarpur, Delhi.

Breakfast, lunch and dinner was also provided to all the inmates of night shelters through Shelter Management Agencies during March and also thereafter due to Covid-19 pandemic.



## Chapter : 4

# REHABILITATION BRANCH

The Rehabilitation branch is headed by Director who is assisted by Deputy Directors, Assistant Directors and Ministerial Staff. The main function of Rehabilitation branch is to rehabilitate slum dwellers to a built up flat after conducting the survey and eligibility determination by the Eligibility Determination Committee which records biometrics and Aadhar authentication.

DUSIB is the nodal agency for relocation of JJ dwellers from land pockets required by Land Owning Agencies for implementation of project of public interest and as per various court orders in accordance with Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015 notified by Delhi Govt. on 11/12/2017. The scheme is renamed as “ Mukhya Mantri Awas Yojna” w.e.f. 31.01.2019 vide Cabinet Decision no. 2673.

Delhi Government is committed to provide “ jhan jhuggi wahi makaan” by adopting in-situ upgradation of JJ bastis so that the poor JJ dwellers are not displaced to peripheral areas of the city. With this approach, the JJ dwellers will be able to retain linkages with their profession and will continue to earn their livelihood without much displacement and associated misery. However in the exceptional cases, as mentioned in the Policy, JJ dwellers may be relocated on another location also.

The Salient features of new Rehabilitation & Relocation policy are as under:

1. The prevalent cut- off date is 01.01.2015.
2. The name of JJ dweller must appear in at least one of the voter list of 2012; 2013; 2014 and 2015 (prior to 01.01.2015) and also in the year of survey for the purpose of rehabilitation.
3. The name of JJ dweller must appear in joint survey conducted by DUSIB and the Land Owning Agency.
4. JJ dweller must possess any one of the 12 prescribed documents as a proof of residence issued before 01.01.15.
5. The focus of the policy is primarily on in-situ rehabilitation. DUSIB shall provide alternate accommodation to those living in Jhuggi Jhopri Bastis, either on the same land or in the vicinity within a radius of five kilometers. In case of exceptional circumstances, it can even go beyond five kilometres with prior approval of Board.
6. Beneficiary is required to pay an amount of Rs 1,12,000/ as beneficiary contribution and an additional Rs 30,000/ towards five years maintenance charges. A DUSIB Estate Management Fund has been created for carrying out maintenance for initial five years and thereafter, the responsibility of maintenance will be handed over to RWAs.



7. The dwelling unit will be given on lease for a initial period of 10 years; thereafter it will be converted to freehold.

On the directions of Hon'ble High Court of Delhi, the DUSIB Board has also approved a Protocol detailing out the steps to be taken for implementation of rehabilitation policy & relocation / demolition. The details of "Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015" are available on web portal of DUSIB <http://delhishelterboard.in/main/>.

#### 4.1 Survey of J.J. Bastis

During 2019-20, DUSIB along with Land Owning Agency carried out survey of following Jhuggi basti.

| S.No | Name of JJ Basti                          | Total No. unit surveyed | Land Owning Agency (LOA)    |
|------|---|-------------------------|-----------------------------|
| 1    | JJ Basti opposite Kashmere Gate/Mori Gate | 33                      | Sahitya Kala Parishad (SKP) |

DUSIB has also engaged a private agency SPYM to conduct demand survey of all jhuggi dwellers in Delhi. It has carried out demand survey in 99974 jhuggis of 265 JJ Bastis situated on the land of Central Government and its agencies. It has also carried out demand survey in 68780 jhuggis of 178 JJ Bastis situated on the land of DUSIB, Delhi Government and its agencies.

#### 4.2 Eligibility Determination Camp (EDC)

DUSIB has constituted Eligibility Determination Committees headed by Dy. Directors in Rehabilitation Branch for determining eligibility of J.J. dwellers for allotment of flats under the scheme as per Delhi Slum & JJ Rehabilitation and Relocation Policy-2015 now renamed as "Mukhya Mantri Awas Yojna" w.e.f. 31.01.2019 vide Cabinet Decision no. 2673. Regular camps in the following JJ bastis have been organized for this purpose. The details are as under:-

| S. No | Name of JJ Basti  | Appeared | Eligible | In-eligible | Flat Allotted |
|-------|---|----------|----------|-------------|---------------|
| 1     | JJ Basti Kushak Nallah East Kidwai Nagar (between INA Mkt to East Kidwai Nagar) | 351      | 256      | 95          | -             |
| 2     | JJ Basti 5855 NDMC water supply Gole Market                                     | 103      | 92       | 11          | -             |
| 3     | JJ Basti Noor Nagar, Jamia Millia Islamia                                       | 31       | 26       | 5           | -             |
| 4     | G-Point Gole Market   | 62       | 62       | 0           | -             |

| S. No | Name of JJ Basti                 | Appeared | Eligible | In-eligible | Flat Allotted |
|-------|----------------------------------|----------|----------|-------------|---------------|
| 5     | JJ Basti STD Booth Shalimar Bagh | 4        | 4        | 0           | -             |
|       | Total                            | 551      | 440      | 111         | -             |

### JJ Basti Relocated during 2019-20

| S.No         | Name of JJ Basti (Relocated)                              | No. of Flats allotted Bawana Dwarka |            | Total No. Of flats allotted |
|--------------|---|-------------------------------------|------------|-----------------------------|
| 1            | JJ Basti, 18 Quarters, Vishwas Nagar                      | -                                   | 43         | 43                          |
| 2            | JJ Basti, Dhobi Ghat no. 7 & 9, Minto Road                | -                                   | 54         | 54                          |
| 3            | JJ Basti, adjacent to Bungalow no. 12, Sunehari Bagh Lane | -                                   | 56         | 56                          |
| 4            | JJ Basti, STD Booth, Shalimar Bagh                        | 61                                  | -          | 61                          |
| <b>Total</b> |   | <b>61</b>                           | <b>153</b> | <b>214</b>                  |







Proposed JJ Bastis to be relocated during the year 2020-21

| Sr. No.      | Name of JJ Bastis (Relocated)                                  | Total No. of families |
|--------------|--|-----------------------|
| 1            | JJ Basti Dhobi Ghat No. 10                                     | 42                    |
| 2            | JJ Basti G point, Gole Market                                  | 68                    |
| 3            | JJ Basti 5855, NDMC Water supply central room, Kali bari Marg, | 122                   |
| 4            | JJ Basti Jamia Milia Islamia                                   | 87                    |
| 5            | JJ Basti Kushak Nallah East Kidwai Nagar                       | 449                   |
| 6            | G-4, Sunder Nagari   | 43                    |
| 7            | JJ Bastis P – 1 at Sultan Puri                                 | 603                   |
| 8            | JJ Bastis HGI labour colony at Sultan Puri                     | 215                   |
| 9            | JJ Bastis F - 7 at Sultan Puri                                 | 281                   |
| 10           | JJ Bastis A – 2 at Sultan Puri                                 | 98                    |
| 11           | JJ Basti, Park Side Badli                                      | 523                   |
| <b>Total</b> |  | <b>2531</b>           |



## Chapter : 5

### ASSET MANAGEMENT BRANCH

The Asset Management branch is headed by Director who is assisted by Deputy Directors, Assistant Directors and ministerial staffs. The main function of Assets Management branch is to manage allotment of residential, commercial, institutional and Govt., allotments.

#### 5.1 Community Halls/Barat Ghar

There are presently 208 community halls all over Delhi. These Community halls are available in J.J. colonies and in Katras for the multipurpose activities and social functions etc., for the benefits of the residents who belong to Slum colonies, Katras property. Presently, some of the Community Halls are being allotted to Govt. agencies. However, prior to 2010, the Community Halls were also allotted to NGO/VO/Society etc. The license fee is @ Rs. 5/- per Sq.ft and Security of minimum Rs. 25,000/- (Refundable) is also taken. The details of Community Halls Booking Amount and other charges are given below:-

| Booking Charges in Rs                                    | Cleaning Amount in Rs      | Security Amount in Rs                                |
|--|----------------------------|--|
| 500 to 18000 depending up size/floor area of the C. Hall | 150 to 2000 Non-Refundable | 1500 to 10000 Refundable depending subject to damage |

#### 5.2 Basti Vikas Kendras (BVK)

DUSIB is providing the facilities of BVKs in all existing J.J. Clusters. Presently there are 320 BVKs; out of which 45 BVKs are vacant. The BVKs are allotted to NGO/Voluntary Organizations Govt. organizations for organizing activities in the fields of education, health and skill development etc. without any fee from participants. License fee is charged @ Rs. 2/- per sq.ft. per month and Security amount of minimum Rs. 10,000/- (Refundable) is taken with effect from 01/01/2012 from the allotted NGOs.

The Board in its 17<sup>TH</sup> Meeting held on 28.09.2016 directed DUSIB to explore the possibility of using of vacant BVKs to operate Mohalla Clinic / Poly Clinic so that the vacant BVKs can be optimally utilized and also directed to not allot the BVKs unless a comprehensive view is taken for optimum utilization of the premises.

The Board in its 23<sup>rd</sup> Meeting approved use the vacant Basti Vikas Kendras of DUSIB Situated in various parts of City for organizing social and community functions through daily booking on the similar pattern as is being adopted for Community Halls booking.

**Basti Vikas Kendra (under Construction) in JJ Basti F-Block, New Seemapuri**





### 5.3 Allotment of Marriage chunk / Parking Site

DUSIB is allotting its vacant land for the Marriage Chunk / Parking Site on temporary basis through open tender after giving the wide publicity in the reputed newspapers.

### 5.4 Revised JJR Freehold Scheme

The matter of grant of freehold rights in favour of the residents of 45 JJ Resettlement Colonies was earlier considered and approved by the Delhi Cabinet. Thereafter, the Government of NCT of Delhi, with due approval of the Government of India had issued a scheme for grant of freehold status in favour of the occupants of these JJ Resettlement Colonies vide order dated 20-06-2013. As per the above order the premium rates were as under:

| S.No | Category                            | Rate of Premium     |
|------|-------------------------------------|---------------------|
| 1    | Allottee / Legal Heir               | 5% of Circle Rate   |
| 2    | Purchaser up to 31-03-2007          | 30% of Circle Rate  |
| 3    | Purchaser w.e.f. 01-04-2007 onwards | 100% of Circle Rate |

The scheme received poor response mainly due to higher rate of conversion charges and did not succeed. Accordingly, a modified scheme with revised rates was approved by the DUSIB in its 12<sup>th</sup> Meeting held on 16.06.2015. The Cabinet approved the Board Resolution vide Cabinet Decision No. 2206 dated 15.09.2015 for providing following conversion charges:

| S.No | Category   | Rate of Premium     |
|------|--|---------------------|
| 1    | Allottee / legal heirs of Allottee                       | Rs. 500/- per sqm.  |
| 2    | Occupants through sale / purchase of the allotted plots. | Rs. 2000/- per sqm. |

### 5.5 Interest / Penalty waiver scheme

Under the **Special Registration Scheme 1985**, the then S&JJ Department had allotted 5662 flats. Out of 5662 flats, 2463 flats were allotted on Hire-Purchase Basis. The allottees were required to pay 25% of the cost of the flat at the time of allotment and balance cost of flats in 180 monthly instalments. The rate of interest for delayed payment was 12% for a delay of one month, 24% for two months and 48% for 3 months; over and above the balance payment.

In the 12<sup>th</sup> Board meeting of DUSIB, Board has decided that the interest on the delay in payment of installments of these flats be reduced from 12% to 7% for a period of three months (from Nov 2015 to Jan 2016) as a onetime measure keeping in view the hardship being faced by these allottees. Those who do not take advantage of this amnesty scheme within period of three months, will again become liable to pay

interest @12%. Wide publicity was given for information of the public. Banners were also displayed in the concerned colonies for wide publicity of the scheme. Demand notices were issued to all the defaulters / occupants on hire purchase basis. After making all efforts Rs. 992.75 lakh (Approx.) of outstanding dues were received during the year 2015-16.

The Board vide Item No. 16/12 accorded approval for extension of Interest / Penalty waiver / Relief Scheme in respect of Special Registration Scheme, 1985 for a further period of five months w.e.f. 01.02.2016 (retrospective) to 30.06.2016 so that the left out allottees / occupants may also avail the benefit under the scheme and DUSIB can recover its outstanding dues. This was further extended to another six months in the 18<sup>th</sup> Board Meeting of DUSIB held on 06.02.2017.

This scheme was launched in 1985 for providing houses for the poor but due to scarcity of land these houses could not be provided to around 19000 applicants. Delhi Govt. has decided to provide them built up flats at Savda Ghevra which is near Nangloi and connected by Delhi Metro. These flats will be allotted in the next few months to fulfil a promise of housing, given three decades back.

## **5.6 Restoration of cancelled flats**

In its 12<sup>th</sup> Board meeting, the Board noted that there are about 200 flats which were cancelled due to non-payments and violation of the terms of allotment and decided that all allottees of such cancelled flats be given an opportunity to get them restored on payment of Rs. 5,000/- as 'RESTORATION CHARGES' to bring them at par with all other allottees in order to avail the benefit of AMENSTY SCHEME being proposed.



## Chapter : 6

### FINANCE BRANCH

The Member (Finance) is the head of the Finance wing and Planning & Monitoring wing. The Finance wing is divided into seven sub wing comprising of HQ (Non-Plan), Plan, Pension, PF, Budget, DES and HAU/Revenue wings.

**This chapter basically contains the revenue and expenditure of DUSIB for the year 2020-21 when compared to 2019-20 and various measures undertaken and proposed for increasing the revenue of DUSIB.**

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. 1st 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 jhuggis.
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. 18477.03 Lakh. 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) | DEVELOPMENTS OF PLOTS/PROJECTS |              |



|              |  |                     |
|--------------|--|---------------------|
|              | 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>  | <b>Rs. in Lakhs</b> |
| <b>(A)</b>   | <b>RENT RECEIPTS</b>   |                     |
| <b>(i)</b>   | <b>LICENCE FEE</b>   |                     |
| (a)          | Tenements/ /Residential  | 58.39               |
| (b)          | Commercial including SCP & JJR   | 2.71                |
| (c)          | Institutional allotment  | 434.43              |
| (d)          | Properties in the walled city  | 78.80               |
| (e)          | JJR Plots  | 6.41                |
| (f)          | Staff qtrs.  | 7.54                |
| (g)          | Licencee Fees plus Booking charges from Community Halls                  | 222.92              |
| (h)          | Rent from chunks/vacant land   | 1245.04             |
| <b>(ii)</b>  | <b>DAMAGES</b>   |                     |
| (a)          | Properties in Walled City & JJR  | 0.00                |
| (b)          | Properties other than in walled city.                                    | 189.25              |
| <b>(iii)</b> | <b>GROUND RENT</b>   | 1495.19             |
|              | <b>TOTAL 2 (A)</b>   | <b>3740.68</b>      |
| <b>2 (B)</b> | <b>OTHER RECEIPTS</b>  |                     |
| (i)          | Interest   | 3687.82             |
| (ii)         | Sale of tender forms   | 17.61               |
| (iii)        | Forfeiture of Earnest Money  | 9.49                |
| (iv)         | Maintenance charges of Jan Suvidha Complexes                             | 3.77                |
| (v)          | Cleaning Charges and other misc. receipts                                | 89.54               |
| (vi)         | Right to Information Act-2005  | 0.12                |
| (vii)        | BabaRamdevji Old Cloth Seller Market, Raghubir 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.

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

(Rs. In Lakh)

|  | 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 Satsang 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.
  17. As stipulated under section 24(1) of the Delhi Urban Shelter Improvement Board Act 2010, the proposals containing Actuals 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 and Board has approved it.

**ABSTRACT OF RECEIPT OF DUSIB**

**ACTUAL 2019-20 & BUDGET ESTIMATE FOR THE YEAR 2020-21**

| S. No. | Head of Account                                     | Actual 2016-17  | Actual 2017-18  | Actual 2018-19  | Budget Estimate 2019-20 | Actual 2019-20  | Budget Estimate 2020-21 |
|--------|---|-----------------|-----------------|-----------------|-------------------------|-----------------|-------------------------|
| 1      | 2   | 3               | 4               | 5               | 6                       | 7               | 8                       |
|        | <b>RECEIPT</b>                                      |                 |                 |                 |                         |                 |                         |
| 1      | Capital Receipts                                    | 2535.62         | 3161.13         | 1112.84         | 12715.00                | 2537.27         | 1520.00                 |
| 2      | Revenue Receipts                                    | 13789.98        | 20681.23        | 14858.53        | 16144.00                | 28624.29        | 26404.00                |
|        | <b>TOTAL (1 &amp; 2)</b>                            | <b>16325.60</b> | <b>23842.36</b> | <b>15971.37</b> | <b>28859.00</b>         | <b>31161.56</b> | <b>27924.00</b>         |
| 3      | Deposit & Advances                                  | 4956.22         | 5267.95         | 6242.05         | 6411.00                 | 5292.18         | 4761.00                 |
| 4      | Deposit works                                       | 4053.62         | 2674.17         | 3507.82         | 3475.00                 | 4284.68         | 925.00                  |
| 5      | Allotment of C/O flats under MPG/State Infst/JNNURM | 5907.63         | 4057.77         | 4296.54         | 4420.00                 | 2464.52         | 920.00                  |
| 6      | Advances  | 14.27           | 2.23            | 2.09            | 3.00                    | 1.04            | 3.00                    |
|        | <b>TOTAL (3 to 6)</b>                               | <b>14931.73</b> | <b>12002.12</b> | <b>14048.50</b> | <b>14309.00</b>         | <b>12042.42</b> | <b>6609.00</b>          |
|        | <b>Execution of Works out of Govt. Grant</b>        |                 |                 |                 |                         |                 |                         |
| 7      | Revenue Plan Receipts                               | 0.00            | 4000.00         | 13145.00        | 10001.00                | 10650.00        | 1100.00                 |
|        | Capital Plan Receipts                               | 22900.51        | 7390.36         | 28041.34        | 11201.00                | 8134.32         | 12102.00                |
|        | <b>TOTAL (7)</b>                                    | <b>22900.51</b> | <b>11390.36</b> | <b>41186.34</b> | <b>21202.00</b>         | <b>18784.32</b> | <b>23202.00</b>         |
|        | <b>TOTAL RECEIPT</b>                                | <b>54157.84</b> | <b>47234.84</b> | <b>71206.22</b> | <b>64370.00</b>         | <b>61988.30</b> | <b>57735.00</b>         |

| ABSTRACT OF EXPENDITURE OF DUSIB                      |   |                 |                 |                 |                         |                 |                         |  |
|---|---|-----------------|-----------------|-----------------|-------------------------|-----------------|-------------------------|--|
| ACTUAL 2019-20 & BUDGET ESTIMATE FOR THE YEAR 2020-21 |   |                 |                 |                 |                         |                 |                         |  |
| S. No.  | Head of Account                                     | Actual 2016-17  | Actual 2017-18  | Actual 2018-19  | Budget Estimate 2019-20 | Actual 2019-20  | Budget Estimate 2020-21 |  |
| 1   | 2   | 3               | 4               | 5               | 6                       | 7               | 8                       |  |
|   | <b>EXPENDITURE</b>                                  |                 |                 |                 |                         |                 |                         |  |
| I   | Capital Expenditure                                 | 21.05           | 25.39           | 53.92           | 380.00                  | 743.99          | 540.00                  |  |
| II  | <b>Revenue Expenditure</b>                          |                 |                 |                 |                         |                 |                         |  |
|   | Pay & Allowances i/c Contingencies                  | 12425.57        | 13542.00        | 19583.41        | 17592.00                | 13500.40        | 15853.00                |  |
|   | Pension   | 2615.57         | 3363.67         | 3718.75         | 4500.00                 | 4548.30         | 5500.00                 |  |
|   | <b>TOTAL II (A to G)</b>                            | <b>15041.14</b> | <b>16905.68</b> | <b>23302.16</b> | <b>22092.00</b>         | <b>18048.70</b> | <b>21353.00</b>         |  |
| II-H  | Revenue Expdr on Maintenance of assets              | 266.03          | 360.02          | 422.65          | 799.00                  | 428.33          | 744.00                  |  |
|   | <b>TOTAL II (A to H)</b>                            | <b>15307.17</b> | <b>17265.70</b> | <b>23724.81</b> | <b>22891.00</b>         | <b>18477.03</b> | <b>22097.00</b>         |  |
| III   | Deposit & Advances                                  | 4065.69         | 4475.67         | 6140.64         | 8120.00                 | 5918.12         | 7420.00                 |  |
| IV  | Deposit works                                       | 2056.41         | 1999.61         | 1752.16         | 7535.00                 | 5158.65         | 3867.00                 |  |
| V   | Allotment of C/O flats under MPG/State Infst/JNNURM | 0.00            | 0.00            | 0.00            | 0.00                    | 0.00            | 0.00                    |  |
| VI  | Advances  | 0.95            | 0.00            | 0.00            | 64.00                   | 0.00            | 5.00                    |  |
|   | <b>TOTAL (III to VI)</b>                            | <b>6123.04</b>  | <b>6475.28</b>  | <b>7892.80</b>  | <b>15719.00</b>         | <b>11076.77</b> | <b>11292.00</b>         |  |
|   | <b>Execution of Works out of Govt. Grant</b>        |                 |                 |                 |                         |                 |                         |  |
| VIII  | Revenue Plan Expenditure                            | 0.00            | 3954.46         | 10772.81        | 12980.00                | 11603.25        | 14332.00                |  |
|   | Capital Plan Expenditure                            | 20338.39        | 10839.16        | 5437.74         | 12400.00                | 4627.20         | 9474.00                 |  |
|   | <b>TOTAL (VII)</b>                                  | <b>20338.39</b> | <b>14793.62</b> | <b>16210.55</b> | <b>25380.00</b>         | <b>16230.45</b> | <b>23806.00</b>         |  |
|   | <b>TOTAL EXPENDITURE</b>                            | <b>41789.66</b> | <b>38559.99</b> | <b>47882.09</b> | <b>64370.00</b>         | <b>46528.24</b> | <b>57735.00</b>         |  |



**DELHI URBAN SHELTER IMPROVEMENT BOARD**

**ACTUAL 2019-20 & BUDGET ESTIMATE FOR THE YEAR 2020-21**

| RECEIPT |   |                 |                         | EXPENDITURE  |        |  |                 |                         |         |
|---------|---|-----------------|-------------------------|--|--------|--|-----------------|-------------------------|---------|
| S. No   | Head of A/C   | Actual 2019-20  | Budget Estimate 2020-21 | Remarks  | S. No. | Head of A/C  | Actual 2019-20  | Budget Estimate 2020-21 | Remarks |
| 1       | Capital Receipt   | 2537.27         | 1520.00                 | The Capital Receipt under Development of Plots (a) Residential (b) Commercial and (c) Liquidation of Flats under JNNURM to be allotted under Special Registration Scheme-1985. | I      | Capital Expenditure                                    | 743.99          | 540.00                  |         |
| 2       | Revenue Receipt   | 4936.47         | 3304.00                 |  | II(A)  | Revenue to Expenditure Pay and Allowances (F)          | 13500.40        | 15853.00                |         |
|         | Interest  | 3687.82         | 3100.00                 |  |        |  |                 |                         |         |
|         | Total   | 8624.29         | 6404.00                 |  | II (G) | Pension  | 4548.30         | 5500.00                 |         |
| 2       | GI/Loan for Establishment Charges (Non-Plan support for Estt. Expenses) | 20000.00        | 20000.00                | Grant in Aid/Loan will be required for establishment expenses as the proposed revenue receipt is not sufficient to meet the establishment expenses.                            |        | Net  | 18048.70        | 21353.00                |         |
|         |   |                 |                         |  | II-(H) | Expenditure on maintenance of Assets. (Non-Plan Works) | 428.33          | 744.00                  |         |
|         | <b>Total 2</b>  | <b>28624.29</b> | <b>26404.00</b>         |  |        | <b>Total II</b>  | <b>18477.03</b> | <b>22097.00</b>         |         |
| 3       | Deposits  | 5292.18         | 4761.00                 |  | III    | Deposits   | 5918.12         | 7420.00                 |         |



|   |  |                  |                 |   |     |  |                  |                 |  |
|---|--|------------------|-----------------|---|-----|--|------------------|-----------------|--|
| 4 | Deposit works  | 4284.68          | 925.00          |   | IV  | Deposit Works  | 5158.65          | 3867.00         |  |
| 5 | Allotment of Flats under JNNURM (Land owning agencies' share and beneficiaries' share) | 2464.52          | 920.00          | Beneficiary share and land owning agency share. | V   | Allotment of Flats under JNNURM (Land owning agencies' share and beneficiaries' share) | 0.00             | 0.00            |  |
| 6 | Recovery Advances  | 1.04             | 3.00            |   | VI  | Payment Advances   | 0.00             | 5.00            |  |
|   | <b>Execution of Works out of Govt. Grant</b>   |                  |                 |   |     | <b>Execution of Works out of Govt. Grant</b>   |                  |                 |  |
| 7 | Revenue Plan Receipts  | 10650.00         | 11100.00        |   | VII | Revenue Plan Expenditure   | 11603.25         | 14332.00        |  |
|   | Capital Plan Receipts  | 8134.32          | 12102.00        |   |     | Capital Plan Expenditure   | 4627.20          | 9474.00         |  |
|   | <b>Total 7</b>   | <b>18784.32</b>  | <b>23202.00</b> |   |     | <b>Total VII</b>   | <b>16230.45</b>  | <b>23806.00</b> |  |
|   | <b>Total Receipt (1 to 7)</b>  | <b>61988.30</b>  | <b>57735.00</b> |   |     | <b>Total Payments (I to VII)</b>   | <b>46528.24</b>  | <b>57735.00</b> |  |
|   | Opening Balance  | 31630.44         | -               |   |     |  | -                | -               |  |
|   | Short Term Deposit   | 42113.15         | -               |   |     | Short Term Deposit   | 60772.65         | -               |  |
|   | Suspense Account (Net)   | 1979.56          | -               |   |     | Closing Balance  | 30510.56         | -               |  |
|   | <b>TOTAL</b>   | <b>137711.45</b> | <b>-</b>        |   |     | <b>TOTAL</b>   | <b>137711.45</b> | <b>-</b>        |  |

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

| S. No. | Head of A/C | Particulars                         | Group-A   | Group-B    | Group-C&D   | Total sanctioned post of DUSIB | Filled up   | Vacant      |
|--------|-------------|-------------------------------------|-----------|------------|-------------|--------------------------------|-------------|-------------|
| 1      | II.A.(a)    | Admn & Collection                   | 42        | 97         | 830         | 969                            | 419         | 550         |
| 2      | II.A.(b)    | Execution & Planning                | 50        | 140        | 916         | 1106                           | 419         | 687         |
| 3      |             | <b>Other Establishment of DUSIB</b> |           |            |             |                                |             |             |
|        |             | Work Charge                         | 0         | 0          | 357         | 357                            | 357         | 0           |
|        |             | Muster Roll                         | 0         | 0          | 54          | 54                             | 54          | 0           |
|        |             | Data Entry Operators                | 0         | 0          | 104         | 104                            | 104         | 0           |
|        |             | Engineer (Interns)                  | 0         | 0          | 46          | 46                             | 46          | 0           |
|        |             | Consultants Retired Persons         | 0         | 0          | 10          | 10                             | 10          | 0           |
|        |             | Programmer/System Analysts          | 0         | 0          | 04          | 04                             | 04          | 0           |
|        |             | <b>TOTAL</b>                        | <b>92</b> | <b>237</b> | <b>2321</b> | <b>2650</b>                    | <b>1413</b> | <b>1237</b> |







## Chapter : 7

# **BOARD MEETINGS**

### **Board meetings held during 2019-20**

The DUSIB Board is the highest decision making body. The DUSIB Board met two times during 2019-20 and took/ ratified important policy decisions during the Board meetings.

#### **7.1 Decisions taken/ ratified at the 27th meeting held on 23.09.2019**

Approved the proposal relating to delegation of powers in respect of mutation and grant of freehold rights in respect of the DUSIB properties and the appellate authorities thereon.

#### **Approved the proposal of Waiver of User Charges for Homeless People for availing facilities in all DUSIB Shelter Homes**

Approved the proposal of Allotment of land measuring 3360 sq. metres to DELHI JAL BOARD for construction of Sewage Pumping Station in Badli Assembly Constituency

Approved the proposal of Allotment of land measuring 20.25 sq. metres for boring & installation of tube well near Idgah Road no.70 in E-47 Jhuggi Cluster in New Seemapuri in AC-63 to Delhi Jal Board

Approved the proposal of Construction of Indoor Badminton and Table Tennis Court and Construction of 5 Seater Toilet Block at Wood Land Sports Complex, Tilak Vihar under MLA LAD Scheme.

Approved the proposal of 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 belongs to DUSIB on temporary basis.

Outstanding recovery of Rs. 126.69 Crores (Including Interest) of Installments and Ground Rent of Flats allotted on Hire Purchase Basis and Cash Down Payment Basis

After deliberation, the Board directed to re-examine the proposals at point (i) and (ii) of the agenda keeping in view the public interest and place the same before the Board in its next meeting The Board, however, considered and approved the point (iii) and (iv) of Agenda i.e. ratification of the disposal cost of flats and conducting the draw of balance 71 registrants of 1985 Housing Scheme who have already paid initial deposit of Rs.50,000/- each, likewise other 1073 registrants whose draw of lots already been conducted.

Approved the DUSIB Budget for the Year 2018-19

Precarious financial position of DUSIB and non availability of sufficient funds for payment of salary to the Employees of DUSIB

The Board was informed about the precarious financial position of DUSIB and non availability of sufficient funds for payment of salary and the proposal to request the Govt, of NCT of Delhi to provide Rs. 200 Crores as grant in aid, Rs. 100 crores for recouping the deficit of GPF and waiving the loan + (plus) interest granted by GNCTD during the previous years

Board considered and desired that a detailed proposal be submitted to approach the Govt, of NCT of Delhi for the same

Approved the proposal of Extension of tenure of contractual engagement of Media Co-ordinator

Approved the proposal of Extension of tenure of contractual engagement of Legal Assistants

Approved the proposal of Extension of tenure of contractual engagement of Shri R.K. Gupta, Retd. S.E., as Consultant in DUSIB

Approved the proposal of Extension of tenure of contractual engagement of Engineering Interns (Civil & Electrical)

Board desired that Appeal case 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 may be further examined on the points raised by the Appellant in his Appeal and resubmitted before the Board in its next meeting

Approved the proposal of Ratification of the decision of the 26,<sup>th</sup> Board's Meeting held on 26.02.2019 vide Agenda Item No. 26/3 regarding Allotment of Alternative Accommodation to the Evictees of the CPWD Kothi No.23, 25, 27 & 29 Barron Road, Minto Road.

## **7.2 Decisions taken at the 28th meeting held on 13.12.2019:**

Approved the proposal of conducting demand survey and MIS entry of households in 675 JJ Basties of Delhi.

Approved the proposal of Provision of tea & rusks, news papers for all Shelter Homes and water jars for Pagoda Tent Shelter Homes.

Approved the proposal of Extension of existing agreements upto 31.03.2020 in respect of three Recovery Shelter Homes and one General Shelter Home.

Board after considering all aspects / clarifications ratified the **Agenda Item No.28/07**

Outstanding recovery of Rs. 126.69 Crores (Including Interest) of Installments and Ground Rent of Flats allotted on Hire Purchase Basis and Cash Down Payment Basis. The Board, after detailed deliberation, approved the agenda item that in order to recover the maximum amount from the allottees with outstanding dues, they may be given a final opportunity and onetime 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.

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.

Board after considering all aspects / clarification ratified the **Agenda Item No.28/09**

Board after considering all the aspect rejected the 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 and upheld the penalty already imposed on him by the Disciplinary Authority.

Operational Guidelines for Regularization of Unauthorized 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. Board after deliberating on whole issue decided to continue with the scheme of regularization as per resolution No. 359 dated 08.09.2008 of the erstwhile MCD and also to adopt the operational guidelines for conversion of commercial properties as per Resolution no. 252 dated 25.03.2013 of SDMC in respect of stalls / shops / tharas allotted under SCP. It was also decided to keep the recoveries on this account in a separate head of account as Corpus Fund for DUSIB.

Other Issues raised by the Members

1. Sh. Adesh Kumar Gupta and Ms. Tulsi Joshi, Members raised the issue of plan of action on streetlights. It was apprised that DUSIB is already coordinating with the concerned DISCOMs for providing the same. It is expected that the requisite streetlight work will be completed by March 31, 2020. On this matter, Sh. Arun Sharma, Chief Engineer (Electrical) DUSIB has been directed for regularly apprising the progress to the Hon'ble Members.
2. Sh. Rajeev Kumar, Sh. Adesh Kumar Gupta and Ms. Tulsi Joshi, Members raised the issue of relocation of JJ Dwellers, who have deposited their beneficiary share and were declared eligible, may be allotted flats at the earliest as a number of EWS houses are ready for allotment. They were informed that out of 32 JJ Basties, 20 land owning agencies have paid the demanded amount towards relocation charges. Out of these 20 JJ basties, 17 JJ basties have already been relocated. The process for relocation of remaining 03 JJ Basties is at final stage and is likely to be completed at the earliest and DUSIB has informed the land-owning agencies about the progress and tentative timelines. Of the remaining 12 J J basties, 07 land owning agencies have not deposited the relocation charges in-spite of the repeated correspondence and meetings with them; 03 land owning agencies have paid the part payment and they have been asked to deposit the balance amount, so that DUSIB may initiate the process of relocation; 02 LOAs have withdrawn their request for relocation and have withdrawn their deposited amount. The members were,





thus, apprised of the circumstances and sincere efforts of DUSIB to rehabilitate the eligible beneficiaries.



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