

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

NO: DD (Board)/DUSIB/2020/D-11

Dated: 09.04.2021

Meeting Notice

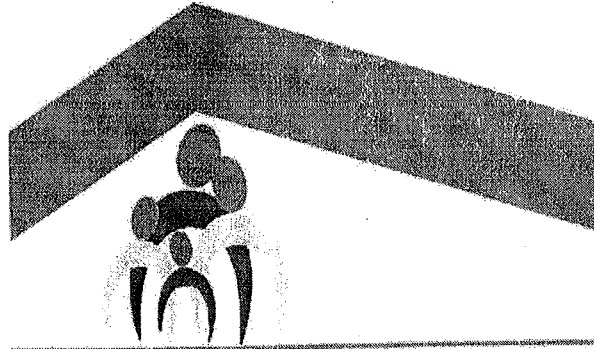
In continuation of Meeting Notice No. DD(Board) DUSIB/2021/D-10 dated 07.04.2021 ***please find enclosed herewith the Agenda of the Meeting for kind perusal and information.***

All the Members are requested to make it convenient to attend the 30th Meeting of the Delhi Urban Shelter Improvement Board (DUSIB) to be held under the Chairmanship of Hon'ble Chief Minister, Delhi on dated 12.04.2021 at 11 AM. The venue of the meeting will be Conference Room No. 3, Level - 2, Delhi Secretariat.

Ran...
09/04/21
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, Delhi Development Authority.
7. Jt. Secretary (L&E), M/o UD, Gol, NirmanBhawan-representative of M/o UD.
8. Addl. Chief 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, DUSIB.
14. Member Finance, DUSIB.
15. Member Engineer, DUSIB.
16. Shri Bipin Kumar Rai, Expert (non-official).
17. Shri A.K. Gupta, Expert (non-official).



Delhi Urban Shelter Improvement Board

**Agenda Notes for the 30th Meeting of
Delhi Urban Shelter Improvement Board (DUSIB)**

GOVT. OF NCT OF DELHI

12/04/2021

Venue: Conference Room No. 3, Level - 2, Delhi Secretariat

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AGENDA ITEM NO. 30/01

CONFIRMATION OF THE MINUTES OF THE 29th MEETING OF THE BOARD HELD ON 25.09.2020.

The minutes of the 29th Meeting of the BOARD held on 25.09.2020 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-06 dated 05.10.2020 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 29th Meeting held on 25.09.2020.

AGENDA ITEM NO. 30/02

ACTION TAKEN REPORT ON THE MINUTES OF THE 29th BOARD MEETING.

S.No.	AGENDA ITEMS	ACTION TAKEN REPORT
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.	The allotment was already made to 11 no. of MLA's in different constituency. Since the agenda was ratified by the Board as such no further action was required.
29/04	Delhi Urban Shelter Improvement Board (finance, accounts & audit) Rules 2020, under section 52(2) (e), (f) & (g) of the DUSIB Act 2010.	As approved by the Board, the matter for seeking consent of Govt. and issuing notification in respect of Finance, Accounts and audit Rules 2020 under section 52(2), (E) & (G) of the DUSIB Act-2010 is forwarded to ACS, UD Deptt, GNCTD for its approval and issue of further notification.
29/05	Adoption of delegation of financial powers to heads of Departments (HoDs) and Administrative Departments of Govt. of NCT of Delhi.	The Agenda was deferred.
29/06	Approval of DUSIB Budget for the year 2020-2021.	The copy of Budget for the year of 2020-21 have been forwarded to UD Department for their information & further necessary action.
29/07	Policy for allotment of DUSIB Staff Quarters to Employees of GNCT of Delhi.	A circular Vide No. GA/1088/5/Admn/2020/D-730 dated 17/11/2020 has been issued and also uploaded in web page in DUSIB by the Department seeking applications from intended officials for allotment of Staff Quarter. The Staff Allotment Committee in its Meeting held on 05.02.2021 have allotted Staff Quarter to eligible Officials.

29/08	Provision of 3 Free Meals a day (including Breakfast) for the Homeless People at DUSIB Shelter Homes.	As per approval of the Board, the proposal for providing 3 meals a day to the homeless people was initiated in the month of October 2020 in favour of an agency on nomination basis for 6 months. In the mean time an alternative arrangements through tendering process was also to be made. But due to shortage of funds under Night Shelter Head at that time the proposal could not be approved. Now efforts are being made to select the agencies for providing 3 meals a day to the homeless people through tendering process in the financial year 2021-22.
29/09	Empanelment/accreditation of NGOs/individual social workers for supervision of functioning of shelter homes.	Action for accreditation of 7 NGOs has already been taken up and the letters to the selected/approved 7 NGOs have been sent on dated 18.12.2020.
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 simplifying the extant policy of payment of license fee / damages / past misuse charges.	The Agenda was deferred.
29/11	Allotment of alternative flats to eligible/ineligible occupants of Property No. 1250/VIII, 2451/VIII & 2497/VIII Ajmeri Gate Delhi.	<ol style="list-style-type: none"> 1. Eligibility letters for alternative allotment in lieu of Prop No. 2451/VIII & 2497/VIII have already been issued. 2. Eligibility letters for alternative allotment in lieu of Prop. No. 1250/VIII are being issued.

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.	As per decision of the Board, a notice was published in 4 leading news papers extending the timeline for depositing the dues along with interest @ 5% till 31.03.2021 and thereafter interest will be charged @ 7%. Besides, 400 demand notices has also been sent to allottee/occupants for depositing the dues.
29/13	Regarding refund of consent money of Rs.50,000/- deposited by registrants of 1985 Housing Scheme.	As approved by the Board, till date 55 applicants who had applied for refund have been refunded consent money of Rs. 50000/-
29/14	Extension of tenure of contractual engagement of Sh. R.K.Gupta, Retd. S.E. as Consultant in DUSIB.	The Board ratified the proposal. An office order dated 28.08.2020 has been issued extending the tenure of engagement of Sh. R.K. Gupta, Consultant.
29/15	Regarding ratification of decision for rejection of tender cases.	The Agenda has been ratified by the Board.
	<u>TABLE AGENDA</u>	
01	Rehabilitation/Relocation of slum dwellers in princess park area to be affected by the construction of National War Museum and Memorial.	As per protocol, joint survey of the slum dwellers in Princess Park has been completed. Meanwhile a letter from Under Secretary to Govt. of India, M/o Housing & Urban Affairs has been received on dated 17.02.2021 addressed to Special Secy. UD Deptt., GNCTD vide which it has been informed that as per the decision of Union Cabinet, all existing Govt. funded vacant/incomplete houses constructed under JNNURM/RAY into Affordable Rental Housing

		Complex (AHRC) Scheme to utilize as Rental Housing for Urban Migrants/Poor only and for no other purpose. However, DUSIB has requested GOI to exclude Dwarka & Other DUSIB relocation housing sites from the scheme of Affordable Rental Housing Complex (AHRC) so that these flats may be allotted to eligible JJ Dwellers. The process of determination of eligibility in respect of Princess Park and Dev Nagar site will be started after receipt of positive reply from M/o Housing & Urban Affairs.
02	Regarding ratification of approval of Hon'ble Minister (UD), for granting extension to waitlisted registrants for depositing the cost of flats.	Date extended for 30.04.2020 for payment of cost of flats allotted to the registrants of Housing Registration Scheme 1985 without interest.

AGENDA ITEM NO. 30/03

REGARDING RELOCATION OF JJ DWELLERS RESIDING IN THE JHUGGIES AT T-JUNCTION OF MAA ANANADMAYEE MARG AND MB ROAD FOR DMRC PROJECT.

1. DMRC is undertaking a project of construction of Tugalakabad to Aerocity corridor for Delhi MRTS Phase – IV. A reference dated 21.10.2019 had been received from them in which it had been stated that about 60-70 jhuggies are situated in front of the proposed Ananadmayee station at T-Junction of Maa Ananadmayee Marg and MB Road, which needed to be relocated. DMRC requested for conducting a joint survey of the area before initiating the process for shifting the JJ Dwellers residing in these jhuggies.
2. As per preliminary survey conducted by the Sociology Branch, DUSIB in the year 2019, the JJ Basti under reference is known as JJC Lohar Basti T-Point Red Light Lal Kuan which is listed in the list of 675 JJ Bastis with cluster code no. 695. 150 households are shown in this Basti and the Land Owning Agency is DDA. As per local inquiry, 80 jhuggies existed in this Basti.
3. At present DUSIB is rehabilitating the JJ Dwellers at Sector 16B, Dwarka relocation site. The rate of relocation charges at said site is Rs. 9,61,700/- per Jhuggi unit. Based on the preliminary survey, a demand was raised with the DMRC for payment of location charges amounting to Rs. 7,69,36,000/- in respect of 80 Jhuggies units @ Rs. 9,61,700/- per Jhuggi unit in December 2019. DMRC has deposited this amount of Rs. 7,69,36,000/- with DUSIB on 04.09.2020.
4. After receipt of the tentative relocation charges from DMRC, a joint survey has been carried out by the officials of DUSIB alongwith the representatives of DMRC starting from 02.11.2020. The survey report has now been received and a total of 98 Jhuggi units have been identified.

PROPOSAL:

Accordingly proposal is placed before the Board for considering approval of the proposal for rehabilitating/ relocating the eligible JJ Dwellers of JJ Basti at T-Junction of Maa Ananadmayee Marg and MB Road, known as JJC Lohar Basti T-Point Red Light Lal Kuan at Sector 16B, Dwarka relocation site as per the provisions of the Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy-2015 (renamed as Mukhya Mantri Awas Yojna).

The matter is placed before the Board for consideration.

AGENDA ITEM NO. 30/04

REGARDING ALLOTMENT OF LAND TO DMRC ON TEMPORARY BASIS FOR CONSTRUCTION OF MAUJPUR TO MAJLIS PARK CORRIDOR OF MRTS PROJECT PHASE-IV.

1. A letter bearing No. DMRC/Land/15/DDA/Maujpur-Majlis Park/4034 dated 17.05.2019 of General Manager (Land) DMRC was received wherein DMRC intended to allotment of land measuring 582.90 sqm at Yamuna Vihar on temporary basis for a period of 4 year for construction of viaduct at Maujpur to Majlis Park corridor of MRTS project Phase-IV (**Annexure-A**).

2. The case has been examined and processed in the department for allotment of the land to DMRC.

3. The Finance Wing of DUSIB had computed the ground rent for land found feasible for temporary allotment of land measuring 582.90 sq. mtrs. @ Rs. 573.22 lakh per acre on the basis of allotment given by DDA to DJB, which comes to Rs. 16,51,304/- for 04 years comprising of GR @ 5% per annum to Delhi Metro Rail Corporation for construction of Maujpur to Majlis Park corridor of MRTS project Phase-IV.

4. The cost of land and ground rent was conveyed to DMRC and they have deposited the requisitioned amount of Rs. 16,51,304/- vide letter No. DMRC / Land / 15 / DUSIB / Maujpur-Majlis Park / 4034 / 3342 dated 25.11.2020 to accept the land measuring 582.90 sqm on temporary basis for 04 years. (Copy of Demand letter and depositing of payment thereof is annexed herewith as (**Annexure-'B' & 'C'** respectively).

5. As already decided in 11th Board Meeting in the year 2014, circle rates may be charged instead of institutional rates from DHS (**Annexure-D**).

6. The file was accordingly forwarded to Finance Wing of DUSIB and they again computed the cost of land and ground rent too on revised circle rates basis which is as under:

1.	Area of Land	: 582.90 sqm
2.	Cost of land @ 56,064/-p/sqm (F-3)	: Rs. 9,80,39,117/(A)
3.	G. R. on the cost land @ 5% p.a. (for 1 year)	: Rs. 49,01,956/(B)
4.	Total amount payable for 04 years	: Rs. 1,96,07,824/(C)
5.	Amount deposited by DMRC	: Rs. 16,51,304/(D)
6.	Net amount payable (C-D)	: Rs.1,79,56,520/-

7. The allotment can be made on the proposed terms and conditions attached herewith as (**Annexure-'E'**).

8. The offer letter for revised ground rent has already been conveyed to DMRC, GNCTD vide letter dated 05.04.2021 and the reply is still awaited. (**Annexure-'F'**).

PROPOSAL:

It is proposed that allotment of land measuring 582.90 sqm be made to Delhi Metro Rail Corporation on temporary basis for 04 years comprising of GR @ 5% per annum as per applicable circle rates @ 56064/- per sqm (circle rates are applicable upto 30.09.2021 only) by using Factor-3 at Yamuna Vihar for construction of Maujpur-Majlis Park corridor of MRTS project Phase-IV on usual terms & conditions of allotment as annexed herewith. The possession would be handed over to DMRC after receiving of their consent for depositing of requisitioned amount of Rs. 1,79,56,520/- comprising of Ground Rent @ 5% per annum for 04 years. The land will be retrieved after 04 years from DMRC. The same is placed for the consideration of the Board.



CIN No. U74899DL 1995GOI068150

दूरभाष Tel: 23417910/1
फैक्स Fax: 23417921

दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

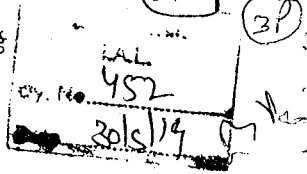
(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

सं: डी.एम.आर.सी./भूमि/15/डीडीए/मौजपुर-मजलिस पार्क/4034

1253

दिनांक: 17.05.2019

मुख्य कार्यकारी अधिकारी,
दिल्ली शहरी आश्रय सुधार बोर्ड
पुनर्वास भवन, आईपी एस्टेट
नई दिल्ली- 110002



G-1112 E-104327/CA
22/5/19 22/5/19
CEO

Sub: Requirement of DUSIB Land for construction of Maujpur to Majlis Park corridor of MRTS project phase-IV.

Dear Sir,

DMRC proposes to take up construction of Maujpur to Majlis Park Corridor of MRTS project phase -IV. One pocket of land is required on temporary basis near Gokul Puri Flyover, Yamuna Vihar as shown below:-

Sl. No.	Location of Land	Pocket	Temporary (For 4 years) in sqm	Purpose
1.	Yamuna Vihar	T-RS-5A	582.90	Viaduct
		Total		

Actual area available at site will be reconciled during verification by the officials of DUSIB & DMRC. Allotment can be made on the basis of joint measurement at site.

You are requested to take the necessary action for transfer of the subject land to DMRC on temporary basis for Delhi MRTS Project and send demand note towards the premium, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16.04.1999 of MoUD i.e. on inter departmental transfer rates.

धन्यावाद,
AD (IAL)
संलग्नक: Drawing No./DMRC/CPM-4/MJP/MP/LP/2018

प्रतिलिपि: सूचनाथ एवं आवश्यक कार्यवाही हेतु।

- उपा। आयुक्त / परिवहन, MRTS, 5 अंडर हिल रोड, दिल्ली -110054
- सीपीएम-4 .

Dr. Manish Gupta
20/5/19

भवदीय
महोदय
(महुल कुमार शुक्ला)
महा-प्रबन्धक/भूमि

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)
Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

23/C Ann-B

DELHI URBAN SHELTER IMPROVEMENT BOARD
Govt of NCT of Delhi
VIKAS KUTEER, ITO, NEW DELHI-110002

No:- F-14(122)/DMRC/204554225/IAL/DUSIB/D-35 Dated: 20/05/2020

To,
The General Manager (Land)
Delhi Metro Rail Corporation Ltd.
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road, New Delhi-110001

Sub: Regarding allotment of land on temporary basis for construction of Maujpur to Majlis Park corridor of MRTS project Phase-IV.

Ref: DMRC/Land/15/DDA/Maujपुरi-Majlis Park/4034 dated 17.05.2019.

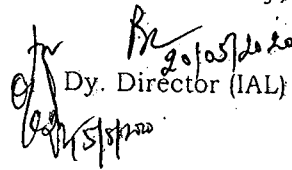
Sir,

This has reference to your letter No. DMRC/Land/15/DDA/Maujपुरi-Majlis Park/4034 dated 17.05.2019 on the subject cited above. In this regard, I am directed to inform you that the matter has been examined by the department and it has been decided to allot the area measuring 582.90 sqm on temporary basis for 4 years at the latest rates of DDA i.e. Rs. 573.22 lakhs per acre (Provisional) with annual ground rent @ 5% per annum which comes to Rs. 4,12,826/- per year subject to acceptance by Audit in due course. The detail of the same are as under:

- | | |
|---|-------------------|
| 1. Area of Land | 582.90 sqm |
| 2. Cost of land @ Rs. 573.22 lakh per acre | : Rs. 82,56,523/- |
| 3. Ground Rent on the cost land
Per annum @ 5% per annum | : Rs. 4,12,826/- |
| 4. Ground Rent for 4 years (Rs. 4,12,826 X 4) | : Rs. 16,51,304/- |

You are therefore, requested to deposit the aforementioned amount of **Rs. 16,51,304/- (Rupees Sixteen Lakhs Fifty One Thousand Three Hundred and four Only)** through Bank Draft in favour of DUSIB at DDA S&JJ Branch, Vikas Kuteer of Central Bank of India, ITO, New Delhi-110002 in Bank Account No. 3086234857 of DUSIB. After receiving the requisite amount as well as consent, the instant matter would be processed further and will be placed before the DUSIB Board for appropriate approval and further by the Govt. of Delhi accordingly.

Yours sincerely,


Dy. Director (IAL)

दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

Ann-C

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

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K-1523/00 (H/L) 4/12/2020
Member Address: 2842
Diary/Receipt No. 2842
Date: 03/12/20

Handwritten notes at the top right:
Diary No. G-1666
P-7747/A
01/12/20
20

No. DMRC/Land/15/DUSIB/Maujpur-Majlis Park/4034/3342

Dated: 25.11.2020

Chief Executive Officer
Delhi Urban Shelter Improvement Board
Punarwas Bhawan, IP Estate
New Delhi - 110002

Sub: Requirement of temporary land for Metro Phase-IV corridor from Janakpuri West to Majlis Park.
Ref: No. F-14(122)/DMRC/204554225/IAL/DUSIB/D-35 Dated 20.05.2020

Dear Sir,

With the above reference, it is informed that an amount of Rs.16,51,304/- (Rs. Sixteen Lakh Fifty One Thousand Three Hundred Four Only) has been deposited as ground rent fee for 04 years in respect of land packet TRS-5A at Yamuna Vihar vide e-payment CM 51506902777 dated 11.06.2020. It is requested to kindly advise the concerned official to hand over the possession to DMRC. This is for your information and necessary action.

Yours faithfully

(Signature)
General Manager/Land

Encl: Transaction ID Photo

Handwritten notes and signatures at the bottom:
CEO MIA 3/12
Adul Upadhyay
MIA 4.12.2020
DIA (IAL)
shukla
AD (IAL) 1/12
An. Singh 11/12/2020
AO (Ho) may be requested to confirm by Shukla
DIA (IAL) 07/12/2020
Cash 1/12

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)
Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001



Display Check Information

Check recipient Check issuer... Accompanying docs Payment information
 Paying company code: Payment document no.: 1400569

Bank details

House Bank	ICII17	Bank Key	ICICIP51V
Account ID	ICII17	Bank Account	000705047952
Bank name	ICICI Bank A/c to: 000705047952		
City	New Delhi		

Check information

Check number	CMS150690277	Currency	INR
Payment date	11.06.2020	Amount paid	1,651,304.00
Check encashment	11.06.2020	Cash discount amount	0.00

Check recipient

Name	Delhi Urban Shelter Improvement
City	ICICI Bank
Payee's country	IN

As per Bank statement, an amount of Rs. 1651304/- has been received through NEFT on 11.06.2020 and verified & entered in Non-Pay Salary Cash Book at Page No. 57 dt 11/6/2020.

~~ADD(H.O.)~~
~~AD(JAL)~~

30/11/20

04/11/2021

Sd/Anish Gupta
VPL

J. Singh
28/12/20
C.A. (H.O.)

(28)
R/K/57/ DD LPA
dt. 01/01/21

-3711

148. May kindly see the detailed note of the IAL Branch on pre-pages. The BOARD has passed an agenda in the 7th meeting of the DUSIB Board, held in 2012. It was decided as under:

p-247/c

149. Agenda item No. 5, regarding allotment of institutional land to government department and others.

" The Board agreed to the proposal of rates to be charged for different categories of Institutional allotment in DUSIB with the sole exception of land to be allotted to schools of GNCTD. It was decided that in such cases rates as per DDA be charged. The loss of revenue incurred therein shall be compensated by grant in aid by Delhi Govt. All cases of Institutional Allotment shall be placed before the Board for approval before allotment."

p-251/c

150. Thereafter, the Board has passed an agenda in 2014, which is as under:-

" CEO, DUSIB informed the Board that the DHS has requested for allotment of piece of land measuring 2497 sq.mtrs. to Directorate of Health Services (DHS) for construction of the Mother and Child Hospital on free of cost.

Board considered the proposal and resolved that allotment of the piece of land to DHS be made on the basis of circle rates (and not free of cost) as per the approved policy of the Board."

Stamp: To (Institutional Board) 23/02/21 26/2/2021

151. On perusal of the page-228-229/C, which is the allotment letter issued in the year 2015, it has been seen that the allotment of land was made at the costing computed by the finance wing of the DUSIB on the basis of institutional rates fixed by DDA. It is not known as to how this has been done. This computation was against the decision of the Board taken in 2014.

152. Thereafter, the file was sent to the Hon'ble UD/VC, DUSIB. There was no need to submit the file to the Hon'ble UD/VC, DUSIB.

153. It is pertinent to mention here that the Delhi Government has not been giving any grant-in-aid to the DUSIB, but it is given as a loan to the DUSIB.

Stamp: 23/02/21 26/2/2021

154. In my opinion, keeping in view of the above, the DUSIB should follow the decision taken in the Board Meeting held in 2014 for circle rates and a letter may be sent to the DHS to pay the balance amount as per Circle Rates, if agreed. A letter indicating therein about the clear cut about the rates to be charged in view of the Board decision. The allotment in the present case is not made by the appropriate authority.

155. Submitted for consideration and further orders please.

Stamp: 23/02/21 (P.K. JHA)

Member (Admn.)

VINA KUMAR, IAS Member (Administration)

DIRECTOR (IAL)

P. K. JHA Director

CEO

24/2

28/11
[Redacted]
2042/6226726
DUSIB, New Delhi

(153) As approved by the DUSIB Board,
para (154) may be approved.

VIC DUSIB / Hanif Moud

Am
25/2
Vijay Kumar Bidhuri, IAS
Chief Executive Officer

CEO
Satyendar Jain
25.2.21
SATYENDAR JAIN
Minister of Home, Health, Industries,
PWD, Power, UD, IR&C and Water
Govt. of NCT of Delhi,
702-A, Daba Secretariat, I.P. Estate,
New Delhi-110002

M/AS

Am
25/2
Vijay Kumar Bidhuri, IAS
Chief Executive Officer

V
2/3
VINAY KUMAR, IAS
Member (Administration)

BFO

(154) DY/CA I

3/03/21

(154)

TERMS AND CONDITIONS

1. That the land shall be used only for the purpose mentioned in the subject i.e. for construction of Maujpur to Majlis Park corridor of MRTS project Phase-IV and not for any other purposes.
2. The ground rent for temporary allotment demanded by DUSIB and deposited by the DMRC is provisional and the difference, if any, is to be paid by the DMRC to DUSIB.
3. The DMRC has to utilise the land allotted and provided only for the specific purpose mentioned in the subject and no commercialisation is permitted in any manner, until the prior permission of DUSIB.
4. That the land should not be transferred / parted with possession wholly or partly to any other organisation / Department.
5. There should be no violation of building bye-laws and deviation in any manner whatsoever for the use of the land allotted for the specific. In case of any violation of terms and conditions, the allotment shall be liable to be cancelled or imposing of the market value of the land upon the DMRC as deems fit by the Competent Authority in this regard.
6. The DMRC shall pay unto the DUSIB the 4 years ground rent, in advance, from the date of handing over the physical possession of the land allotted as per allotment letter so issued after receiving of above demanded amount and completion of all codal formalities.

Ann-F

DELHI URBAN SHELTER IMPROVEMENT BOARD
Govt of NCT of Delhi
VIKAS KUTEER, ITO, NEW DELHI-110002

No:- F-14(122)/DMRC/204554225/IAL/DUSIB/D-237 Dated: 5/04/2021

To,

The General Manager (Land)
Delhi Metro Rail Corporation Ltd.
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road, New Delhi-110001

Sub: Regarding allotment of land on temporary basis for construction of Maujpur to Majlis Park corridor of MRTS project Ph-IV.

Ref: F-14(122)/DMRC/204554225/IAL/DUSIB/D-35 dated 20.05.2020.
DMRC/Land/15/MCD/JP(W)-R K Ashram/4022/2455 dated 24.12.2019.

Sir,

This is in continuation to our letter, as referred above issued in reference to your letter No. DMRC/Land/15/MCD/JP(W)-R K Ashram/4022/2455 dated 24.12.2019 on the subject cited above. In this regard, a demand-cum-offer letter was issued requesting therein to deposit Rs. 16,51,304/- which was deposited by DMRC on 20.06.2020.

I am directed to inform you that the matter has been re-examined by the department in terms of the decision taken in 11th Board meeting held in the year 2014 that the allotment be made at the applicable circle rates as on date with annual ground rent @ 5% per annum on usual terms and conditions subject to acceptance by Audit in due course. It may be noted that the below mentioned circle rates are applicable upto 30.09.2021. The detail of the same is as under:

1.	Area of Land	: 582.90 sqm
2.	Cost of land @ 56,064/-p/sqm (F-3)	: Rs. 9,80,39,117/-(A)
3.	Ground Rent on the cost land @ 5% per annum (for 1 year)	: Rs. 49,01,956/-
4.	G.R. for 4 years	: Rs. 17,57,606/-(B)
5.	Total amount payable (GR only-B)	: Rs. 1,96,07,824/-(C)
6.	Amount deposited by DMRC	: Rs. 16,51,304/-(D)
7.	Net amount payable (C-D)	: Rs. 1,79,56,520/-


Terms and conditions:

1. That the land shall be used only for the purpose mentioned in the subject i.e. for construction of Maujpur to Majlis Park Corridor of MRTS project Phase-IV and not for any other purposes.

2. The ground rent for temporary allotment demanded by DUSIB and deposited by the DMRC is provisional and the difference, if any, is to be paid by the DMRC to DUSIB.
3. The DMRC has to utilise the land allotted and provided only for the specific purpose mentioned in the subject and no commercialisation is permitted in any manner, until the prior permission of DUSIB.
4. That the land should not be transferred / parted with possession wholly or partly to any other organisation / Department.
5. There should be no violation of building bye-laws and deviation in any manner whatsoever for the use of the land allotted for the specific. In case of any violation of terms and conditions, the allotment shall be liable to be cancelled or imposing of the market value of the land upon the DMRC as deems fit by the Competent Authority in this regard.
6. The DMRC shall pay unto the DUSIB the 2 years ground rent, in advance, from the date of handing over the physical possession of the land allotted as per allotment letter so issued after receiving of above demanded amount and completion of all codal formalities.
7. You are also requested to hand over the physical possession after completion of two years from the date of taken over the physical possession and difference of amount, if any, shall be payable accordingly.

You are therefore, requested to give their consent for depositing the aforementioned amount of **Rs. 1,79,56,520/- (Rupees One Crore Seventy Nine Lacs Fifty Six Thousand Five Hundred Twenty Only)**. After receiving of acceptance of the above, the instant matter would be processed further and will be placed before the DUSIB Board for appropriate approval and further by the Govt. of Delhi accordingly.

Yours sincerely,


Dy. Director (IAL)

etc

Account of these lands are treated under a separate account and accounts called "Wazir Account II"

AGENDA ITEM NO. 30/05

REGARDING ALLOTMENT OF LAND TO DMRC ON PERMANENT BASIS AT KHANPUR FOR CONSTRUCTION OF TUGLAKABAD TO AEROCITY CORRIDOR OF MRTS PROJECT PHASE-IV.

1. A letter bearing No. DMRC/Land/15/O/TUG-AER/3116 dated 16.07.2020 of General Manager (Land) DMRC was received wherein DMRC intended to seek allotment of land measuring 987 sqm at Khanpur for construction of Tuglakabad to Aerocity Corridor of MRTS project Phase-IV (**Annexure-A**).

2. The case has been examined and processed in the department for allotment of the land to DMRC.

3. DMRC vide its letter dated 29.01.2021 has provided a copy of HO/TO proceedings between the officials of PWD and DMRC and requested that NOC from PWD is not required for utilization of any land by DMRC (Copy of letter dated 29.01.2021 is annexed herewith as **Annexure-B**).

4. As already decided in 11th Board Meeting in the year 2014 for charging of circle rates instead of institutional rates from DHS (**Annexure-C**).

5. The Finance Wing of DUSIB has computed the cost of land and ground rent for allotment of land measuring 987 sq. mtrs which is as under:-

1.	Area of Land	:	987 sqm
2.	Cost of land @ 36,960/- p/ sqm(F-3)	:	Rs. 10,94,38,560/-
3.	Ground Rent on the cost land @ 2.5% per annum	:	Rs. 27,35,964/-
4.	Total amount payable	:	Rs. 11,21,74,524/-

6. The allotment can be made on the proposed terms and conditions attached herewith as **Annexure-'D'**.

7. The offer letter for ground rent has already been conveyed to DMRC, GNCTD vide letter dated 05.04.2021 and the consent is still awaited from DMRC. (**Annexure-'E'**).

PROPOSAL:

It is proposed that allotment of land measuring 987 sqm be made to Delhi Metro Rail Corporation on permanent basis comprising cost of land and Ground Rent @ 2.5% per annum as per applicable circle rates @ 36960/- per sqm (present circle rates will be applicable upto 30.09.2021 only) by using Factor-3 at Khanpur for construction of Tuglakabad to Aerocity Corridor of MRTS project Phase-IV on usual terms & conditions of allotment as annexed herewith. The possession would be handed over to DMRC after receiving of their consent for depositing of requisitioned amount of Rs. 11,21,74,524/- comprising of cost of land and Ground Rent @ 2.5% per annum for 01 year. The same is placed for the consideration of the Board.



दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/OG/TUG-AER/4022/ 3116

Dated: 16-07-2020

Chief Executive Officer
Delhi Urban Shelter Improvement Board
Punarwas Bhawan, IP Estate
New Delhi - 110002

Diary No. G.P.13
Date 24/7/2020
To the C.E.O. (DUSIB)
G.O.T. of Delhi

Sub: Requirement of Permanent land at Khanpur for construction of Tugalkabad to Aerocity corridor of MRTS Project Phase-IV.

Dear Sir,

DMRC proposes to take up construction of Tugalkabad to Aerocity Section of MRTS project Phase -IV, one pockets of land for construction of viaduct and flyover deck is required on Permanent basis as per the detail given below:

Sl. No.	Location	Agency	Area (in Sqm) Permanent Basis	Basis	Purpose
1.	Khanpur (Jhuggie area)	DUSIB	987	Permanent	Flyover deck construction
Total			987		

Actual area available at site will be reconciled during verification by the officials of DUSIB & DMRC. Allotment can be made based on joint measurement at site.

It is also informed that the subject land is having jhuggies and a request for removal of same has been sent vide this office letter dtd 18.12.2019(copy enclosed)

You are therefore requested to take the necessary action for transfer of the subject land to DMRC on permanent basis for Delhi MRTS Project and send demand note towards the premium, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16.04.1999 of MoUD i.e. on inter-departmental transfer rates.

Thanking you,

Encl: Drawing No DMRC/PH-IV/JHUGGIE/ AREA/2020 DATED 19.03.2020

Yours faithfully

(Signature)

M.K. Shukla
General Manager/Land

There are two more involved. One the allotment of land and relocation of jhuggies thereupon. The issue of allotment of land to DMRC be taken up first, thereafter, premium may be paid. Director for relocation.

30/7/20 DD (Land) [Signature]

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)

Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

MNO 8.4.21

दिल्ली मेट्रो रेल कॉर्पोरेशन लिमिटेड
DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVT. OF INDIA AND GOVT. OF NCT DELHI)

Ann-B

No: DMRC/Land/15/OG/TUG-AER/4024/3490

Dated: 29.01.2021

✓ To.

The Director
Institutional Allotment Land Branch
Delhi Urban Shelter Improvement Board
Room No. C-5, Vikas Kuteer, ITO, New Delhi-110001

R. 9360/CR
05/21/21

Sub: Requirement of permanent land at Khanpur for construction of Tughlakabad to Aerocity Corridor of MRTS Project Phase-IV

Ref: Your office letter no: F-14/148/IAL/DUSIB/204615524/2020/D-178 dated 19.01.2021.

In reference to your above cited letter, it is to inform you that DMRC is constructing common integrated corridor along MB Road from Saket G-Block to Sangam Vihar which has been agreed by the PWD & DMRC. In this connection P.W.D has already handed over the ROW of MB Road to DMRC and construction work is in progress. Copy of handing/ taking over notes is enclosed here with for your reference and record please. Accordingly further NOC from PWD is not required for utilization of any land by DMRC.

In view of above it is requested to allow DMRC for construction in the subject land. An early action is requested in the matter.

Thanking You,

Yours faithfully

Encls: As above

[Signature]
General Manager/Land

Copy to:

1) CPM-6 for information please

11/02/21
DD/11/02

General Manager/Land

[Signature]
15.2.21

AD

[Signature]
8.4.21

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)
Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

-371N
[Redacted]

148. May kindly see the detailed note of the IAL Branch on pre-pages. The BOARD has passed an agenda in the 7th meeting of the DUSIB Board, held in 2012. It was decided as under:

p-247/2 149. Agenda item No. 5, regarding allotment of institutional land to government department and others.

"The Board agreed to the proposal of rates to be charged for different categories of Institutional allotment in DUSIB with the sole exception of land to be allotted to schools of GNCTD. It was decided that in such cases rates as per DDA be charged. The loss of revenue incurred therein shall be compensated by grant in aid by Delhi Govt. All cases of Institutional Allotment shall be placed before the Board for approval before allotment".

p-231/c 150. Thereafter, the Board has passed an agenda in 2014, which is as under:-

"CEO, DUSIB informed the Board that the DHS has requested for allotment of piece of land measuring 2497 sq.mtrs. to Directorate of Health Services (DHS) for construction of the Mother and Child Hospital on free of cost.

Board considered the proposal and resolved that allotment of the piece of land to DHS be made on the basis of circle rates (and not free of cost) as per the approved policy of the Board."

SP
Date 23/02/2021
26/2/2021

151. On perusal of the page-228-229/C, which is the allotment letter issued in the year 2015, it has been seen that the allotment of land was made at the costing computed by the finance wing of the DUSIB on the basis of institutional rates fixed by DDA. It is not known as to how this has been done. This computation was against the decision of the Board taken in 2014.

152. Thereafter, the file was sent to the Hon'ble UD/VC, DUSIB. There was no need to submit the file to the Hon'ble UD/VC, DUSIB.

153. It is pertinent to mention here that the Delhi Government has not been giving any grant-in-aid to the DUSIB, but it is given as a loan to the DUSIB.

603
24/2/2021

154. In my opinion, keeping in view of the above, the DUSIB should follow the decision taken in the Board Meeting held in 2014 for circle rates and a letter may be sent to the DHS to pay the balance amount as per Circle Rates, if agreed. A letter indicating therein about the clear cut about the rates to be charged in view of the Board decision. The allotment in the present case is not made by the appropriate authority.

155. Submitted for consideration and further orders please.

23/02/21
(P.K. JHA)

Member (Admin.)

VINAY KUMAR, IAS
Member (Administration)

DIRECTOR (IAL)

P. K. JHA
Director

CEO

24/2 →

MMO
24.2.21

28/11
204162676
DPC New Delhi

(58) As approved by the DUSIB Board,
para (154) may be approved.

Am
25/2
Vijay Kumar Bidhuri, IAS
Chief Executive Officer

V.C DUSIB / Hanif Moud

SKJ
25.2.21
CEO
SATYENDAR JAIN
Minister of Home, Health, Industries,
PWD, Power, UD, (G&W) and Water
Govt. of NCT of Delhi,
702-A, Delhi Secretariat, I.P. Estate,
New Delhi-110002

M/A

Am
25/2

Vijay Kumar Bidhuri, IAS
Chief Executive Officer

U
2/3
VINAY KUMAR, IAS
Member (Administration)

BFO

FO DY/CA I

9
3/03/21

MMF
S.L.21

TERMS AND CONDITIONS

1. That the land shall be used only for the purpose mentioned in the subject i.e. for construction of Tuglakabad to Aerocity Corridor of MRTS project Phase-IV and not for any other purposes.
2. The ground rent for temporary allotment demanded by DUSIB and deposited by the DMRC is provisional and the difference, if any, is to be paid by the DMRC to DUSIB.
3. The DMRC has to utilise the land allotted and provided only for the specific purpose mentioned in the subject and no commercialisation is permitted in any manner, until the prior permission of DUSIB.
4. That the land should not be transferred / parted with possession wholly or partly to any other organisation / Department.
5. There should be no violation of building bye-laws and deviation in any manner whatsoever for the use of the land allotted for the specific. In case of any violation of terms and conditions, the allotment shall be liable to be cancelled or imposing of the market value of the land upon the DMRC as deems fit by the Competent Authority in this regard.
6. The DMRC shall pay unto the DUSIB the yearly ground rent as mentioned in this letter within the period of 07 days from the date of handing over the physical possession of the land allotted as per allotment letter so issued after receiving of above demanded amount and completion of all codal formalities.

Ann-E

DELHI URBAN SHELTER IMPROVEMENT BOARD
Govt of NCT of Delhi
VIKAS KUTEER, ITO, NEW DELHI-110002

No:- F-14/148/DMRC/204615524/IAL/DUSIB/D-236 Dated: 5/4/21

To,

The General Manager (Land)
Delhi Metro Rail Corporation Ltd.
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road, New Delhi-110001

Sub: Regarding provision demand-cum-offer letter for allotment of land on permanent basis at Khanpur for construction of Tuglakabad to Aerocity Corridor of MRTS project Phase-IV.

Ref: DMRC/Land/15/O/TUG-AER/3116 dated 16.07.2020.

Sir,

This has reference to your letter No. DMRC/Land/15/O/TUG-AER/3116 dated 16.07.2020 on the subject cited above. In this regard, I am directed to inform you that the matter has been examined by the department and it has been decided to allot the area measuring 987 sqm on permanent basis at the applicable circle rates as on date with annual ground rent @ 2.5% per annum on usual terms and conditions subject to acceptance by Audit in due course. It may be noted that the below mentioned circle rates are applicable upto 30.09.2021. The detail of the same is as under:

1. Area of Land	:	987 sqm
2. Cost of land @ 36,960/- p/sqm(F-3)	:	Rs. 10,94,38,560/-
3. Ground Rent on the cost land @ 2.5% per annum	:	Rs. 27,35,964/-
4. Total amount payable	:	Rs. 11,21,74,524/-

Terms and conditions:


1. That the land shall be used only for the purpose mentioned in the subject i.e. for construction of Tuglakabad to Aerocity Corridor of MRTS project Phase-IV and not for any other purposes.
2. The cost of land and ground rent demanded by DUSIB and deposited by the DMRC is provisional and the difference is to be paid by the DMRC to DUSIB.
3. The DMRC has to utilise the land allotted and provided only for the specific purpose mentioned in the subject and no commercialisation is permitted in any manner, until the prior permission of DUSIB.


MME
8.4.21

4. That the land should not be transferred / parted with possession wholly or partly to any other organisation / Department.
5. There should be no violation of building bye-laws and deviation in any manner whatsoever for the use of the land allotted for the specific. In case of any violation of terms and conditions, the allotment shall be liable to be cancelled or imposing of the market value of the land upon the DMRC as deems fit by the Competent Authority in this regard.
6. The DMRC shall pay unto the DUSIB the yearly ground rent as mentioned in this letter within the period of 07 days from the date of handing over the physical possession of the land allotted as per allotment letter so issued after receiving of above demanded amount and completion of all codal formalities.

You are therefore, requested to deposit the aforementioned amount of **Rs. 11,21,74,524/- (Rupees Eleven Crores Twenty One lacs Seventy Four Thousand Five Hundred and Twenty four Only)** through Bank Draft in favour of DUSIB at DDA S&JJ Branch, Vikas Kuteer of Central Bank of India, ITO, New Delhi-110002 in Bank Account No. 3086234857 of DUSIB. After receiving of amount as well as acceptance of the above, the instant matter would be processed further and will be placed before the DUSIB Board for appropriate approval and further by the Govt. of Delhi accordingly.

Yours sincerely,


Dy. Director (IAL)
ok


8.6.21

AGENDA ITEM NO. 30/06

REGARDING EX-POST FACTO APPROVAL FOR ALLOTMENT OF LAND MEASURING 27 SQM ON PERMANENT BASIS AT RAJOURI GARDEN TO DMRC.

1. A request bearing No. DMRC/Land/15/MKP-YV/1344/99 dated 02.06.2011 was received from DMRC allotment of land measuring 7293 sqm on permanent basis at Rajouri Garden (Mall) for construction of Mukundpur-Yamuna Vihar corridor of Delhi MRTS Project, Phase-III (**Annexure-A**).
2. On conducting joint inspection of DMRC and DUSIB officials, DMRC sent afresh request bearing No. DMRC/Land/15/MKP-YV/1344/825 dated 12.10.2012 requesting therein that the allotment may be made for an area measuring 1634.28 sqm on permanent basis. (**Annexure-B**).
3. On third occasion, DMRC has modified for allotment of land measuring 1607.28 sqm on temporary basis for 03 years and 27 sqm of area on permanent basis and requested for allotment of the land as above (**Annexure-C**).
4. Accordingly, calculation was made and duly checked by Finance for both the areas i.e. 1607.28 sqm as temporary allotment for 2 years which comes to Rs. 11,92,140/- and 27 sqm as permanent allotment which comes to Rs. 2,05,272/- comprising of Rs. 2,00,265/- cost of land and Rs. 5,007/- p.a.
5. At the time of issuance of demand notice bearing No. DD/IAL/DUSIB/2014/MRTS/D-363 dated 01.08.2014, a demand was raised from DMRC only for temporary allotment of an area measuring 1607.28 sqm (**Annexure-D**).
6. DMRC had deposited only the cost of land amounting to Rs. 8,70,63,503/- vide letter No. DMRC/Land/15/MKP-YV/1344/1065 dated 05.08.2014 alongwith detail of payment (**Annexure-E**).
7. The agenda was placed before the 10th meeting of DUSIB vide agenda item No. 10/4 held on 25.06.2014 and the minutes circulated on 16.07.2014 for allotment of land pockets to DMRC. The detail of land pockets, which were placed before the Board meeting and approved thereof is annexed herewith as (**Annexure-F**).

8. The possession of the land measuring 1607.28 sqm was given on 25.09.2014 allotted on temporary basis for 02 years to DMRC. Besides this, possession of 27 sqm was also handed over to DMRC by the official of DUSIB on permanent basis on 25.09.2014 whereas neither the matter was placed before the 10th DUSIB Board meeting nor the allotment letter was issued by this department for allotment of land measuring 27 sqm on permanent basis. It is worthwhile to mention here that DMRC has taken over the possession of 27 sqm of land on permanent basis on 25.09.2014 without depositing any amount by DMRC which is not acceptable to this department.

9. The matter was forwarded to Finance and they have examined the case and computed the amount which is as under:-

1.	Area of Land	: 27 sqm
2.	Cost of Circle rates (F-3)@127680/- (w.e.f. 25.09.2014 - CAT-D)	: Rs.1,03,42,080/-(A)
3.	G.R. 2.5% p.a. of cost of cost as per circle rates	: Rs. 2,58,552/-(B)
4.	Ground rent w.e.f. 25.09.2014 to 24.09.2021(7 years)	: Rs. 18,09,864/-(C)
5.	Total A+C	: Rs. 1,21,51,944/-

10. The formal allotment is required to be made on the proposed terms and conditions attached herewith as (**Annexure-'G'**).

11. The offer letter for ground rent has already been conveyed to DMRC, GNCTD vide letter dated 05.04.2021 and the reply is still awaited. (**Annexure-'H'**).

PROPOSAL:

As the proposal for allotment of land measuring 27 sqm on permanent basis at Rajouri Garden (Mall) was not placed before the 10th Board meeting, it is proposed that ex-post-facto approval is required for allotment of land measuring 27 sqm Delhi Metro Rail Corporation on permanent basis comprising of cost of

land and Ground Rent @ 2.5% per annum as per applicable circle rates @ 127680/- per sqm on the basis of circle rates w.e.f. 23.09.2014 by using Factor-3 at Rajouri Garden (Mall) for construction of Mukundpur-Yamuna Vihar corridor of Delhi MRTS Project, Phase-III with retrospective effect on usual terms & conditions of allotment as annexed herewith which comes to Rs. 1,21,51,944/- (Rs. 1,06,42,080/- towards cost of land and Rs, 18,09,864/- towards GR for 07 years w.e.f. 25.09.2014 to 24.09.2021. The possession had already handed over to DMRC on 25.09.2014. The same is placed for the consideration and ex-post-facto approval of the Board.

Anu-A

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०

DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No DMRC/Land/15/OG/MKP-YV/1342/99

02.06.2011

Chief Executive Officer,
Delhi Urban Shelter Development Board,
Punerves Kutir, ITO
New Delhi-110002

Sub: Requirement of one pocket DUSDB land at Rajouri Garden Metro Station on permanent basis for construction of Mukund Pur-Yamuna Vihar corridor (Line-7) of Delhi MRTS Project. Phase-III.

Sir,

DMRC has taken up construction of Mukund Pur - Yamuna Vihar corridor of Delhi MRTS Project, Phase-III. One pocket of land measuring 7293 Sqm, is required on permanent basis as shown below:

S.No.	Location of land	Area (Sqm)	Basis	Purpose
1	Rajouri Garden Pocket B	7293	Permanent	Metro station

Actual area available at site for transfer will be reconciled during verification by the officials of DUSDB and DMRC. Allotment can be made on the basis of area jointly measured at site.

You are therefore, requested to take necessary action for transfer of above land on permanent basis for Delhi MRTS Project and send demand note towards the premium of land, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16/04/1999 of MOUD i.e. at inter-departmental transfer rates (copy enclosed).

Thanking you.

Yours faithfully,

Encls As above

(P. S. Chauhan)
Chief Engineer/General

Copy for information and necessary action to:

- 1 Dy Commissioner (MRTS), Transport Department, GNCTD, Delhi-110054.
- 2 Director, IL, Delhi Urban Shelter Development Board, Punerves Kutir, ITO New Delhi-110002.

Chief Engineer/General

PLB SPK
AD/GA
4/8/11

Please accompany
with the DD (1A1) on 10/8/11.
As discussed terminal
spend in stated task +
for which already been sur-
DUSDB for confirmation of land
AD/GA
- 21 -

मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001
Bnawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001



दूरभाष Tel. : 23417910/12
फैक्स Fax : 23417921

51/C
ANN-B

दिल्ली मेट्रो रेल कॉर्पोरेशन लि DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/OGMKP-YV/1342/825

20
G-1761 12.10.2012

Chief Executive Officer
Delhi Urban Shelter Improvement Board
Punarwas Bhavan, ITO
New Delhi 110002

18/10/12
R-6986/m(A)/12
19/10/12

Subject : Requirement of one pocket DUSIB land at Rajouri Garden Metro Station on permanent basis for construction of Mukundpur - Yamuna Vihar corridor (Line 7) of Delhi MRTS Project, Phase III
Reference : Our letter DMRC/Land/15/OG/MKP-YV/1342/708 dated 23.12.2011

Dear Sir,

With the above reference it is informed that joint site inspection has been carried out by DMRC and DUSIB officials. Requirement of land has been modified as per the observations made during site inspection. As per the revised requirement an area of land measuring 1634.28 sqm is required on permanent basis for construction of metro station. Copy of the land plan is enclosed herewith.

It is, therefore, requested to take necessary action for allotment of the land at the earliest.

Thanking you,

Yours faithfully,

Manoj
12/10/12
(P S Chauhan)
Chief Engineer/Gen.

Encl.: as above

Copy for information and necessary action to:

1. By Commissioner (MRTS), Transport department, C/N CTO Delhi-110054

CEO (DUSIB)

~~Dir (Land)~~ (A) - on leave

Dir (Land)

PK
Tinn
found
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MID STATE
4
27/10/12
HC STAFF
31/10/12

R-1030/AD (MRTS)/12
R-803/AD (MRTS)/12
20.10.12

दिल्ली मेट्रो रेल कॉर्पोरेशन लि DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/OGMKP-YV/1344/962

(2P)
G-2107
10/12/12
10.12.2012

Director (IAL)
Delhi Urban Shelter Improvement Board
Punarwas Bhavan, ITO
New Delhi 110002

Date: 10/12/12
Office: (DUSIB)
G.N.C.T. of Delhi

- Subject : Requirement of one pocket DUSIB land at Rajouri Garden Metro Station on permanent basis for construction of Mukundpur - Yamuna Vihar corridor (Line 7) of Delhi MRTS Project, Phase III
- Reference : (i) Our letter DMRC/Land/15/OG/MKP-YV/1344/708 dated 23.12.2011
(ii) Our letter DMRC/Land/15/OG/MKP-YV/1344/825 dated 12.10.2012

Dear Sir,

With the above references and discussions held in the chamber of Director (IAL), DUSIB it is informed that land requirement of 1634.28 sqm on permanent basis has been modified. As per the modified requirement the land on which piers will be erected is being requisitioned on permanent basis and the land below the proposed viaduct on temporary basis for 3 years

Accordingly, it is requested that 27 sqm land on which piers are to be erected be transferred on permanent basis and the balance land measuring 1607.28 sqm be allotted/NOC issued for construction period on temporary basis (drawing enclosed)

Thanking you,

Thanking you,

Yours faithfully,

(P S Chauhan)
Chief Engineer/Gen.

Encl.: as above

del
10.12.12

Copy to Chief Executive Officer, Delhi Urban Shelter Improvement Board, Punarwas Bhavan, ITO, New Delhi 110002.

Member(A)

Dir (Land) IA

Chief Engineer/Gen.

for initiation

PA
18/12/12

HCC (IA)

18/12/12

18/12/12

18/12/12
Ad (IA)

R-7575 2P
11/12/12
R-713/CIAL/2.12
12/12/2.12
Director Administration
Delhi Urban Shelter Improvement Bd.

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DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
INSTITUTIONAL ALLOTMENT LAND BRANCH

No.DD/IAL/DUSIB/2014/MRTS/D-363

Dated: 01/8/2014

To
The Chief Engineer/General,
Delhi Metro Rail Corporation Ltd.
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road,
New Delhi-110001.

Ref : DMRC/Land/15/OG/MKP-YV/1342/555 dated 11.10.2011.
DMRC/Land/15/OG/MKP-YV/1344/78 dated 03.03.2014.
DMRC/Land/15/OG/MKP-YV/1344/789 dated 26.09.2012.
DMRC/Land/15/OG/MKP-YV/1344/255 dated 03.05.2013
DMRC/Land/15/OG/MKP-YV/1344/968 dated 10.12.2012.
DMRC/Land/15/OGMKP-YV/1344/966 dated 10.12.2012.

Sub: Allotment of DUSIB Land to DMRC.

Sir,

Kindly refer to the references as cited above.

In this regard, I am directed to inform that the Delhi Urban Shelter Improvement Board in its 10th meeting held on 25.06.2014 has approved the following proposals to allot land to DMRC on the basis of inter-departmental rates as per details given below :

Land Allotment on permanent basis.

S.No.	Name of Agency	Locality	Area sq.mtr.	Land use as per the LOP	Cost of Land on inter-departmental rates basis	Ground Rent @ 2.5% p.a. on inter-departmental rates
1	DMRC	GT Road Seelampur	953.00	Petrol Pump	70,68,514	1,76,713
2	DMRC	Trilokpur	11,138.83	Residential	8,26,18,077	20,65,450
3	DMRC	Shakurpur	1211.80	Green to CNG	89,88,065	2,24,702
4	DMRC	Sarai Kalekhan	337.00	Green /Housing	24,99,570	62,490
5	TOTAL		13640.63		10,11,74,166	25,29,355

Contd....2/

(2)

17/11

84/C

Land Allotment on temporary basis (For 02 years)

S.No.	Name of Agency	Locality	Area in sq.mtr.	Land use as per the LOP	Cost of Land as per Inter-departmental rates	Ground Rent @ 5% p.a. On inter-departmental rates (for 2 yrs.)
1.	DMRC	Rajouri Garden.	701.14	Petrol Pump	52,00,438	2,60,022 x 2 = 5,20,044
2.	DMRC	Rajouri Gdn.(Mall)	1607.28	Green	1,19,21,390	5,96,070 x 2 = 11,92,140
3.	DMRC	SaraiKalekhan	2895.00	Residential	2,14,72,560	10,73,628 x 2 = 21,47,256
TOTAL			5203.42		3,85,94,388	38,59,440

You are, therefore, requested to make a total payment of Rs. 10, 75, 62,961/- (Rs. Ten crore seventy five lacs sixty two thousand nine hundred sixty one only) which includes Rs. 10, 11, 74,166/- as cost of land on inter departmental rates alongwith Ground Rent of Rs.25, 29,355/- and Ground Rent of Rs. 38, 59,440/- for allotment on temporary basis in favour of Delhi Urban Shelter Improvement Board immediately. so that further action can be initiated in the matter concerned.

Ke...
11/8/14

Kamal Malhotra
11/8/14

(KAMAL MALHOTRA)
DIRECTOR (AM)

9
11/8/14

ANN-E

66/c दूरभाष Tel. : 23417910/1
फैक्स Fax : 23417921



दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/OG/MKP-YV/1344/1065

Dated: 05.08.2014

The Director (AM)
DUSIB
Punarwas Bhawan
Delhi 110002

2P+1
Director (A&M) DUSIB
Diary No. 1834
Date 05/08/14

Sub : Allotment of DUSIB land to DMRC

Ref : No. DD/IAL/DUSIB/2014/MRTS/D-363 dated 01.08.2014

724
6/8/14

2P+1 ch.
1-3643/AD(MR)
06/8/14

Sir,

With reference to above letter and subject please find enclosed herewith the Cheque No. 007918 dated 05.08.2014 in favour of 'DUSIB' amounting Rs. 8,70,63,503/- (Rupees eight crore seventy lacs sixty three thousand five hundred three only) being the premium of permanent land and lease rent of temporary land. The details are enclosed as Annexure - I.

An amount of Rs 2,04,96,600/- has been paid earlier vide Cheque No. 007914 dated 14.03.2014 has been deducted from the total payable amount.

It is requested to handover the possession of the land at the earliest.

Thanking you,

*Most Immediate
Deposit the check today
- itself -*

Encl : As above

Yours faithfully
(Signature)
Sanjeev Malik
AGM/Lan.

*Received by Indira Singh
No. 12/10/16/8/14
d. 87063503/ (06/8/14)
6/8/14
Acc (AM)
AD (AL)*

*578
DD (AM)
As per directions above
AD (AM)
BFO
AD (HR)
6/8/14
Acc (AM)
6/8/14*

65/e

Annexure - I

Locality	Area in Sqm	Cost of land in Rs	Ground rent in Rs@ 2.5% PA on interdepartmental rate	Basis
GT Road Seelampur	953.00	7068514.00	176713.00	Permanent
Trilokpuri rehabilitation plot	11138.83	82615159.00	2065450.00	Permanent
Shakarpur	1211.80	8988065.00	224702.00	Permanent
Sarai Kale Khan	337.00	2499570.00	62490.00	Permanent
Rajouri Garden	701.14	520044.00		Temporary for 02 years
Rajouri Garden	1607.28	1192140.00		Temporary for 02 years
Sarai Kale Khan	2895.00	2147256.00		Temporary for 02 years
Total		105030748.00	2529355.00	

Grand Total = 10,75,60,103.00

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प्रोग्राम नंबर 818-60 किताबे, प्रत्येक में 100x70 पृष्ठ-28-10-2013

अध्याय 4, खण्ड 23(1)

दिल्ली शहरी आश्रय सुधार बोर्ड
(दिल्ली सरकार)

क्रमांक

आवृत्ति जमा रसीद

12404

आज श्री Delhi Metro Rail Corporation Ltd. through AM
पत्ना Metro Bhawan, Barakhamba Rd. NEW Delhi से दि.श.आ.सु.बोर्ड, दिल्ली सरकार के लिए नीचे उल्लिखित राशि प्राप्त हुई है और इसे उसके खाते में जमा करा दिया जाएगा :-

मांग व समाहरण पंजीका संख्या	भुगतान का ब्योरा	रुपये	पैसे
अ. नं. 10/1/17/11/11/11	अंतिम 20 दिनों में 1000000000 नं. 009418 की सहायता से ICICI बैंक पर बैंक सेवन एवं प्रकृत प्रोग्राम के अंतर्गत बैंक सेवन का पत्र सं. 2016/11/11/11	87063503	00
योग (शब्दों में)	अंतिम 20 दिनों में 1000000000	87063503	00

भुगतान की तिथि
दैनिक आरोही योग 6/11/11
(कॉलम 1 तथा दैनिक योग के कॉलम को केवल रिकॉर्ड वाली कार्बन की प्रति से ही भरना चाहिए।)

रसीद जारीकर्ता (अधिकारी के हस्ताक्षर)

Ann-F

70pc
25/10

Agenda: No.

Subject Allotment of DUSIB Land to Delhi Metro Rail Corporation Ltd. (DMRC).

The DUSIB has received 07 (seven) proposals from Delhi Metro Rail Corporation for allotment of land and out of these 04(four) proposal relate to permanent allotment of land and 03 (three) proposals relate to temporary allotment of land for two years.

The information in respect of 04(four) cases for allotment of land to DMRC on permanent basis is given below:

S.N	Name of Agency	Locality	Area in sq.mtr.	Land use as per the LOP	Cost of Land on circle rates basis	Cost of Land on inter-departmental rates basis	Ground Rent @ 2.5% p.a. on Circle rate/inter-departmental rates
1.	DMRC	GT Road Seelampur	953.00	Petrol Pump	11,00,71,500	70,68,514	27,51,788 / 1,76,713
2.	DMRC	Trilokpuri	11,138.83	Residential	42,88,44,955	8,26,18,017	1,07,21,124 / 20,65,450
3.	DMRC	Shakurpur	1211.80	Green to CNG	21,23,07,360	89,88,065	53,07,684 / 2,24,702
4.	DMRC	SaraiKalekhan	337.00	Green /Housing	3,89,23,500	24,99,570	9,73,088 / 62,490
5.	TOTAL		13640.63		79,01,47,315	10,11,74,166	1,97,53,684 / 25,29,355

The information in respect of 03 (three) cases of allotment of land to DMRC on temporary basis for years is detailed below:

S.N	Name of Agency	Locality	Area in sq.mtr.	Land use as per the LOP	Cost of Land on circle rate	Cost of Land as per inter-departmental rates	Ground Rent @ 5% p. On Circle rates/Inter-department rates
1.	DMRC	Rajouri Garden	701.14	Petrol Pump	22,38,03,888	52,00,438	1,11,90,195 / 2,60,022
2.	DMRC	Rajouri Gdn (Mall)	1607.28	Green	51,30,43,800	1,19,21,390	2,56,52,190 / 5,96,070
3.	DMRC	SaraiKalekhan	2895.00	Residential	33,43,72,500/	2,14,72,560	1,67,18,625 / 10,73,628
	TOTAL		5203.42		1,07,12,20,188	3,85,94,388	5,35,61,010 / 19,29,72

TERMS AND CONDITIONS

1. That the land shall be used only for the purpose mentioned in the subject i.e. for construction at Rajouri Garden (Mall) for construction of Mukundpur-Yamuna Vihar corridor of Delhi MRTS Project, Phase-III and not for any other purposes.
2. The ground rent for temporary allotment demanded by DUSIB and deposited by the DMRC is provisional and the difference, if any, is to be paid by the DMRC to DUSIB.
3. The DMRC has to utilise the land allotted and provided only for the specific purpose mentioned in the subject and no commercialisation is permitted in any manner, until the prior permission of DUSIB.
4. That the land should not be transferred / parted with possession wholly or partly to any other organisation / Department.
5. There should be no violation of building bye-laws and deviation in any manner whatsoever for the use of the land allotted for the specific. In case of any violation of terms and conditions, the allotment shall be liable to be cancelled or imposing of the market value of the land upon the DMRC as deems fit by the Competent Authority in this regard.
6. The DMRC shall pay unto the DUSIB the yearly ground rent as mentioned in this letter within the period of 07 days from the date of handing over the physical possession of the land allotted as per allotment letter so issued after receiving of above demanded amount and completion of all codal formalities.

Ann-H
27/9/2021

DELHI URBAN SHELTER IMPROVEMENT BOARD
Govt of NCT of Delhi
VIKAS KUTEER, ITO, NEW DELHI-110002

No:- F-14(23)/IA/Land/JJ/2011/DUSIB/204203289/D234 Dated: 5/09/2021

To,

The General Manager (Land)
Delhi Metro Rail Corporation Ltd.
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road, New Delhi-110001

Sub: Regarding demand letter for allotment of land measuring 27 sqm on permanent basis at Rajouri Garden.

Ref: DD/IAL/DUSIB/2014/MRTS/D-363 dated 01.08.2014.

Sir,

This is in continuation to our letter, as referred above vide which allotment of land was made on permanent as well as temporary basis including the allotment of land measuring 1607.28 sqm at Rajouri Garden. The possession of the land measuring 1607.28 sqm was given on 25.09.2014 on payment of Rs.11,92,140/- towards ground rent for 2 years.

In this connection, it is informed that neither allotment letter was issued by this department for allotment of land measuring 27 sqm on permanent basis and nor any amount was deposited by DMRC. On revealing of the records, it is noticed that DMRC has taken over the possession of 27 sqm of land on permanent basis on 25.09.2014, which is not acceptable to this department.

The matter has now been re-examined by the department and found that DMRC is liable to pay the cost of land on circle rates basis for the land measuring 27 sqm as already decided in 11th Board's meeting with annual ground rent @ 2.5% per annum, on usual terms and conditions subject to acceptance by Audit in due course. The detail of the same is as under:

- | | | |
|----|---|------------------------|
| 1. | Area of Land | : 27 sqm |
| 2. | Cost of Circle rates (F-3)@127680/-
(w.e.f. 25.09.2014 - CAT-D) | : Rs.1,03,42,080/- (A) |
| 3. | G.R. per annum as per circle rates | : Rs. 2,58,552/- (B) |
| 4. | Ground rent w.e.f. 25.09.2014 to
24.09.2021(7 years) | : Rs. 18,09,864/- (C) |
| 5. | Total A+C | : Rs. 1,21,51,944/- |


Terms and conditions:

1. That the land shall be used only for the purpose mentioned in the subject and not for any other purposes whatsoever.

- 92/C
2. The ground rent for allotment demanded by DUSIB and deposited by the DMRC is provisional and the difference, if any, is to be paid by the DMRC to DUSIB.
 3. The DMRC has to utilise the land allotted and provided only for the specific purpose mentioned in the subject and no commercialisation is permitted in any manner, until the prior permission of DUSIB.
 4. That the land should not be transferred / parted with possession wholly or partly to any other organisation / Department.
 5. There should be no violation of building bye-laws and deviation in any manner whatsoever for the use of the land allotted for the specific. In case of any violation of terms and conditions, the allotment shall be liable to be cancelled or imposing of the market value of the land upon the DMRC in case of the violation of terms and conditions as deems fit by the Competent Authority in this regard.
 6. The DMRC shall pay unto the DUSIB the ground rent, from the date of handing over the physical possession of the land allotted as per allotment letter so issued after receiving of above demanded amount and completion of all codal formalities.

You are therefore, requested to give their consent for depositing the aforementioned amount of **Rs. 1,21,51,944/- (Rupees One Crore Seventy Nine Lacs Fifty Six Thousand Five Hundred Twenty Only)**. After receiving of acceptance of the above, the instant matter would be processed further and will be placed before the DUSIB Board for appropriate approval and further by the Govt. of Delhi accordingly.

Yours sincerely,


5.4.21

Dy. Director (IAL)



AGENDA ITEM NO. 30/07

REGARDING ALLOTMENT OF TEMPORARY LAND TO DMRC BETWEEN MANGOLPURI AND WEST ENCLAVE FOR METRO PHASE-IV CORRIDOR FROM JANAKPURI WEST TO MAJLIS PARK.

1. A request bearing No. DMRC/Land/15/MCD/JP(W)-R K Ashram/4022/2455 dated 24.12.2019 received from DMRC for allotment of land measuring 104.50 sqm on temporary basis between Mangolpuri and West Enclave for Metro Phase-IV corridor from Janakpuri West to Majlis Park **(Annexure-A)**.

2. The case has been examined and processed in the department for allotment of the land to DMRC.

3. As already decided in 11th Board Meeting in the year 2014 for charging of circle rates instead of institutional rates from DHS **(Annexure-B)**.

4. The Finance Wing of DUSIB has computed the cost of land and ground rent for allotment of land measuring 104.50 sq. mtrs which is as under:

1.	Area of Land	:	104.50 sqm
2.	Cost of land @ 56,064/-p/sqm (F-3)	:	Rs. 1,75,76,064/-(A)
3.	Ground Rent on the cost land	:	
	@ 5% per annum (for 1 year)	:	Rs. 8,78,803/-
4.	G.R. for 2 years	:	Rs. 17,57,606/-(B)
5.	Total amount payable (GR only-B)	:	Rs. 17,57,606/-

5. The allotment can be made on the proposed terms and conditions attached herewith as **Annexure-'C'**.

6. The offer letter for ground rent has already been conveyed to DMRC, GNCTD vide letter dated 05.04.2021 and further action /reply from DMRC is still awaited. **(Annexure-'D')**.

PROPOSAL:

It is proposed that allotment of land measuring 104.50 sqm be made to Delhi Metro Rail Corporation on temporary basis for 02 years comprising of Ground rent @ 5% per annum as per applicable circle rates @ 56064/- per sqm (circle rates are applicable upto 30.09.2021 only) by using Factor-3 between Mangolpuri and West Enclave for Metro Phase-IV corridor from Janakpuri West to Majlis Park on usual terms & conditions of allotment as annexed herewith. The possession would be handed over to DMRC after receiving of their consent and on deposit of requisitioned amount of Rs. 17,57,606/- comprising of Ground Rent @ 5% per annum for 02 years. The land will be retrieved after a period of 02 years. The same is placed for the consideration of the Board.



दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
 (A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

CIN No. U74899DL1995GO1068150

दूरभाष Tel.: 23417910/12
 फैक्स Fax : 23417921

No. DMRC/Land/15/MCD/JP(W)-R.K. Ashram/4022/ 2155

Dated: 24.12.2019

Chief Executive Officer
 Delhi Urban Shelter Improvement Board
 Punarwas Bhawan, IP Estate
 New Delhi - 110002

R-9253/CRD-2
 30/12/19

Sub: Requirement of temporary land for Metro Phase-IV corridor from Janakpuri West to
 Majlis Park.
 Ref: No. DMRC/Land/15/MCD/JP(W) - R.K. Ashram/4022/2072 dated 13.08.2019

Dear Sir,

In connection with the above subject please refer the above noted letter (photocopy attached herewith for ready reference). The work on this corridor has already been started. It is again requested so kindly issue working permission in the said pocket. The details are as below:-

Sl. No.	Location	Agency	Area (in Sqm) Permanent Basis	Basis	Purpose
1.	Between Mangolpuri & West Enclave (MP(T)-35)	DUSIB	104.50	Temporary	Viaduct
	Total		104.50		

Actual area available at site will be reconciled during verification by the officials of MCD & DMRC Allotment can be made on the basis of joint measurement at site.

Thanking you,

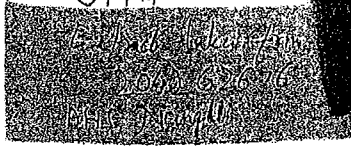
Yours faithfully

(M.K. Shukla)
 General Manager/Land

Copy to:- CPM-2 for information

General Manager/Land

-371N



148. May kindly see the detailed note of the IAL Branch on pre-pages. The BOARD has passed an agenda in the 7th meeting of the DUSIB Board, held in 2012. It was decided as under:

p-247/c

149. Agenda item No. 5, regarding allotment of institutional land to government department and others.

"The Board agreed to the proposal of rates to be charged for different categories of Institutional allotment in DUSIB with the sole exception of land to be allotted to schools of GNCTD. It was decided that in such cases rates as per DDA be charged. The loss of revenue incurred therein shall be compensated by grant in aid by Delhi Govt. All cases of Institutional Allotment shall be placed before the Board for approval before allotment."

p-331/c

150. Thereafter, the Board has passed an agenda in 2014, which is as under:-

"CEO, DUSIB informed the Board that the DHS has requested for allotment of piece of land measuring 2497 sq.mtrs. to Directorate of Health Services (DHS) for construction of the Mother and Child Hospital on free of cost.

Board considered the proposal and resolved that allotment of the piece of land to DHS be made on the basis of circle rates (and not free of cost) as per the approved policy of the Board."

Diary/Respt No. 57/1
Date 23/02/21
26/2/2021

151. On perusal of the page-228-229/C, which is the allotment letter issued in the year 2015, it has been seen that the allotment of land was made at the costing computed by the finance wing of the DUSIB on the basis of institutional rates fixed by DDA. It is not known as to how this has been done. This computation was against the decision of the Board taken in 2014.

152. Thereafter, the file was sent to the Hon'ble UD/VC, DUSIB. There was no need to submit the file to the Hon'ble UD/VC, DUSIB.

153. It is pertinent to mention here that the Delhi Government has not been giving any grant-in-aid to the DUSIB, but it is given as a loan to the DUSIB.

23/2/21
24/2/21

154. In my opinion, keeping in view of the above, the DUSIB should follow the decision taken in the Board Meeting held in 2014 for circle rates and a letter may be sent to the DHS to pay the balance amount as per Circle Rates, if agreed. A letter indicating therein about the clear cut about the rates to be charged in view of the Board decision. The allotment in the present case is not made by the appropriate authority.

155. Submitted for consideration and further orders please.

23/02/21
(P.K. JHA)

DIRECTOR(IAL)

Member(Admn.)

VINAY KUMAR, IAS
Member (Administration)

P. K. JHA
Director

CEO

24/2 →

28/11

~~Extract taken from
2013-2014
DIPIC New Delhi~~

158

As approved by the DUSIB Board,
para 154 may be approved.

Am
25/2
Vijay Kumar Bidhuri, IAS
Chief Executive Officer

V.C DUSIB / Hanish Moud

Am
25.2.17
SATYENDAR JAIN
Minister of Home, Health, Industries,
PWD, Power, UD, IRPS and P&T
Govt. of NCT of Delhi,
709-A, Delhi Secretariat, L.P. Estate,
New Delhi-110002

~~M/11~~

Am
25/2
Vijay Kumar Bidhuri, IAS
Chief Executive Officer

Am
2/3
VINAY KUMAR, IAS
Member (Administration)

BFO

Am
DY/CA I

Am
3/03/21

Am

TERMS AND CONDITIONS

1. That the land shall be used only for the purpose mentioned in the subject i.e. for Metro Phase-IV corridor from Janakpuri West to Majlis Park and not for any other purposes.
2. The ground rent for temporary allotment demanded by DUSIB and deposited by the DMRC is provisional and the difference, if any, is to be paid by the DMRC to DUSIB.
3. The DMRC has to utilise the land allotted and provided only for the specific purpose mentioned in the subject and no commercialisation is permitted in any manner, until the prior permission of DUSIB.
4. That the land should not be transferred / parted with possession wholly or partly to any other organisation / Department.
5. There should be no violation of building bye-laws and deviation in any manner whatsoever for the use of the land allotted for the specific. In case of any violation of terms and conditions, the allotment shall be liable to be cancelled or imposing of the market value of the land upon the DMRC as deems fit by the Competent Authority in this regard.
6. The DMRC shall pay unto the DUSIB the 4 years ground rent, in advance, from the date of handing over the physical possession of the land allotted as per allotment letter so issued after receiving of above demanded amount and completion of all codal formalities.

Annex-D
28/c

DELHI URBAN SHELTER IMPROVEMENT BOARD
Govt of NCT of Delhi
VIKAS KUTEER, ITO, NEW DELHI-110002

No: F-14/140/DMRC/204602408/IAL/DUSIB/D-235 Dated: 05/04/2021

To,

The General Manager (Land)
Delhi Metro Rail Corporation Ltd.
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road, New Delhi-110001

Sub: Regarding allotment of temporary land to DMRC for Metro Phase-IV corridor from Janakpuri West to Majlis Park.

Ref: DMRC/Land/15/MCD/JP(W)-R K Ashram/4022/2455 dated 24.12.2019.

Sir,

This has reference to your letter No. DMRC/Land/15/MCD/JP(W)-R K Ashram/4022/2455 dated 24.12.2019 on the subject cited above. In this regard, I am directed to inform you that the matter has been examined by the department and it has been decided to allot the area measuring 104.50 sqm on temporary basis at the applicable circle rates as on date with annual ground rent @ 5% per annum on usual terms and conditions subject to acceptance by Audit in due course. It may be noted that the below mentioned circle rates are applicable upto 30.09.2021. The detail of the same is as under:

1. Area of Land	:	104.50 sqm
2. Cost of land @ 56,064/-p/sqm (F-3)	:	Rs. 1,75,76,064/-(A)
3. Ground Rent on the cost land @ 5% per annum (for 1 year)	:	Rs. 8,78,803/-
4. G.R. for 2 years	:	Rs. 17,57,606/-(B)
4. Total amount payable (GR only-B)	:	Rs. 17,57,606/-

Terms and conditions:

1. That the land shall be used only for the purpose mentioned in the subject i.e. for construction of Janakpuri West to Majlis Park Corridor of MRTS project Phase-IV and not for any other purposes.
2. The ground rent for temporary allotment demanded by DUSIB and deposited by the DMRC is provisional and the difference, if any, is to be paid by the DMRC to DUSIB.
3. The DMRC has to utilise the land allotted and provided only for the specific purpose mentioned in the subject and no commercialisation is permitted in any manner, until the prior permission of DUSIB.

- 27/c
4. That the land should not be transferred / parted with possession wholly or partly to any other organisation / Department.
 5. There should be no violation of building bye-laws and deviation in any manner whatsoever for the use of the land allotted for the specific. In case of any violation of terms and conditions, the allotment shall be liable to be cancelled or imposing of the market value of the land upon the DMRC in case of the violation of terms and conditions as deems fit by the Competent Authority in this regard.
 6. The DMRC shall pay unto the DUSIB the 2 years ground rent, in advance, from the date of handing over the physical possession of the land allotted as per allotment letter so issued after receiving of above demanded amount and completion of all codal formalities.
 7. You are also requested to hand over the physical possession after completion of two years from the date of taken over the physical possession and difference of amount, if any, shall be payable accordingly.

You are therefore, requested to give their consent for depositing the aforementioned amount of **Rs. 17,57,606/- (Rupees Seventeen lacs Fifty Seven Thousand Six Hundred and Six Only)**. After receiving of acceptance of the above, the instant matter would be processed further and will be placed before the DUSIB Board for appropriate approval and further by the Govt. of Delhi accordingly.

Yours sincerely,


5.4.21
Dy. Director (IAL)

ok

AGENDA ITEM NO. 30/08

REGARDING ALLOTMENT OF LAND TO INDRAPRASTHA GAS LIMITED FOR SETTING UP OF CNG STATION AT DUSIB LAND NEAR BPCL PETROL PUMP, RAJA GARDEN.

1. A request dated 05.03.2020 was received from IGL for allotment of land of standard size 75X40 mtrs for setting up of CNG Stations at DUSIB land near BPCL Petrol Pump, Raja Garden (**Annexure-A**).
2. The case was moved to Director (TP) for exploring the possibilities for allotment of land for CNG Stations at the requisitioned site and they have suggested that CNG stations may be permitted in all use zones except in Regional park/Ridge, developed parks and Zone "O". The location / site under reference is neither a Regional park, Ridge nor a part of Zone 'O'. It is an undeveloped / left out portion of Zonal green area and provision of CNG station can be made in the undeveloped green area for an area measuring 36.0m X 31.0m (1116 sqm) for CNG station.
4. Accordingly, a letter No. D-116 dated 06.10.2020 was forwarded to offer their consent for allotment of land measuring 36.0 X 31.0 (1116 sqm) for CNG station instead of 75mX40m and in response to our letter, IGL vide their letter No. IGL/PNG/CODO/9.2 dated 05.10.2020 have no objection for allotment of site at Raja Garden as proposed by the department (**Annexure-B**).
5. The ownership of the land under reference belongs to DUSIB as per report of Land Section vide which the same had been acquired vide award No. 1272/1962 dated 30.06.1964 and with Slum & JJ Department (now DUSIB).
6. As already decided in 11th Board Meeting in the year 2014, the circle rates may be charged instead of institutional rates from DHS (**Annexure-C**).
7. As per Circular No. 54 dated 04.05.2016 of land Costing Wing, Delhi Development Authority the rates of provisional reserved license fee for setting up of CNG Station for the year of 2016-17 have been fixed for Rs. 5475/- per sqm for the land measuring 1116 sqm with the proposed enhanced rates @ 6% per annum (**Copy of Circular of DDA dated 04.05.2016 is annexed herewith as Annexure-D**) from 1.04.2017 to 31.03.2021 on Rs. 5475/- per square meters plus GST @ 18% on annual license fee which comes as under:

- | | |
|--|----------------------|
| 1. Area of Land | = 1116 sqm |
| 2. Rates of licence fee per year (2016-2017) | = Rs. 5475/- |
| 3. Enhance of rates @ 6% per year upto
2020-2021 | = Rs. 6912/- p/sqm |
| 4. Total amount for the year 2020-2021
(Rs. 6912/-X 1116 sqm) | =Rs.77,13,792/- p.a. |

7. The allotment can be made on the proposed terms and conditions attached herewith as **Annexure-'E'**.

8. The consent-cum-demand letter for allotment of land to CNG on license fee basis has been prepared and issued and annexed herewith as **Annexure-'F'**.

PROPOSAL:

It is proposed that the land measuring 36.0m X 31.0m (1116 sqm) for CNG station may be allotted to Indraprastha Gas Limited on provisional licence fee basis @ Rs. 6912/- per sqm which comes to Rs. 77,13,792/- subject to receiving of consent and on deposit of requisitioned amount for consideration and approval. The proposal for allotment is placed before the DUSIB Board for appropriate approval.

ANN-B

2/10/20
ig

INDRAPRASTHA GAS LIMIT

(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT)

IGL/PLNG/CODO/9.2

05.10.2020

To,
Dy Dir IL Branch,
DUSIB
Vikas Kuteer


Subject: Allotment of land at Raja Garden for CNG Station.

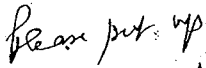
Dear Sir,

This is in reference to the application of allotments of land at Raja Garden for CNG Station. We have no objection for allotment of site at RAJA GARDEN outer side at Ring Road. The site suggested by the Planning Wing of DUSIB on Ring road will be a better site and would cater to a larger number of vehicles as compared to an internal site.

In view of above we have no objection to the outer site on ring road as proposed by DUSIB planning wing. We may request you to allot the site at the earliest.

Thanking You


Ravneet Batra
(CGM, Project IGL)


09/10/2020

En. Dinesh Supt
UAC

IGL Bhawan, Plot No. 4, Community Centre, R.K. Puram, Sector - 9, New Delhi-110 022
Phone : 46074607 Fax : 26171863 Website : www.iglonline.net
CIN : L23201DL1998PLC097614

An ISO 9001:2008, ISO 14001 : 2004, OHSAS 18001 : 2007 Certified Organisation

HP

= 1/C

Ann-A



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2444/1
09/03/20

DD (DA)/20

11/3/20

INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)

05th March, 2020

IGL/PLNG/CODO-G/09

G-441 IP

To,
The CEO,
Delhi Urban Shelter Improvement Board,
Vikas Kutir, I.P. Estate,
New Delhi-110002

Date: 09/03/2020
To: The CEO, IGL
G.N.C.T. of Delhi

Subject: Request for allotment of land for setting up of CNG Stations at DUSIB Land Raja Garden

Dear Sir,

IGL is a utility company serving the cause of reduction of vehicular pollution by supplying green fuel i.e. natural gas to the consumers of CNG in Delhi and in nearby areas. Due to IGL's efforts, for more than last 20 years, the air in Delhi and nearby areas has become clean to a great extent, as CNG has mostly replaced diesel in all heavy public transport system i.e. buses. The reduction in air pollution has resulted in improved health conditions of the residents.

CNG has become a preferred fuel for motorists due to its economic advantage. Large number of people in Delhi & NCR are now using CNG in their personal vehicles. Public transport such as Buses, Taxis, Autos etc. are all plying on CNG. Environment Pollution (Prevention & Control) Authority (EPCA) for National Capital Region, a committee appointed by Hon'ble Supreme Court of India has also been advising IGL for expansion of its CNG infrastructure all over Delhi NCR in a big way.

Ministry of Petroleum & Natural Gas (MOPNG) has also planned to expand CNG infrastructure in whole NCR in an aggressive manner. Various meetings at different levels are being held regularly to monitor the progress of City Gas Distribution expansion. In-line with this urgent need, Ministry of Petroleum and Natural Gas advised IGL to expand, in a major way in Delhi & NCR to support Govt's initiatives for a gas based economy and to curb pollution. It is envisaged that more number of vehicles are expected to get converted on CNG in coming months.

To meet the growing demand, it is required to increase the number of CNG Stations in Delhi area where the CNG infrastructure is inadequate vis-à-vis the demand. Therefore, we request you to kindly allot us site on DUSIB Land Raja Garden for construction of Mega CNG Stations (75m X 45m) preferably near BPCL Petrol Pump from the land pool available with you. On the said land parcel there is no CNG station, however, as per MPD there is a provision of 04 Fuel stations i.e. 02 Petrol Pump and 02 CNG stations.

We are sure, necessary support will be extended to IGL towards this noble cause of pollution free Delhi and we look forward to your favorable response.

Thanking you,

Yours Sincerely,

(Signature)
Pavneet Singh Batra

GM (BD & CNG Projects)

IGL Bhawan, Plot No. 4, Community Centre, R.K. Puram, Sector - 9, New Delhi-110 022

Phone : 46074607 Fax : 26171863 Website : www.iglonline.net

CIN : L23201DL1998PLC097614

An ISO 9001:2008, ISO 14001 : 2004, OHSAS 18001 : 2007 Certified Organisation

- 53 -

R-548/mca) 2-20
09/03/20

MCA
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11/3/20
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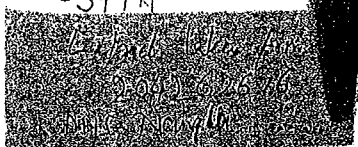
(1/2)

13/03/2020

Dishant Gupta
13/3/20

Agenda - 'c'

-371N



148. May kindly see the detailed note of the IAL Branch on pre-pages. The BOARD has passed an agenda in the 7th meeting of the DUSIB Board, held in 2012. It was decided as under:

149. Agenda item No. 5, regarding allotment of institutional land to government department and others.

"The Board agreed to the proposal of rates to be charged for different categories of Institutional allotment in DUSIB with the sole exception of land to be allotted to schools of GNCTD. It was decided that in such cases rates as per DDA be charged. The loss of revenue incurred therein shall be compensated by grant in aid by Delhi Govt. All cases of Institutional Allotment shall be placed before the Board for approval before allotment".

150. Thereafter, the Board has passed an agenda in 2014, which is as under:-

"CEO, DUSIB informed the Board that the DHS has requested for allotment of piece of land measuring 2497 sq.mtrs. to Directorate of Health Services (DHS) for construction of the Mother and Child Hospital on free of cost.

Board considered the proposal and resolved that allotment of the piece of land to DHS be made on the basis of circle rates (and not free of cost) as per the approved policy of the Board."

Handwritten notes: p-247/c, p-231/c, and a stamp: Diary/Record No. 571, Date 23/02/21, 26/2/2021

151. On perusal of the page-228-229/C, which is the allotment letter issued in the year 2015, it has been seen that the allotment of land was made at the costing computed by the finance wing of the DUSIB on the basis of institutional rates fixed by DDA. It is not known as to how this has been done. This computation was against the decision of the Board taken in 2014.

152. Thereafter, the file was sent to the Hon'ble UD/VC, DUSIB. There was no need to submit the file to the Hon'ble UD/VC, DUSIB.

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Handwritten notes: 33, 24/2/2021, 23/2/21

154. In my opinion, keeping in view of the above, the DUSIB should follow the decision taken in the Board Meeting held in 2014 for circle rates and a letter may be sent to the DHS to pay the balance amount as per Circle Rates, if agreed. A letter indicating therein about the clear cut about the rates to be charged in view of the Board decision. The allotment in the present case is not made by the appropriate authority.

155. Submitted for consideration and further orders please.

Handwritten signature and stamp: 23/02/21 (P.K. JHA)

Member(Admn.)

VINAY KUMAR, IAS
Member (Administration)

DIRECTOR(IAL)

P. K. JHA
Director

Handwritten signature: CEO

Handwritten signature: 24/2 →

28/M

~~204362676~~
~~ALL INFORMATION~~

(153)

As approved by the DUSIB Board,

para (154) may be approved.

Am

25/2

Vijay Kumar Bidhuri, IAS
Chief Executive Officer

V/C DUSIB / Han'ble MUD

CEO

Satyendar Jain
25.2.21

SATYENDAR JAIN
Minister of Home, Health, Industries,
Power, UD, I&EB and Water
Govt. of NCT of Delhi,
702-A, Delhi Secretariat, I.P. Estate,
New Delhi-110002.

MUD

Am

25/2

Vijay Kumar Bidhuri, IAS
Chief Executive Officer

V

2/3

VINAY KUMAR, IAS
Member (Administration)

BFO

AY/CA I

3/03/21

(154)

Delhi Development Authority
Land Costing Wing

No. F2 (49) 99/AO (P)/DDA/ 58

Date 04/05/2016

CIRCULAR - 54

Subject: Fixation of Reserve License Fee for Petrol Pump Sites and CNG stations on DDA Land for the financial year 2016-17.

VC, DDA has been pleased to approve the rates of Reserve License Fee for Petrol Pump Sites/CNG Service Stations falling in the category of urban area/urban extension highways on DDA Land for the financial year 2016-17 as mentioned below:

Reserve License Fee in respect of Petrol Pump Sites for the year 2016-17

Size of Plot	License Fee	Additional License Fee for commercial component
30mx36=1080 sqm	Rs.78,83,492.00 p. a	Rs.2,81,553.00 p. a
33mx45=1485 sqm	Rs.1,08,39,802.00 p. a	Rs.3,87,136.00 p. a

Reserve License Fee for CNG Stations for the year 2016-17

Description	License fee per sqm/p.a. in respect of Petrol Pump Sites.	License fee per sqm/p.a. in respect of CNG Stations.
License Fee per sqm/p.a. for CNG Stations i.e. 75% of the per sqm License Fee as applicable for Petrol Pump Sites.	Rs.7300.00	Rs.5475.00

Other terms and conditions as contained in the Authority's Resolution No: 58/2004 & 53/2007 shall remain the same.

(Kamal Joshi)

Director (Land Costing)

Copy to:

1. Commissioner (LD)
2. Dir. (CL)
3. Dy. Dir. (CL)
4. Dy. CAO (LC)-I & II
5. Sr.AO (CL)

Scanned by CamScanner

Handwritten signature
39/12
24/12

Item No.
59/2004

Sub: Fixation of reserve price for petrol pump sites on DDA land
File: F1/05/2001/CL/DDA

PRECIS

The Authority vide Resolution No. 33/2003 (copy enclosed at *Appendix 'A'*) had approved that reserve licence fee for auction of petrol pump sites on DDA land would be fixed @ 5% of the commercial rate in the area of the said site. It was also resolved that these sites are to be allotted for a period of 5 years on the annual licence fee as per the highest bid and shall be subject to updation @ 8% p.a. on the analogy of the existing orders of the Govt. for allotment of petrol pump sites as discussed in para 1(8) of the above resolution. *at p-38 A to 38 K.*

The existing rate of licence fee for allotment of standard size site measuring 36x30 sqm was Rs 5 lac approx. as per the 1994 rates earlier approved by Vice-Chairman, DDA on the basis of a Committee's recommendations headed by C.L.M. Against this the rate based on 5% of the commercial rate worked out between Rs. 1 lac to 35 lac p.a depending upon the market value of the commercial land in the different areas. Generally in Delhi urban area except Narola, the reserve licence fee would work out to minimum Rs 12 lac for the standard size. DDA has so far fetched no bid for the plots for which the reserve price was fixed under the said formula. A communication has also been received in this regard from the Ministry of Petroleum asking DDA to rationalize its policy of fixation of Reserve Licence Fee for petrol pump sites on the basis of similar points. A copy of this is enclosed at *Appendix 'B' at Page 38 F to 38 K.*

Recently a detailed exercise was made to workout conversion charges for allowing land use change for setting up petrol pump on private rural/urban land on the basis of global market rate for the urban areas and assessed market rate for the rural area. While proposing these charges for the private land, it was proposed to globalize the commercial market rate for whole Delhi for both DDA land also because the vehicular density is almost uniform in all the zones of Delhi except in the rural areas. Further for private land FAR norms were also applied. Whereas as per the resolution no. 33/2003 the 5% of market rates was proposed on 100 FAR, the planning norms lay down smaller FAR for petrol pump sites. The conversion fee for the private land was fixed at 25 FAR. However, for DDA public land 50% FAR is appropriate as there is no need to give allowance of 25% of the FAR for the ownership of land as in case of petrol pumps on Private land.

Further keeping in view the letter of State Level Coordinator (Oil Industries) *at p-38 A to 38 K.* and the contents of the letter of Govt. of India, Ministry of Petroleum No. DOP-19011/3/2003/IOC dated 1.7.04 it is proposed that the annual increase in the licence fee may also be revised to 6% as against 8% as the deposit rate of interest has fallen.

The globalized commercial rate as per the latest zonal rates approved for permitting Banks, Nursing Homes, Guest Houses etc. on residential premises has been adopted which works out to Rs 29250/- per sqm. Accordingly in partial modification of Authority's Resolution 33/2003 the following rates of reserve licence fee are proposed

38K 42

S.No.	Category	Annual Reserve Licence fee per sqm (50 FAR)	Annual Reserve Licence fee for standard size of (16x30)=1080sqm Land area (50% FAR)
1	Urban area/urban extension/ highway falling in this category (29250x5% x 50%)	Rs 750/- (Rounded)	Rs. 8.00 lac (Rounded)

133K

These rates will be applicable initially for 5 years with 6% automatic escalation every year. The licence would be renewed after every five years at the sole discretion of VC/DDA for a maximum period of 15 years on the existing, and, if need be on revised terms and conditions 15 years had been proposed as it is a sufficient length of time to act as an incentive for making the required investment. After 15 years extension can be allowed on the basis of the policy that may be in vogue at that time.

Proposals are submitted for approval of the Authority

RESOLUTION

The Chief Legal Advisor pointed out that the Authority vide its resolution No. 23 dated 13.3.07 had laid down that maximum period of license for allotment of special land for Petrol pumps, fuel depots, shops, offices, etc., cannot be more than 5 years at a time. In view of the fact that the agenda item had proposed allotment of land on license for being used for petrol pumps for much longer periods, it was decided that this point may again be examined on the file and placed before the Hon. Governor for taking appropriate decision.

Attested
 [Signature]
 D.D.A., New Delhi
 22/10/09

37/c

Agenda Item : 53/2007
17.6.2007

Subject: Fixation of license fee in respect of CNG Station sites.

DDA started allotting sites for CNG station from 1992 onwards. License fee for the CNG sites was fixed at the same rates as fixed for petrol pump sites. In the year 2002 policy for allotment of petrol pump sites was changed from allotment made to auction mode. Further it was decided that petrol pump sites given earlier on allotment will be charged license fee at the rates at which Reserve Price is fixed for auction of petrol pump sites.

Considering the fact that CNG is a Green fuel and Hon'ble Supreme Court has directed to maximize its use in the vehicles to reduce the pollution, it is not desirable to charge the same license fee for CNG station sites as for the petrol pumps in the changed scenario of auction.

However, it was considered that license fee of CNG Station should be linked to the reserve price for auction of petrol pump sites and it was decided at a meeting taken by MC/DA that license price for CNG station should be fixed at 75% of the reserved license fee fixed for petrol pumps and the matter will be put up before the Authority for approval. Hon'ble Lt. Governor has also accepted approval for the same.

Accordingly the proposal is submitted for approval to the Authority for fixing license fee for CNG station sites at the rate of 75% of the reserved price of petrol pump sites.

R E S O L U T I O N

The proposals contained in the agenda item were approved by the Authority.

Annexure-E

Terms and conditions of allotment of land to IGL at Raja Garden.

1. The rates of provisional licence fee i.e. Rs. 6912/- per annum for each site will be applicable from the date of allotment of CNG Sites. IGL shall also be liable for payment of difference of licence fee as and when the rates will be revised by DDA. The IGL authorities may obtain approval of the plans from concerned local bodies before execution.
2. No additional charges will be recovered from the sale of goods of interest to motorists, including refreshments, on the land allotted for filling station provided plans for such stall sanctioned by the local body and the area of the temporary stall does not exceed 80 sq.yds. un-authorized construction of stall on area in excess will attract the levy of damages /charges.
3. The Licences Deed for the CNG filling station shall be for **05 years**. However, the Licence Deed may be extended from time to time for such further period as the Licensor may in his absolute discretion determine provided the sites are not required in implementation of any Govt. plan and Govt. continues to be satisfied regarding desirability of continuing the allotment for this purpose.
4. The site measuring **1116 sqm** each are for CNG facilities. The Building Plans should also have the provisions, which are compulsory for CNG facilities in conformity to explosive norms. No request for allotment of additional land shall be entertained at any later stage. Additional licence fee for the additional area will be charged in same proportionate, the additional area bears, to the prescribed area for the sites.
5. The Licence fee shall be payable yearly in advance without any other demand notice.
6. The premises of the storage site shall not be used for any other purpose.
7. No cut in the central verge in the main road will be permitted.
8. Fire safety measure will have to be provided at site as prescribed by Delhi Fire Service.
9. The entire expenditure and charges regarding Electric connection/water connection, if permissible, shall be borne by the licensee.
10. The penalty to be determined on account of violation of the terms and conditions of allotment and licence deed and the breach / violation as determined by the licensor shall be final and not challengeable on any account.

11. No transfer, sale, parting with possession shall be made by licensee under any circumstances.
12. The licensor shall not be responsible for safety or any loss or damages of any article/goods under any circumstances.
13. The licensee shall not mortgage or charge the sites thus allotted.
14. The licensee shall not display, exhibit picture, posters, statues or other articles which are repugnant to the morals or of indecent material or other improper character.
15. The Licensee shall have no right, title or interest in the premises, licensed to him nor shall be deemed to have exclusive possession thereof, except the permission to use the said sites for the purpose it is allotted.
16. The Licensee shall pay all licence or other fee and taxes payable to the Govt. or Municipal Corporation/Local Body concerned.
17. If Licensee desires to close down the business, within the period of licence, he will have to give a notice of one month in advance.
18. The allotment is purely on temporary basis and the allottee shall not claim any compensation, whatsoever, at any stage in case of shifting of CNG facilities.
19. For the land used as an approach road for CNG filling station, the allottee shall pay annual license fee of Rs. 50/- p.a. with the condition that the land under approach road shall be surrendered by the allottee as and when required for the development and other purposes.
20. All structures on the each site shall conform to the structural design prescribed for installation of a filling station. The Licensee shall not without the prior permission in writing of the licensor install any delivery points. For each such additional delivery point, if permitted to be installed, the company shall pay additional licence fee at prescribed rate by the Govt.
21. The Licencee Deed shall be terminable and the site is liable to resumption by the licensor on 3 months' notice to the company or his intention to resume the land in question and in such an event, no compensation either for loss of business or on any other account shall be payable.
22. A licence deed shall be executed by the Licensor and the Licensee Company on payment of Rs. 40/- for preparation of the deed which will be supplied shortly.
23. The trees, if any, standing at site shall remain the property of the Govt./DUSIB and the Company shall be required to deposit the cost thereof with the concerned Department as and when asked to do so.

24. The detailed plan shall be got approached by the appropriate Municipal Authority / concerned department and the Chief Controller of Explosives.
25. If the Company wants to vacate the present CNG sites, a certificate to this effect will have to be furnished to this office.
26. The filling station shall not be used for workshop facilities except for filling of CNG vehicle to customers.
27. Interest @ 18% per annum will also be charged on late payment of licence fee. Please note that licence fee is payable in advance every year for the each site.
28. Apart from the above, following conditions also applies:
 1. The land allotted to the CNG sites shall not be used for any other purpose other than the CNG facilities.
 2. Building Plan for the CNG sites has to be got approved from the Building Department, of MCD.
 3. The land being allotted for CNG facilities by the licensee i.e. DUSIB to IGL shall not be misused by IGL in any manner.

ANN-F

DELHI URBAN SHELTER IMPROVEMENT BOARD
Govt of NCT of Delhi
Institutional Allotment Land Branch
Room No. C-5, Vikas Kuteer, ITO, New Delhi-110002

No:- F-14(138)/CNG/204604871/IAL/DUSIB/D-240 Dated: 8/04/2021

To,

The Managing Director
Indraprastha Gas Limited
IGL Bhawan, Plot No.4
Community Centre Sector-9
R.K. Puram, New Delhi-110022

Sub: Regarding for allotment of land measuring 31mX36m (1116 sqm) for setting up of CNG Stations at DUSIB land, Raja Garden.

Ref: IGL/PLNG/CODO-G/09 dated 05.03.2020.

Sir,

In reference to your letter No. IGL/PLNG/CODO-G/09 dated 05.03.2020 and subsequent letter dated 05.10.2020 on the subject cited above. In this regard, I am directed to inform you that the matter has been examined by the department and it has been decided to allot the space measuring 31.00 m X 36.00 m = 1116 sqm on the rates of DDA i.e. Rs. 5475/- per sqm (Provisional) which comes to Rs. Rs. 61,10,100/- on usual terms and conditions enclosed herewith subject to acceptance by Audit in due course. The detail of the same is as under:

1. Area to be allotted = 36M x 31M = 1116sqm
2. Rate of provisional license fee = Rs. 6912/- sqm
(for the year 2016-17)
3. Total license fee per year = Rs. 77,13,792/- p.a

2. Please note that GST @ 18% on annual license fee is also to be charged on the above license fee from IGL.

3. You are therefore, requested to deposit the aforementioned amount of **Rs. 77,13,792/- (Rupees Seventy Seven Lakhs Thirteen Thousand Seven Hundred and Ninety Two Only + applicable GST @ 18%)** through Bank Draft/RTGS in favour of "DUSIB" in Bank Account No. 3086234857 (IFSC Code CBIN0283525) of Central Bank of India at DDA S&JJ Branch, Vikas Kuteer ITO, New Delhi-110002. After receiving the requisite amount as well as consent, the instant matter would be processed further and will be placed before the DUSIB Board for appropriate approval accordingly.

Encl: As above.

Yours sincerely,


Dy. Director (IAL)

DUSIB

Terms and conditions of allotment of land to IGL at Raja Garden.

1. The rates of provisional licence fee i.e. Rs. 6912/- per annum for each site will be applicable from the date of allotment of CNG Sites. IGL shall also be liable for payment of difference of licence fee as and when the rates will be revised by DDA. The IGL authorities may obtain approval of the plans from concerned local bodies before execution.
2. No additional charges will be recovered from the sale of goods of interest to motorists, including refreshments, on the land allotted for filling station provided plans for such stall sanctioned by the local body and the area of the temporary stall does not exceed 80 sq.yds. un-authorized construction of stall on area in excess will attract the levy of damages /charges.
3. The Licences Deed for the CNG filling station shall be for **05 years**. However, the Licence Deed may be extended from time to time for such further period as the Licensor may in his absolute discretion determine provided the sites are not required in implementation of any Govt. plan and Govt. continues to be satisfied regarding desirability of continuing the allotment for this purpose.
4. The site measuring **1116 sqm** each are for CNG facilities. The Building Plans should also have the provisions, which are compulsory for CNG facilities in conformity to explosive norms. No request for allotment of additional land shall be entertained at any later stage. Additional licence fee for the additional area will be charged in same proportionate, the additional area bears, to the prescribed area for the sites.
5. The Licence fee shall be payable yearly in advance without any other demand notice.
6. The premises of the storage site shall not be used for any other purpose.
7. No cut in the central verge in the main road will be permitted.
8. Fire safety measure will have to be provided at site as prescribed by Delhi Fire Service.
9. The entire expenditure and charges regarding Electric connection/water connection, if permissible, shall be borne by the licensee.
10. The penalty to be determined on account of violation of the terms and conditions of allotment and licence deed and the breach / violation as determined by the licensor shall be final and not challengeable on any account.

11. No transfer, sale, parting with possession shall be made by licensee under any circumstances.
12. The licensor shall not be responsible for safety or any loss or damages of any article/goods under any circumstances.
13. The licensee shall not mortgage or charge the sites thus allotted.
14. The licensee shall not display, exhibit picture, posters, statues or other articles which are repugnant to the morals or of indecent material or other improper character.
15. The Licensee shall have no right, title or interest in the premises, licensed to him nor shall be deemed to have exclusive possession thereof, except the permission to use the said sites for the purpose it is allotted.
16. The Licensee shall pay all licence or other fee and taxes payable to the Govt. or Municipal Corporation/Local Body concerned.
17. If Licensee desires to close down the business, within the period of licence, he will have to give a notice of one month in advance.
18. The allotment is purely on temporary basis and the allottee shall not claim any compensation, whatsoever, at any stage in case of shifting of CNG facilities.
19. For the land used as an approach road for CNG filling station, the allottee shall pay annual license fee of Rs. 50/- p.a. with the condition that the land under approach road shall be surrendered by the allottee as and when required for the development and other purposes.
20. All structures on the each site shall conform to the structural design prescribed for installation of a filling station. The Licensee shall not without the prior permission in writing of the licensor install any delivery points. For each such additional delivery point, if permitted to be installed, the company shall pay additional licence fee at prescribed rate by the Govt.
21. The Licencee Deed shall be terminable and the site is liable to resumption by the licensor on 3 months' notice to the company or his intention to resume the land in question and in such an event, no compensation either for loss of business or on any other account shall be payable.
22. A licence deed shall be executed by the Licensor and the Licensee Company on payment of Rs. 40/- for preparation of the deed which will be supplied shortly.
23. The trees, if any, standing at site shall remain the property of the Govt./DUSIB and the Company shall be required to deposit the cost thereof with the concerned Department as and when asked to do so.

24. The detailed plan shall be got approached by the appropriate Municipal Authority / concerned department and the Chief Controller of Explosives.
25. If the Company wants to vacate the present CNG sites, a certificate to this effect will have to be furnished to this office.
26. The filling station shall not be used for workshop facilities except for filling of CNG vehicle to customers.
27. Interest @ 18% per annum will also be charged on late payment of licence fee. Please note that licence fee is payable in advance every year for the each site.
28. Apart from the above, following conditions also applies:
 1. The land allotted to the CNG sites shall not be used for any other purpose other than the CNG facilities.
 2. Building Plan for the CNG sites has to be got approved from the Building Department, of MCD.
 3. The land being allotted for CNG facilities by the licensee i.e. DUSIB to IGL shall not be misused by IGL in any manner.


Dy. Director (IAL)

AGENDA ITEM NO. 30/09

**REGARDING ALLOTMENT OF LAND MEASURING ABOUT 10 ACRE TO
TRANSPORT DEPARTMENT, GNCTD IN RESETTLEMENT COLONY IN
SAWDA GHEVRA.**

1. A request bearing UO. NO. 1358/91 dated 17.03.2021 of Minister of Transport was received from regarding allotment of land measuring 10 acres in favour of Transport Department on payment of charges as fixed by DUSIB. **(Annexure-A)**

2. The case has been examined and processed in the department for allotment of the land to Transport Department, GNCTD.

3. The file was also forwarded to Finance Wing of DUSIB and they have worked out the amount which is as under:

Size of land	=	7.83 acre
Circle Rate Category "G"	=	Rs. 46200/- per sqm
Rate using Factor-2 =	46200 X 2 =	92400/- p/sqm
Cost of land	=	92400X7.83X4046.86
		Rs. 2,92,78,70,835/-
Ground rent @ 2.5%	=	Rs. 7,31,96,771/- p.a.
Total amount	=	Rs. 3,00,10,67,606/-

4. The allotment can be made on the proposed terms and conditions attached herewith as **(Annexure-B)**.

5. The cost of land and ground rent has already been conveyed to Transport Department, GNCTD vide letter dated 26.03.2021 and the reply is still awaited. **(Annexure-C)**.

PROPOSAL:

It is proposed that the land measuring 7.83 acre sqm may be allotted to Transport Department, GNCTD as per applicable circle rates, @ 46200/- per sqm (Category-G) by using Factor-2 on annual ground rent basis as per usual terms & conditions of allotment. The possession would be handed over to Transport Department, GNCTD after receiving of their consent for depositing of requisitioned amount of Rs. 3,00,10,67,606/- comprising of cost of land, Ground Rent @ 2.5% per annum. Accordingly, proposal is placed for the consideration of the Board.

4/c

Area - A

OFFICE OF MINISTER OF LAW, JUSTICE & LEGISLATIVE AFFAIRS,
 TRANSPORT, ADMINISTRATIVE REFORMS,
 INFORMATION TECHNOLOGY AND REVENUE,
 GOVERNMENT OF NCT OF DELHI
 8TH LEVEL, 'A' WING, DELHI SECRETARIAT,
 I.P. ESTATE, NEW DELHI-110002.
 PH. 011-23392066 / e-mail : secylm.delhi@gov.in

UO No. 1358/91
 Diary/Receipt No. 1584
 18-03-2021

(15)
 6.615
 17/3/21

As you are aware, procurement of buses, CNG as well as Electric, by DTC is in various stages. Letter of Award has been issued in respect of 1000 Low Floor AC CNG buses. As regards 300 Electric buses, tendering process has been completed and the matter is likely to be placed before the Council of Ministers for final approval very soon. Similarly, addition of CNG as well as Electric buses in Cluster fleet is at various stages. One important factor which is adversely impacting procurement of more buses is the scarcity of parking space for buses. In spite of efforts, we do not have any land available for any future procurement. It takes at least a year to establish civic infrastructure for a depot after the possession of land has been taken over by the department. As the DTC fleet is ageing fast, we need to move quickly for establishment of more parking space so that we can procure more buses to replace the ageing buses.

It has been learnt that DUSIB has got a vacant tract of land in Village Sawda / Ghevera near Sawda JJ Colony. It is requested that 10 acres land may be allotted in favour of Transport Department on payment of charges as fixed by DUSIB. This would facilitate the department in procuring more buses.

17 MAR 2021
 2538
 18/3/21

(Signature)
 (KAILASH GAHLOT)
 MINISTER (TRANSPORT)

HON'BLE MINISTER (UD)

UO No. 1358/91

March 17, 2021

Pl. examine as per land
17.3.21

Pl. put up on priority - on leave

11
17
18/3/21
18/3/21

DD (IAL)

CE-D
DD (IAL)

18/3
18/03/21

Annexure-B

Terms and Conditions

1. That the allottee will be required to pay provisional premium of land measuring 7.83 acre @ Rs. 46,200/- per square meter based on circle rates as per the decision of DUSIB in its Board's meeting.
 - i. The area of the land/plot is also subject to variation in size, as per requirement of layout plan and actual demarcation of the plot at site etc.
 - ii. The allotted land shall be used for the purpose of which it is allotted only and for no any other purpose whatsoever.
 - iii. The building plans should be got approved from the Lessor/DUSIB/Local body, before getting in the same sanctioned for the construction on allotted land the construction as per sanctioned plan shall be completed thereon within a period of 2 years from the date of taking over physical possession of the plot allotted.
 - iv. The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor/DUSIB which DUSIB shall be entitled to refuse in its absolute discretion.
 - v) The lease deed shall be executed and got registered by the allottee and its own cost as and when called upon to do so, by the Lessor / DUSIB.
 - vi) The trees if any standing on the plot in question shall remain as DUSIB property and shall not be removed or disposed of without the prior approval of the Lessor/DUSIB in writing. If the trees required to be removed off, then the permission for cutting of tree may be obtained from Forest Department/Horticulture Department. The tree will be verified by Horticulture Department, DUSIB.
 - vii) If the allottee violates any terms and conditions as mentioned above, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by DUSIB, without any compensation of the allottee.
 - viii) If the allotment cancelled for breaches of any terms/conditions of the allotment, the possession of the land with building, if any, will be handed over to DUSIB by the allottee on the date and time given in the cancellation notice.

2. That it is the sole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment.
3. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to get himself acquainted with the conditions herein mentioned and also the site conditions before acceptance of the offer of allotment. It may be noted that the DUSIB shall not entertain any claim/exemption from the payment of ground rent, composition fee etc. once the offer of allotment is accepted and possession is taken over.
4. The allottee shall abide by all the terms and conditions given in the allotment letter/lease deed and other conditions as may be imposed by the Competent Authority from time to time.
5. The allottee shall pay the cost of fencing/Boundary wall, if any, as and when demanded by DUSIB.
6. No property development permitted on the allotted land.
7. The allotment of land is subject to modification of Layout Plan by Planning Wing, DUSIB.

Annex-C

DELHI URBAN SETTLEMENT BOARD
Govt of Delhi
(Institutional Allotment Land Branch)
ROOM NO. C-5, VIKAS KUTEER, ITO, NEW DELHI-110002

No: WF/4718/C-2/IAL/204643199/DUSIB/2021/D-228 Dated: 26.03.2021

To,

The Dy. Commissioner (DTC/Cluster/Sectt.)
Transport Department, GNCTD,
5/9 Underhill Road,
New Delhi-110054

Sub- Offer letter for allotment of land measuring about 7.83 acre to Transport Department, GNCTD for parking of buses in resettlement colony in Sawda Ghevra.

Sir,

I am directed to refer to UO letter No. 1358/91 dated 17.03.2021 of Minister of Transport regarding allotment of land measuring 10 acres in favour of Transport Department for parking of low floor DTC buses on payment of charges as fixed by DUSIB.

In this connection, the case has been examined and it has been decided to allot the land measuring 7.83 acre on circle rates basis on the following terms and conditions. The breakup of the amount is as under:-

Size of land	=	7.83 acre
Circle Rate Category "G"	=	Rs. 46200/- per sqm
Rate using Factor-2	=	46200 X 2 = 92400/- p/sqm
Cost of land	=	92400 X 7.83 X 4046.86
		Rs. 2,92,78,70,835/-
Ground rent @ 2.5%	=	Rs. 7,31,96,771/- p.a.
Total amount	=	Rs. 3,00,10,67,606/-

The terms and conditions for temporary allotment are as under:-

1. That the allottee will be required to pay provisional premium of land measuring 7.83 acre @ Rs. 46,200/- per square meter based on circle rates as per the decision of DUSIB in its Board's meeting.
 - i. The area of the land/plot is also subject to variation in size, as per requirement of layout plan and actual demarcation of the plot at site etc.
 - ii. The allotted land shall be used for the purpose of which it is allotted only and for no any other purpose whatsoever.
 - iii. The building plans should be got approved from the Lessor/DUSIB/Local body, before getting in the same sanctioned for the construction on allotted land the construction as per sanctioned plan shall be completed thereon within a period of 2 years from the date of taking over physical possession of the plot allotted.
 - iv. The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor/DUSIB which DUSIB shall be entitled to refuse in its

- v) The lease deed shall be executed and got registered by the allottee and its own cost as and when called upon to do so, by the Lessor / DUSIB.
 - vi) The trees if any standing on the plot in question shall remain as DUSIB property and shall not be removed or disposed of without the prior approval of the Lessor/DUSIB in writing. If the trees required to be removed off, then the permission for cutting of tree may be obtained from Forest Department/Horticulture Department. The tree will be verified by Horticulture Department, DUSIB.
 - vii) If the allottee violates any terms and conditions as mentioned above, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by DUSIB, without any compensation of the allottee.
 - viii) If the allotment cancelled for breaches of any terms/conditions of the allotment, the possession of the land with building, if any, will be handed over to DUSIB by the allottee on the date and time given in the cancellation notice.
2. That it is the sole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment.
 3. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to get himself acquainted with the conditions herein mentioned and also the site conditions before acceptance of the offer of allotment. It may be noted that the DUSIB shall not entertain any claim/exemption from the payment of ground rent, composition fee etc. once the offer of allotment is accepted and possession is taken over.
 4. The allottee shall abide by all the terms and conditions given in the allotment letter/lease deed and other conditions as may be imposed by the Competent Authority from time to time.
 5. The allottee shall pay the cost of fencing/Boundary wall, if any, and when demanded by DUSIB.
 6. No property development permitted on the allotted land.
 7. The allotment of land is subject to modification of Layout Plan by Planning Wing, DUSIB.
 8. If the above terms and conditions are acceptable to you, the acceptance thereof with an undertaking may be sent to the undersigned.

You are, therefore, requested to forward your consent for allotment land measuring about 7.83 acre to Transport Department, GNCTD for parking of buses in resettlement colony in Sawda Ghevra so that the same could be processed for placing the same before the DUSIB Board meeting. Final allotment letter would be issued thereafter.

This issues with prior approval of Hon'ble Minister of UD/VC, DUSIB.

Yours sincere

R
36/03/21

Asstt. Director (IA)

AGENDA ITEM NO. 30/10

REGARDING UPGRADATION OF TWO POSTS OF PRIVATE SECRETARY IN LEVEL -11 IN DUSIB FOR APPOINTMENT IN THE OFFICE OF HON'BLE CHAIRMAN, DUSIB AND IN THE OFFICE OF HON'BLE DY. CHAIRMAN, DUSIB ON CO-TERMINUS BASIS.

1. As per Section 3 sub-section (4)(i) of the Delhi Urban Shelter Improvement Board Act, the Chief Ministers of Delhi is the ex-officio Chairperson of the Board. It is further provided in Section 3(4)(ii) in the DUSIB Act that the Minister in charge of the concerned Department of the Government dealing with the Board shall be the Vice-Chairman of the Board. At present, Minister of Urban Development, is the Vice Chairman of the Board. There are many matters of the DUSIB which routinely goes for perusal and approval of the Chairperson and Vice-chairperson of DUSIB. These matters are routed through the Secretariat of the Hon'ble Chairperson and Vice-Chairperson. Accordingly, in the 23rd Board meeting held on 24/09/2019, it was decided to create 01 post of Personal Secretary each in the office of the Chairperson, and Vice-Chairperson, DUSIB on co-terminus basis. It was also resolved that the necessary modalities be taken up with the approval of the Vice-Chairperson.

2. Section 6 of the DUSIB Act, 2010 deals with the appointment of officers and employees and their salaries and allowances. The same has been reproduced as under:
 - 6.(1). The Board may appoint a Secretary and such officers and employees as it may consider necessary for the efficient performances of its functions under this Act.
 - (2). The pay and other conditions of service of the officers and employees of the Board shall be such as may be prescribed by regulations.
 - (3). Unless expressly provided to the contrary under this Act or the regulations made thereunder, the terms and conditions of service of officers and employees other the Board shall be governed mutatis mutandis by the terms and conditions of service under the rules and regulations applicable to the employees of the Government and by the orders and decisions issued by the Government from time to time.

3. The issue of appointment of two posts of Private Secretary in the office of Hon'ble Chairman, DUSIB and in the office of Hon'ble Dy. Chairman, DUSIB on co-terminus basis was examined by Administration and Finance of DUSIB.
It was proposed to appoint one P.S. each in the office of Chairman, DUSIB and Vice Chairman, DUSIB on co-terminus basis and proposal was put up to consider for grant of pay against any of the four pay scale i.e Level -8 to Level -11. Hon'ble Minister for U.D/V.C, DUSIB approved the consolidated emolument of Rs.82461/- against the vacant posts in PB3 with Grade Pay of Rs.5400/-i.e. Level – 10 vide order dated 14.11.2018. Accordingly, Sh. Ram Kumar Jha & Sh. Shaleen Mitra were appointed/engaged as Private Secretary in the office of Hon'ble Chairman, DUSIB and in the office of Hon'ble Dy. Chairman, DUSIB on co-terminus basis on consolidated pay of Rs. 82,461/- .
4. On formation of new Government after Legislative Assembly Election, 2020, Hon'ble Minister of Urban Development/Vice- Chairman, DUSIB vide U.O. note dated 25.02.2020 directed that the appointment of Sh. Ram Kumar Jha may be continued on the same post with immediate effect. Further, Hon'ble Minister of Urban Development/Vice- Chairman, DUSIB vide U.O. note dated 28.02.2020 directed that the appointment of Sh. Shaleen Mitra may be continued on the same post with effect from the beginning of his tenure (System). The order for appointment of Sh. Ram Kumar Jha as P.s on co-terminus basis in the pay Matrix Level-10 against vacant post of AD(System) w.e.f. 25.2.2020 was issued on 16.03.2020 as per approval of Hon'ble Minister Urban Development/Vice-Chairman, DUSIB dated 04.03.2020. Similarly, the order of appointment of Sh. Shaleen Mitra as P.S on co-terminus basis against vacant post of AD(System) w.e.f. 16.02.2020 was issued on 22.05.2020 as per approval of Hon'ble Minister Urban Development/Vice-Chairman, DUSIB dated 15.05.2020.
5. The issue of appointment of Sh. Ram Kumar Jha and Sh. Shaleen Mitra was referred to the Services Deptt, GNCTD for their advise. Services Department vide note dated 29.05.2020 opined that co-terminus appointments to the posts of Private Secretary against the vacant posts of Assistant Director (System) are not permissible in any of the statutory provisions of the DUSIB Act,2010. Vacant posts of Assistant Director (System) can be filled up as per the service conditions/RRs for the post of Assistant Director (System). The U.D Department advised to re-examine the proposal.

6. The matter was re-examined in DUSIB and it was proposed that Sh. Ram Kumar Jha and Sh. Shaleen Mitra may be appointed against the vacant post of Personal Secretary in DUSIB in the pay scale of Rs. 9300-34800/- with Grade pay Rs. 4800/- (revised pay matrix level 8) on a consolidated amount of Rs.71000/- per month as Personal Secretary on co-terminus basis in the Secretariat of Chairperson, DUSIB/Hon'ble Minister of UD, GNCTD respectively as the posts on co-terminus basis will not put any official of DUSIB in any disadvantage at present and in coming some years. Accordingly, it was proposed that from the date of appointment of Sh. Ram Kumar Jha & Sh. Shaleen Mitra, they may be appointed on consolidated amount of Rs. 71000/- with effect from the dates mentioned in their previous orders, dated 16.03.2020 & 22.05.2020 respectively. Further, since the vacant posts of Personal Secretary are already available in DUSIB and appointment of above officials will not put any official of DUSIB in any disadvantage, therefore, creation of further posts of P.S. was not proposed.
7. The above proposal was submitted to U.D. Department for consideration. However, U.D. Department further referred the case to Services Department to re-examine. Services Department vide note dated 19.10.2020 opined that in service matters Govt. of Delhi, being UT, follows OMs/Instructions/guidelines etc. issued by Govt. of India from time to time. The Services Department being Cadre Controlling Authority for DASS/Steno Cadre accordingly strictly follows such Instructions/OMs in service matters. DUSIB being a statutory body is governed under DUSIB Act and the Regulations framed thereunder. The appointments and the service conditions of the employees of the Board are accordingly governed under the provisions of the Act and the Regulations framed thereunder with the approval of the Competent Authority. The Services Department may have no objection if the proposed regulation contains the provisions for such appointments in the Secretariat of Chairperson (DUSIB)/Hon'ble Chief Minister and Vice-Chairperson (DUSIB)/Hon'ble Minister (UD), GNCTD. The Administrative Department may accordingly seek approval of the Competent Authority on the proposal of the DUSIB.
8. In view of observations of Services Department, DUSIB again submitted the same proposal as mentioned in Para 6 above. However, Hon'ble Minister, Urban Development/Vice-Chairman, DUSIB vide order dated 17.11.2020 was of the view that the post of Secretary/Private Secretary in the office of the Chairman/Vice-Chairman in DUSIB is not a regular Secretary/Private Secretary post of secretarial nature. This role has far greater connotation than the name or purported nature of the post may indicate. These posts are distinct than other

regular Ministerial/Secretarial posts of Private Secretary and its pay scale should be commensurate with the enhanced role and responsibilities . Accordingly, Hon'ble Minister, Urban Development/Vice-Chairman, DUSIB directed to put up a resolution in the Board meeting for :-

- (i) Up-gradation of one post of 'Private Secretary ' in the grade pay of Rs. 4800(matrix level 8) to the post of Secretary to Chairman, DUSIB in the grade pay of Rs. 6600(matrix level 11).
 - (ii) Up-gradation of one post of 'Private Secretary ' in the grade pay of Rs. 4800 (matrix level 8) to the post of Private Secretary to Vice Chairman, DUSIB in the grade pay of Rs. 6600(matrix level 11).
 - (iii) Appointment of Sh. Ram Kumar Jha to the post of Secretary to Chairman, DUSIB in the grade pay of Rs. 6600(matrix level 11).
 - (iv) Appointment of Sh. Shaleen Mitra to the post of Secretary to Vice Chairman, DUSIB in the grade pay of Rs. 6600(matrix level 11).
9. The Board Meeting not convened since 25.09.2020, Hon'ble Minister Urban Development/Vice Chairperson, DUSIB on dated 24.03.2021 approved to appoint Shri Ram Kumar Jha and Sh. Shaleen Mitra to the post of Secretary to Chairperson, DUSIB and Vice Chairperson, DUSIB respectively on co-terminus basis in the grade pay of Rs. 6600/-(pre-revised), i.e Pay Matrix Level – 11.
10. Accordingly, the order for surrender of two vacant posts of Jr. Steno in Pay Level – 4 and upgradation of two posts of Private Secretary in DUSIB issued vide No. GA/1140/05/Admn./2018/D-63 dated 25.03.2021 was issued.
11. Further, the Office Order to appoint Sh. Ram Kumar Jha s/o Sh. Guna Nand Jha as Private Secretary to Chairperson, DUSIB/Hon'ble Chief Minister, Delhi on co-terminus basis in the Pay Matrix Level – 11 w.e.f. 25.02.2020 has been issued vide no. GA/1140/05/Admn./2018/D-64 dated 25.03.2021.
12. The Office Order to appoint Sh. Shaleen Mitra s/o Sh. Suyogya Mitra as Private Secretary to Vice- Chairperson, DUSIB/Hon'ble Minister, Urban Development, Govt of NCT of Delhi on co-terminus basis in the Pay Matrix Level – 11 w.e.f. 16.02.2020 has been issued vide no. GA/1140/05/Admn./2018/D-65 dated 25.03.2021.

PROPOSAL:

Accordingly, following proposals are submitted for consideration of the Board :-

- i. *Ex post facto* approval of upgradation of two posts of Private Secretary in the Pay Matrix Level 11 by surrendering two existing vacant posts of Junior Stenographer in the Pay Matrix Level-4 for the purpose of appointment of one Private Secretary in the office of Hon'ble Chairman, DUSIB and one Private Secretary in the office of Hon'ble Dy. Chairman, DUSIB on co-terminus basis.
- ii. *Ex post facto* approval for appointment of Sh. Ram Kumar Jha may be accorded to the post of Secretary to Chairman, DUSIB in the Pay Matrix Level 11 on co-terminus basis purely on temporary basis against the said proposed upgraded post of Private Secretary w.e.f. 25.02.2020 vide office order no. GA/1140/05/Admn./2018/D-64 dated 25.03.2021 for the current tenure of Chairman, DUSIB.
- iii. *Ex post facto* approval for appointment of Sh. Shaleen Mitra may be accorded to the post of Secretary to Vice- Chairman, DUSIB in the Pay Matrix Level 11 on co-terminus basis purely on temporary basis against the said proposed upgraded post of Private Secretary w.e.f. 16.02.2020 vide office order no. GA/1140/05/Admn./2018/D-65 dated 25.03.2021 for the current tenure of Vice-Chairman, DUSIB.

The matter is placed before the Board for consideration and ratification of above.

AGENDA ITEM NO. 30/11

AGENDA RELATING TO APPOINTMENT OF SH. ARUN GOEL AN OFFICER OF DELHI JUDICIAL SERVICE BY THE BOARD AS COMPETENT AUTHORITY IN ACCORDANCE WITH SECTION 6 (1) OF DUSIB ACT-2010.

1. In accordance with the provision contained in Section 3 (2) of the DUSIB Act, 2010, the Board constituted under Sub-section (1) of section 3 shall be Competent Authority to implement the provisions of the Slum Areas (I & C) Act, 1956. Further, as per Section 6 (1) of the DUSIB Act, the Board may appoint such officer as it may consider necessary for the efficient performance of its functions under this Act. Hence, it is to be construed that the powers of the Board as Competent Authority under the Slum Areas (I&C) Act, 1956 can be delegated to any officer as per the discretion of the Board.
2. Sh. Arun Goel, an officer of Delhi Judicial Service has already been posted to DUSIB, on deputation basis vide office of Registrar General, Hon'ble High Court of Delhi, letter No. 2602/DHC/GAZ/G-8/DUSIB/2020 dated 21.09.2020 for the aforesaid purpose.
3. In view of the above, the Board, being Competent Authority in terms of section 6 (1) of the DUSIB Act, 2010, may appoint Sh Arun Goel, an officer of Delhi Judicial Service, to exercise powers of Competent Authority to implement the provisions of the Slum Areas (I & C) Act, 1956.

PROPOSAL:

Board may kindly approve the Agenda relating to appointment of Sh Arun Goel, DJS by the Board as Competent Authority in accordance with Section 6(1) of DUSIB Act-2010.

AGENDA ITEM NO. 30/12

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 20th 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 22nd Meeting held on 13.07.2018 vide resolution no. 22/23 (**Annexure-D**).
5. The appointment of Sh. R.K.Gupta, SE(Retd.) as Consultant in DUSIB has been placed before the Board in its 29th Meeting on 25.09.2020 vide resolution no. 29/14 which was ratified by the Board (**Annexure-E**). His tenure has further been extended w.e.f. 01.09.2019 to 31.08.2020 and w.e.f. 01.09.2020 to 06.12.2020 with the approval of the Board in its 29th Meeting held on 25.09.2020 vide resolution no. 29/14 (**Annexure-E**).
6. Further with reference of O.M. No. F.No.A-12034/11/2018-Admn. dated 30.11.2018 reg. comprehensive guidelines for engagement of retired Government officers/ officials as Consultant. In which at point no. 5. related to

age-limit indicates that maximum age limit for all categories of Consultants will be 65 years. However, engagement beyond 65 years and upto 70 years may be resorted to in deserving cases. In this regard extension of the contract of Sh. Rabindra Kumar Gupta beyond the age of 65 years, which is likely to be expired on 06.12.2020,w.e.f 07.12.2020 to 06.12.2021 as he is maintaining a sound health and mind.

PROPOSAL:

Accordingly, the above extension of contractual engagement of Sh. R.K. Gupta, SE(Retd.) as Consultant in DUSIB beyond the age of 65 years w.e.f. 07.12.2020 to 06.12.2021 as he is maintaining a sound health and mind is submitted for ratification by the Board.

ANNEXURE - B
S/C Annexure - A 29/e

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
{ Administration Wing }
Vikas Bhawan-II, Civil Line, Delhi-54 (Ph:23814305)

No.: GA/1076/12/2017/Admin/D-313 Dated: September 27, 2017

Office Order

Competent Authority has been pleased to engage Shri R.K. Gupta, Retired Superintending Engineer from Delhi Development Authority as Consultant in Delhi Urban Shelter Improvement Board w.e.f. 01.09.2017 for utilizing his services to co-ordinate the matter relating to In-situ Rehabilitation of JJ Bastis and execution of various projects being carried out in JJ Bastis under various Plan schemes of DUSIB.

His engagement is subject to following terms and conditions:-

- (i) The appointment will be on full time basis for a period of one year on contract basis from the date of joining in DUSIB on salary of last pay drawn minus pension per month plus DA at the prevailing rate which will not include HRA or any other allowance except as specified in these terms & conditions.
- (ii) He will not be permitted to take any other assignment during the period of contract appointment with DUSIB. He can be required to work on holidays also, if need be, for which no additional remuneration will be paid.
- (iii) He will be entitled to avail 16 days leave in a year on pro-rata basis.
- (iv) He will not be entitled for TA/DA as per Grade (last pay drawn).
- (v) He will not be entitled for residential accommodation.
- (vi) He will not be entitled for any other facilities i.e. reimbursement of medical expenses, Leave Travel Concession (LTC) etc.
- (vii) He may be asked to perform any duties as and when assigned by higher authorities which he shall discharge to their full satisfaction.
- (viii) His appointment will be purely on contract basis and he will have no right to claim for regular appointment as no such post exists in the Department.
- (ix) The contractual appointment can be terminated by giving one month's notice by either of the parties.

Sh. R.K. Gupta, Consultant will draw remuneration against the vacant post of Director in DUSIB.

(V.P. Jha)
Deputy Director (Administration)

Copy to:

1. Secretary to Hon'ble Minister of UD, Govt. of NCT of Delhi for information
2. Principal Secretary, UD, Govt. of NCT of Delhi for information.
3. PS to CEO for information of latter
4. Member (Administration) / Finance / CVO
5. Principal Director (Administration) / Rehabilitation / Law
6. Director (Assets Management)
7. Financial Advisor
8. B&FO
9. Chief Engineer-I, II and Chief Engineer (Electrical)
10. Sh. R.K. Gupta, Consultant, DUSIB, R/O D-743, Saraswati Vihar, Delhi-34
11. Accounts Officer (HQ)
12. Guard File / Office copy.

51/c

9/c

6/c

GOVERNMENT OF NCT OF DELHI
Finance (Accounts) Department
'A' Wing, 4th Level, Delhi Secretariat, I.P. Estate, New Delhi.

No. F.20/7/2015-AC/204-248

Dated: 04/12/2015

To

1. All the Pr. Secretaries / Secretaries / Heads of Departments of Government of NCT of Delhi.
2. Heads of all Autonomous / Grant-in-aid Institutions / Local Bodies of Government of NCT of Delhi.

OFFICE MEMORANDUM

Subject: *Guidelines relating to engagement of retired Government servants as consultant on contract basis against vacant sanctioned posts.*

It has come to the notice of this Government that the retired Government servants are being engaged as consultant on contract basis in different Departments / Autonomous Bodies / Grant-in-aid Institutions by applying different criteria for calculating the consolidated remuneration payable to such contract engagements. It has also come to the notice that in some cases, the persons are being engaged on contract basis in regular pay scales which is not in order. In some cases, it has been come to the notice that the persons engaged on contract basis on a consolidated remuneration are being paid separate conveyance allowance in addition to the said remuneration. This leads to anomalous situations.

Now, the competent authority has decided to adopt a uniform policy with regard to such contract engagements of retired Government servants and to have a common principle with reference to consolidated remuneration payable to all such retired Government servants engaged as consultant on contract basis. Hence the competent authority is pleased to decide as follows and it will be with immediate effect:-


- (a) The engagement of retired Government servant as Consultant should be against a vacant sanctioned post. The engagement of consultant would be on full-time basis and they would not be permitted to take up any other assignment during the period of consultancy;
- (b) The engagement of consultant should initially be for a period of one year. However, it can be extended further subject to the satisfactory performance of the consultant and depending upon the specific job and the time frame for its completion. The total period of engagement as consultant should not exceed 5 years. In no case the consultant should be allowed beyond five years. The maximum age limit of engagement as consultant shall be 65 years.

- 50/c
- 8/c
- 5/c
- (c) The amount of monthly consolidated remuneration / fee in the case of retired Government officials appointed as Consultants shall be Last Pay minus Basic Pension plus DA at the applicable rate. However, a retired Government official appointed as Consultant shall continue to draw pension and the dearness relief thereon during the period of his engagement as Consultant. His/her engagement as consultant shall not be considered as a case of re-employment;
 - (d) The Consultants shall not be entitled to any allowance such as House Rent Allowance, reimbursement of call charges of Residential Telephone / mobile, Transport facility, Residential Accommodation, Personal Staff, etc.
 - (f) No Government vehicle shall be provided to the Consultants;
 - (g) No TA/DA shall be admissible for joining the assignment or on its completion. Consultants will not be allowed foreign travel at Government expenses. However, Consultants shall be allowed TA/DA for their travel inside the country in connection with the official work, if any, as per their entitlement as on the date of retirement;
 - (h) Consultants shall be eligible for 8 days' leave in a calendar year on pro-rata basis. Therefore, a consultant shall not draw any remuneration in case of his/her absence beyond 8 days in a year (calculated on pro-rata basis). Also unavailed leave in a calendar year cannot be carried forward to next calendar year;
 - (i) The engagement of consultants is of a temporary nature and the engagement can be cancelled at any time by the department / autonomous body / PSU / grant-in-aid institution concerned without assigning any reason; and
 - (j) Before engaging any retired Government servant as consultant, the Administrative Department should ensure that the retired official is clear from vigilance angle and moot a proposal with full justification to seek the prior concurrence of Finance Department and thereafter the approval of the competent authority. The Autonomous Bodies / Grant-in-aid Institutions shall also moot such proposals through their Administrative department to seek the approval of the competent authority.

The above guidelines are not applicable to the Statutory Bodies / Commissions which are governed under different Statute / Rules / Acts.

This issues with the prior approval of Hon'ble Dy. CM / FM.

- 84 -


(S.P. Singh),
Spl. Secretary (Finance)

(contd..... P/3)

ANN - C

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
PUNARWAS BHAWAN, NEW DELHI
(Meeting Cell)

No. Meeting Cell/ DUSIB/ DD Board /2017/D- 138

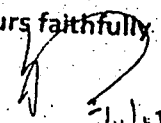
Dated: 7/11/2017

Subject: Minutes of the 20th Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 27.10.2017.

Sir/ Madam,

Please find enclosed herewith the minutes of the 20th Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 27.10.2017 duly approved by Hon'ble Chairperson, DUSIB for kind information.

Yours faithfully,


Dy. Director (Board)

Distribution:

1. Hon'ble Chief Minister, GNCTD of Delhi/Chairperson of DUSIB.
2. Hon'ble Deputy Chief Minister, GNCTD of Delhi.
3. Hon'ble Minister of Urban Development, GNCT of Delhi/Vice Chairperson of DUSIB.
4. Shri Sahi Ram, Hon'ble MLA (Special Invitee), Tughlakabad (AC. No. 52).
5. Shri Akhilesh Pati Tripathi, Hon'ble MLA (Special Invitee), Model Town (AC. No. 18).
6. Shri Hazari Lal Chauhan, Hon'ble MLA (Special Invitee), Patel Nagar (AC No. 24).
7. Vice Chairman, DDA.
8. Jt. Secretary (L&W), M/o UD, Gol, Nirman Bhawan-representative of M/o UD.
9. Pr. Secretary (UD), UD Deptt, GNCT of Delhi.
10. Chairman, NDMC.
11. CEO, Delhi Jal Board.
12. Director (Local Bodies), GNCT of Delhi.
13. CEO, DUSIB.
14. Member (Admn), DUSIB.
15. Member (Engg), DUSIB.
16. Shri Bipin Kumar Rai, Expert (non-official).
17. Shri A.K. Gupta, Expert (non-official).

PWD at AIIMS may be allowed to be used as transit shelter. The suggestion was agreed by the Board.

The Vice chairperson suggested that the subway at Punjabi Bagh may also be kept as standby shelter to the nearby homeless which can be activated on demand.

The Board considered and approved the Winter Action Plan with the direction that the Winter Action Plan may be set in place by 15th November, 2017 and the control room may also be set up by 15th November, 2017 as early winters are setting in.

Agenda Item No.20/5

Ex-post facto approval for RE 2017-18 and BE 2018-19 Of DUSIB.

The Board considered and approved the proposal.

Agenda Item No.20/6

Action plan to implement the Project for rehabilitation of 99 JJ bastis on the DUSIB land parcels.

The Board after deliberations deferred the proposal for want of clarification.

Agenda No. 20/7

Action plan for implementation of the housing projects already approved by the Board.

The Board took note of the information furnished by the Department.

Agenda no. 20/8

Ratification of engagement of Consultants

The Board ratified the proposal contained in the Agenda.

Agenda no. 20/9

AGENDA NO. 20/8

RATIFICATION OF ENGAGEMENT OF CONSULTANTS

1. Section 6(1) of Chapter II of DUSIB Act, 2010 provides that the Board may appoint Secretary and such other officers and employees as it may consider necessary for the efficient performance of its functions under this Act.
2. Delhi Urban Shelter Improvement Board is executing various projects especially In-situ Rehabilitation of JJ Bastis and projects being carried out in JJ Bastis under various Plan Schemes of DUSIB. To monitor & coordinate the progress of these projects and their completion in a time bound manner, Shri R.K. Gupta, Retired 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. 1.9.2017 with the approval of the Hon'ble Chief Minister/Chairperson, DUSIB. The appointment was made as per the terms of Office Memorandum No. F.20/472015-AC/204-248 dated 4.12.2015 issued by the Finance (Accounts) Department, GNCTD (Annexure-A) and remuneration is to be drawn against the vacant post of Director, DUSIB.
3. Further, due to acute paucity of staff in Delhi Urban Shelter Improvement Board as no fresh appointments have been made since long, Shri Ramesh Singh, AO(Retd.) has been appointed (Annexure-B colly) as Consultant in accordance with the terms & conditions stipulated in Office Memorandum No. F.20/472015-AC/204-248 dated 4.12.2015 issued by the Finance (Accounts) Department, GNCTD and his remuneration shall be drawn against the post vacated by the officer on his superannuation. His appointment has been approved by the Hon'ble Chief Minister/Chairperson, DUSIB.

Proposal:

4. Accordingly, the Board is requested to ratify the appointment of Shri R.K. Gupta & Sh. Ramesh Singh as consultant in DUSIB on the above terms & conditions.

ANN-D

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
Punarvas Bhawan, New Delhi
(Meeting Cell)

NO: Meeting Cell/DUSIB/DD(Board)2018/D-17

Dated: 25.07.2018

Sub: Minutes of the 22nd Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 13.07.2018.

Sir/Madam,

Please find enclosed herewith the minutes of the 22nd Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 13.07.2018 duly approved by Hon'ble Chairperson, DUSIB for kind information.

By 25/07/2018
(BANSH RAJ)

Principal Director (Admn)

To:

1. PS to Hon'ble Chief Minister, GNCT of Delhi/Chairperson, DUSIB.
2. PS to Hon'ble Dy. Chief Minister, GNCT of Delhi.
3. PS to Hon'ble Minister of Urban Development, GNCT of Delhi/Vice Chairperson, DUSIB.
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. Vice Chairman, DDA.
8. Jt. Secretary (L&W), M/o UD, GoI, Nirman Bhawan-representative of M/o UD.
9. Pr. Secretary (UD), UD Deptt, GNCT of Delhi.
10. Chairman, NDMC.
11. CEO, Delhi Jal Board.
12. Director (Local Bodies), GNCT of Delhi.
13. CEO, DUSIB.
14. Member (Admn), DUSIB.
15. Member (Engg), DUSIB.
16. Member (Finance) DUSIB.
17. Member (Power) DUSIB.
18. Shri Bipin Kumar Rai, Expert (non-official).
19. Shri A.K. Gupta, Expert (non-official).

Agenda Item No. 22/18

Allotment of land for construction of Police Station & Staff Quarter at Khasra No. 440 & 441 near Gurudwara, SRS Colony, Bhalswa Dairy, Delhi.

The Agenda was not agreed.

Agenda Item No. 22/19

Allotment of additional land to DHS measuring 1.18 Acre at Madipur for hospital.

The Board considered and approved the Agenda.

Agenda Item No. 22/20

Issuance of NOC for opening /establishment of Aam Aadmi Mohilla Clinic (AAMC) in the form of Porta Cabin /Semi permanent structure and in Night Shelter/BVKs on the land belonging to DUSIB - ratification thereof from the Board regarding.

The Board ratified the proposal contained in the Agenda

Agenda Item No. 22/21

Ratification of approval for Extension of present agreements of SMAs/ NGOs for Operation and Management of Night Shelters for a period of 3 months w.e.f. 01.08.2018 to 31.10.2018.

The Board ratified the proposal contained in the Agenda

Agenda Item No. 22/22

Information in respect of 59 Muster Roll Employees engaged on various assets of DUSIB w.e.f the year 2004-2005.

The Board considered and noted the information.

Agenda Item No. 22/23

Extension of tenure of engagement of Shri R.K. Gupta, Retd. Superintending Engineer as Consultant.

The Board approved the Agenda.

Raj Mahind

AGENDA ITEM NO. 22/23

Extension of tenure of engagement of Shri R.K. Gupta, Retd. Superintending Engineer as Consultant.

1. Section 6(1) of Chapter II of DUSIB Act, 2010 provides that the Board may appoint Secretary and such other Officers and employees as it may consider necessary for discharge of its function under this Act.
2. 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. For effective monitoring and to coordinate the progress of these projects and their completion in a time bound manner, Shri R.K. Gupta, Retired 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. 1.9.2017 with the approval of the Hon'ble Chief Minister/Chairperson, DUSIB. The appointment of Shri R.K. Gupta, SE(Retd) was made as per the terms of Office Memorandum No. F.20/472015-AC/204-248 dated 4.12.2015 issued by the Finance (Accounts) Department, GNCTD (Annexure-A). The remuneration is to be paid to the officer against the vacant post of Director, DUSIB.
3. Shri R.K. Gupta, SE(Retd) was engaged as Consultant vide Office Order No. GA/1076/12/2017/Admin/D-313 dated 27.9.2017(Annexure-B). The appointment of Shri R.K. Gupta, SE(Retd) was placed before the Board in its 20th Meeting on 27.10.2017 as Agenda Item No. 20/8 which was ratified by the Board(Annexure-C).
4. The period of engagement of Shri R.K. Gupta, SE(Retd) as Consultant is going to expire on 31.8.2018.

5. Proposal:

The matter is placed before the Board for consideration of grant of extension of tenure of engagement to Shri R.K. Gupta, SE(Retd) as Consultant for a further period of one year w.e.f. 1.9.2018 as per the terms and conditions laid down in Office Order No. GA/1076/12/2017/Admin/D-313 dated 27.9.2017.

ANN-E

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
Punarvas Bhawan, New Delhi
(Meeting Cell)

NO: Meeting Cell/DUSIB/DD(Board)2020/D-6

Dated: 05.10.2020

Sub: Minutes of the 29th Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 25.09.2020.

Sir/Madam,

Please find enclosed herewith the minutes of the 29th Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 25.09.2020 duly approved by Hon'ble Chairperson, DUSIB for kind information.

Encl : As Above

R.K. Gosain
05/10/2020
(R.K. GOSAIN)
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, Nirman Bhawan-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 Item No.29/11

Allotment of alternative flats to eligible/ineligible occupants of property no. 1250/VIII, 2451/VIII & 2497/VIII Ajmeri Gate Delhi.

The Board considered and approved the Agenda.

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.

CEO, DUSIB informed that the Board had earlier extended the time line for depositing dues alongwith interest @05%(Five percent) to the allottees / occupants if they pay the same before 31.03.2020. However, due to spread of Covid-19 in March, 2020 and lockdown, people did not deposit the demanded amount. The Board after deliberation decided to extend the timeline upto 31st March, 2021 on the existing terms and conditions. From April, 2021, the rate of interest will be charged @ 07% (seven percent).

As regards action by way of issuance of notices and initiation of sealing process against the defaulters, it was decided that position will be assessed in March, 2021 and facts in this regard will be placed before Vice Chairperson.

Agenda Item No.29/13

Regarding refund of consent money of Rs.50,000/- deposited by registrants of 1985 Housing Scheme.

The Board considered and approved the Agenda.

Agenda Item No.29/14

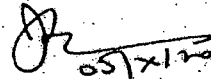
Extension of tenure of contractual engagement of Sh. R.K.Gupta, Retd. S.E. as Consultant in DUSIB.

The Board ratified and approved the Agenda.

Agenda Item No.29/15

Regarding ratification of decision for rejection of tender cases.

The Board considered and ratified the Agenda.


05/12/20

AGENDA ITEM NO. 30/13

EXTENSION OF TENURE OF CONTRACTUAL ENGAGEMENT OF MEDIA COORDINATOR

1. DUSIB deals with the large population base and several references are received under CPGRAMS, PGMS, PGC, L.G. Listening Post, MPs and MLAs and general public. These grievances are received through various portals and also in physical format. Handling of all these grievances requires specialized knowledge of electronic and information technology. It was felt imperative to recruit a person well-versed with all technologies to assist the Chief Engineer (Coordination) to deal with these public grievances and media related issues effectively and expeditiously.
2. In DUSIB, there is one sanctioned post of Press Coordinator which has been lying vacant. To fill up the post, the matter was placed before High Level Coordination Committee, DUSIB. In its meeting held on 26.07.2016, considering the magnitude of the issues requiring remedial measures, the committee was of the view that it will be imperative to recruit a person, well-versed with the technologies in the field of electronics and information & technology and having qualification of Graduate Engineering with Computer Science/information Technology/Electronic and Electrical Engineering, with three years experience in the portal handling, grievance management and social media interaction, on consolidate remuneration of Rs.50,000/- plus Rs.20,000/- as conveyance charge per month. **(Annexure-A)**
3. Accordingly, an advertisement was published in leading newspapers for intending candidate on 02.08.2016. Interview of the short-listed candidates was held on 17.08.2016 and the Selection Committee, duly constituted, recommended the name of Sh. Bhaskar Sharma S/o Sh. Ashok Sharma. The Committee further recommended to redesignate the post of Press Coordinator as Media Coordinator. The offer letter to Sh. Bhaskar Sharma to the post Media coordinator, on contractual basis had been issued on 19.08.2016 initially for a period of one year. **(Annexure-B)**
4. The extensions on one year basis w.e.f. 26.08.2017 to 25.08.2018, w.e.f. 26.08.2018 to 25.08.2019, w.e.f. 26.08.2019 to 25.08.2020 on the usual terms and conditions as conveyed to him through offer letter were granted to him with approval of Vice-Chairperson, DUSIB after receipt of satisfactory work performance report. **(Annexure-C)**
5. Further, after receipt of satisfactory work performance report extension for further one year w.e.f 26.08.2020 to 25.08.2021 on the usual terms and

conditions, granted to Sh. Bhaskar Sharma with approval of Vice- Chairperson, DUSIB vide order dated 19.08.2020. **(Annexure-D)**

PROPOSAL :

The extension of contractual engagement of Sh. Bhaskar Sharma as Media Coordinator in DUSIB for the period from 26.08.2017 to 25.08.2018, from 26.08.2018 to 25.08.2019, from 26.08.2019 to 25.08.2020 and from 26.08.2020 to 25.08.2021 is submitted for ratification by the Board.

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
PUNERWAS BHAWAN

Minutes of the meeting of High Level Coordination Committee (HLCC 32/2016) held on 26.07.2016 under the chairmanship of Member (Admn.) in his chamber.

The following were present.

- | | |
|--|-----------------|
| 1. Sh. Pankaj Asthana, Member(Admn.) | Chairman |
| 2. Sh. M.K. Tyagi, Member(Engg.) | Member |
| 3. Sh. Ravi Dadhich, Member (Power) | Member |
| 4. Sh. S.K. Mahajan, Chief Engineer(Co-ordination) | Member |
| 5. Sh. H.S. Nanra, BFO (Rep. of Member(Finance)) | Member |
| 6. Sh. M. A. Ashraf, Pr. Director(Admn.) | Member/Convener |

Sh. H.P. Sharma, Dy. CA-I was also invited and present in the meeting. Pr. Director(Admn.)/convener briefed about the agenda items to be discussed during the meeting. The HLCC after detailed deliberation on the items contained in the agenda has taken the following decisions:-

1. Engagement of tax consultant for advising in the matters of Service Tax.

Dy. CA-I informed the HLCC that DUSIB has received several communications from Service Tax Department. It was initially advised that DUSIB may get itself registered with the Service Tax Department and, subsequently, demanded the service tax from DUSIB in respect of rental income from the chunks A, B, C, D & E at Raja Garden allotted by the DUSIB to the highest bidders for providing services to the general public for marriage and social functions. DUSIB has got registered itself with the Service Tax department vide Registration No.AACAD0490LSD001. The Service Tax Department is now persistently demanding service tax on the rental income from the aforesaid chunks, including arrear of service tax for previous years. Service Tax Department has assessed the tax liability of DUSIB to the tune of Rs.4.27 crores. Dy. CA-I also informed the HLCC that the issue regarding liability of service tax has been discussed with the higher authorities and it was decided that the issue needs detailed examinations in consultation with technical experts. A clarification has also been taken from DSIIDC, in this regard, DSIIDC, having faced the similar situation, have taken help of tax experts to resolve the matter. DSIIDC has engaged two consultants on Service Tax and Accounts matters. While doing this, it has followed the due procedure viz. placing the advertisement on its website and having interaction with the bidders etc.

Since the issue of service tax needs to be addressed on urgent basis, due to impending liability, it is proposed that we may call Sh. V.K. Maghan and Sh. Mayank Jain, engaged as

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-95-

consultants by DSIIDC for personal interaction and engage the suitable one between them as consultant in DUSIB, on the terms and conditions mentioned below:-

- a. To provide day to day consultancy and opinion on various Service Tax matters.
- b. To provide assistance in preparation of returns, calculation of service tax on monthly basis and filing of original as well as revised e-return etc.
- c. Preparation and representing before Service Tax authorities on account of show cause notice.
- d. Appeals and summons etc. pertaining to any year including earlier years (as and when required)
- e. Any other work relating to service tax.

After detailed deliberation and considering the importance and urgency of the matter, HLCC agreed with the proposal of Dy. CA-I to engage one consultant on consolidated fee of Rs.75,000/- with the condition to complete the task in three months. It, however, suggested that a committee comprising of Member(Finance), FA, BFO, Pr.Director(Admn.) may interact with the applicants to decide suitable candidate.

Action: BFO/Dy. CA-I

2. Appointment of Press Coordinator in DUSIB

Chief Engineer(Coord.) informed HLCC that DUSIB deals with large population base, and several references are received from CPGRAMS, PGMS, PGC, LG Listening Post, MPs and general public. These grievances are received through various portals and also in physical format and DUSIB has to respond to these grievances in a time-bound manner. Handling of all these grievances requires specialized knowledge of electronics, information technology and expertise in grievance management. The existing manpower of DUSIB does not have such specialized domain knowledge for grievance redressal management or social media interaction and also does not have strong IT/electronic awareness.

Considering the magnitude of the issues requiring remedial measures, it will be imperative to recruit a person, well versed with all these technologies, to assist the Chief Engineer(Coord.) to deal with these public grievances effectively and expeditiously. Chief Engineer(Coord.) also informed the HLCC that one post of Press Coordinator is lying vacant in DUSIB for which some consolidated emoluments are to be decided based on prevailing market rates and also depending on qualifications and experience. Chief Engineer(Coord.) proposed that applications for recruitment of Press Coordinator having qualifications of Graduate in Engineering with Computer Science / Information Technology /Electronic and Electrical Engineering may be initiated and for this purpose a small advertisement may be given in newspapers.

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After detailed deliberation, HLCC agreed with the proposal of Chief Engineer(Coord.) to engage a Press Coordinator for one year (extendable on yearly basis) on consolidated remuneration of Rs.50,000/- plus Rs.20,000/- as conveyance charges. In addition to aforesaid qualification, the candidate should have at least three years experience in portal handling, grievance management and social media interaction.

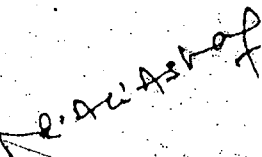
Action: Chief Engineer(Coord.)/Pr.Director(Admn.)


3. Draft MOU with NGOs for transforming JJ Bastis into 'Adarsh Basti'


Chief Engineer(Coord.) informed the HLCC that in order to bring about improvement in the quality of life of people living in JJ Bastis, DUSIB intends to transform 52 jhuggi jhopri bastis into Adarsh Bastis by making visible improvement in infrastructure, facilitate solid-waste management and reduction in open defecation. This objective is proposed to be achieved with cooperation of NGOs having experience in dealing with social issues related to slum dwellers. A day-long workshop was also held in this regard, where NGOs also participated and shared their visions for transforming JJ Bastis into 'Adarsh Basti'. These NGOs will sensitize slum dwellers to quit go the habit of open defecation and will also help in coordinating with various local bodies like, MCD, DJB etc., to address grievances of the dwellers. Chief Engineer(Coord.) proposed that in order to ensure full cooperation of NGOs, it is essential to sign an MoU with them. A draft MoU was also placed before the HLCC. The MoU defines role of NGOs in the slum dwellers and provisions have been drafted appropriately to watch the interest of DUSIB and also to ensure that the objectives designed for 'Adarsh Bastis' are achieved.

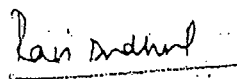
After detailed deliberation, HLCC suggested some modifications in the MoU and agreed with the proposal of Chief Engineer(Coord.) for signing the MOU with NGOs for achieving the objective of 'Adarsh Bastis'. The modified copy of MoU is to be placed in the next meeting of HLCC for perusal and approval.

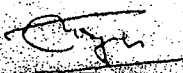
Action: Chief Engineer(Coord.)


(M. A. Ashraf)
Pr. Director(Admn.)


(H.S. Nanra)
B&FO


(S.K. Mahajan)
Chief Engineer(Coord.)


(Ravi Dadhich)
Member(Power)


(M.K. Tyagi)
Member(Engg.)


(Pankaj Asthana)
Member(Admn.)

DELHI URBAN SHELTER IMPRO
GOVT. OF N.C.T. OF DELHI
ADMINISTRATION BRANCH

ARD

A-Block, 2nd floor,
Vikas Bhawan-II,
Civil Lines, Delhi-110054

NO:GA/1092/2/Admn/2016/D- 227

Date:19.08.2016

Sh. Bhaskar Sharma,
S/o Sh. Ashok Sharma,
D-250, T-13 River Heights,
Ghaziabad By Pass Road,
Ghaziabad, UP-201017.

Subject:- Engagement of Media Coordinator on contract basis.

Competent Authority, DUSIB vide order dated 19.08.2016 has decided to engage you as Media Coordinator on contract basis on consolidated amount of Rs. 50,000/- plus Rs. 20,000/- as conveyance charges per month, initially for one year (extendable on yearly basis), on the following terms and conditions:

1. The engagement is temporary in nature and purely on contract basis and the candidate will have no right to claim for regular appointment.
2. It will confer no right claiming ad-hoc or regular appointment to this post or any other service benefit, whatsoever.
3. This interim arrangement can be terminated at any time by the Competent Authority, without assigning any reason or prior notice.
4. You will not be entitled to any other allowances like DA/HRA etc.
5. The period of engagement on consolidated amount will not count to officiate in the present or higher post/grade for any purpose, whatsoever.
6. The contractual engagement is also subject to satisfactory work performance. If the work performance is not found satisfactory, the engagement can be cancelled/discontinued without assigning any reason, whatsoever.
7. You are allowed to avail one leave per completed calendar month and will have to work for 6 days a week.

You may submit your joining to the undersigned within 15 days from the date of issue of this offer letter.

(V.P. Sharma)
Dy. Director (Admin)
011-23814305

In the terms of Office Order No. GA/1092/2/Admn/2016/D-687 dated 11-08-16, the committee under the chairmanship of Member (Admn.) consisting of the following officers was constituted for interaction / interview for engagement of Press Coordinator on contract basis:-

- | | |
|--|------------|
| 1. Sh. Pankaj Asthana Member (Admn.) | - Chairman |
| 2. Sh. M.K.Tyagi Member (Engineering) | - Member |
| 3. Sh. Ravi Dadhich Member (Power) | - Member |
| 4. Sh. S.K. Mahajan Chief Engineer(Coord.) | - Member |

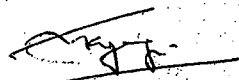
All the applicants were informed by mail/ sms to appear for interaction / interview as per dates & time allotted to them.

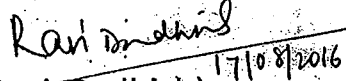
The list of the shortlisted candidates for Press Coordinator was provided to the committee. Accordingly, the interaction/interview for Press Coordinator was held as per scheduled date i.e. 17.08.2016 by the Committee.

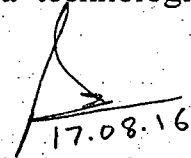
Out of 06 candidates shortlisted (list enclosed) at (10/C), 03 candidates (list enclosed) at (41/c) appeared for interview before the committee on 17.08.2016.

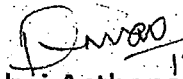
The committee after interaction with all candidates who appeared for interview, recommends the engagement of **Sh. Bhaskar Sharma S/o of Sh. Ashok Sharma** as Press Coordinator for a period of one year(extendable on yearly basis) on consolidated remuneration of Rs. 50,000/- plus Rs. 20,000/- as conveyance charges as already approved by the HLCC. The remuneration being offered is commensurate to the qualification and experience possessed by the selected candidate.

The committee further recommends re-designating the post from Press Coordinator to '**Media Coordinator**' in view of the changed circumstances of introduction of new media technologies including social media & IT, etc.


(M. K. Tyagi)
Member Engineering


(Ravi Dadhich) 17/08/2016
Member Power


17.08.16
(S.K. Mahajan)
Chief Engineer (Coord.)


(Pankaj Asthana) 17/8/16
Member Admn.

Answers
62/C

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF N.C.T. OF DELHI
(ADMINISTRATION BRANCH)

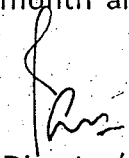
NO.GA/1092/2/Admn/2016/D-186

DATE: 12/9/19

OFFICE ORDER

Vice-Chairperson, DUSIB vide his order dated 03.09.2019 has been pleased to extend to extend the period of contractual engagement of Sh. Bhaskar Sharma as Media Coordinator w.e.f. 26.08.2019 to 25.08.2020 on the usual terms and conditions as conveyed to him vide office order no. GA/1092/2/Admn/2016/D-227 dated 19.08.2016 which are given hereunder :-

1. The engagement is temporary in nature and purely on contract basis and the candidate will have no right to claim for regular appointment.
2. It will confer no right claiming ad-hoc or regular appointment to this post or any other service benefit, whatsoever.
3. This interim arrangement can be terminated at any time by the Competent Authority, without assigning any reason or prior notice.
4. You will not be entitled to any other allowances like DA/HRA etc.
5. The period of engagement on consolidated amount will not count to officiate in the present or higher post/grade for any purpose, whatsoever.
6. The contractual engagement is also subject to satisfactory work performance. If the work performance is not found satisfactory, the engagement can be cancelled/ discontinued without assigning any reason, whatsoever.
7. You are allowed to avail one leave per completed calendar month and will have to work for 6 days a week.


Dy. Director (Admn)
rcd

Copy to:

1. P.S. to C.E.O. for kind information of latter.
2. Chief Engineer (Coord.)
3. Accounts Officer (HQ)
4. Sh. Bhaskar Sharma, Media Coordinator on contract basis.
5. Guard file/Office copy.

54/4

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF N.C.T. OF DELHI
(ADMINISTRATION BRANCH)

NO.GA/1092/2/Admn/2016/D- 186

DATE: 4/10/18

OFFICE ORDER

Competent Authority, DUSIB vide order dated 26.09.2018 has been pleased to extend the period of contractual engagement of Sh. Bhaskar Sharma as Media Coordinator w.e.f. 26.08.2018 to 25.08.2019 on the usual terms and conditions conveyed to him vide order No. D-227 dated: 19.08.2016.

(Signature)
Dy. Director (Admn)

(Signature)

Distribution:

1. PS to CEO for kind information.
2. Chief Engineer (Coord.)
3. Accounts Officer (HQ)
4. Sh. Bhaskar Sharma, Media Coordinator on contract basis.
5. Office copy / Guard file.

51/2

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
Administration Branch

NO: GA/1092/2/Admn/2016/D-274

Date: 23-8-2017

OFFICE ORDER

Competent Authority, DUSIB vide order dated 17.08.2017 has been pleased to extend the period of contract in r/o Sh. Bhaskar Sharma as Media Coordinator w.e.f. 26.08.2017 to 25.08.2018 on the usual terms and conditions conveyed to him vide order No: D-227 dated 19.08.2016.

(V.P.Jha)
Dy. Director (Admn)

Distribution:

1. PS to CEO for kind information.
2. Chief Engineer (Coord).
3. Accounts Officer (HQ).
4. Sh Bhaskar Sharma, Media Coordinator on contract basis.
5. Office copy/Guard file.

Annexure 29/c

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF N.C.T. OF DELHI
(ADMINISTRATION BRANCH)


NO.GA/1092/2/Admn/2016/D-178

DATE: 19/8/20

OFFICE ORDER

Vice-Chairperson, DUSIB vide his order dated 10.08.2020 has been pleased to extend the period of contractual engagement of Sh. Bhaskar Sharma as Media Coordinator w.e.f. 26.08.2020 to 25.08.2021 on the usual terms and conditions as conveyed to him vide office order no. GA/1092/2/Admn/2016/D-227 dated 19.08.2016 which are given hereunder:-

1. The engagement is temporary in nature and purely on contract basis and the candidate will have no right to claim for regular appointment.
2. It will confer no right claiming ad-hoc or regular appointment to this post or any other service benefit, whatsoever.
3. This interim arrangement can be terminated at any time by the Competent Authority, without assigning any reason or prior notice.
4. He will not be entitled to any other allowances like DA/HRA etc.
5. The period of engagement on consolidated amount will not count to officiate in the present or higher post/grade for any purpose, whatsoever.
6. The contractual engagement is also subject to satisfactory work performance. If the work performance is not found satisfactory, the engagement can be cancelled/ discontinued without assigning any reason, whatsoever.
7. He is allowed to avail one leave per completed calendar month and will have to work for 6 days a week.


Dy. Director (Admn)

Copy to:

1. P.S. to C.E.O. for kind information of latter.
 2. Chief Engineer (Coord.)
 3. Accounts Officer (HQ)
 4. Sh. Bhaskar Sharma, Media Coordinator on contract basis [Annexure 29/c]
 5. Guard file/Office copy.
- m
19/8/2020
etc

AGENDA ITEM NO. 30/14

RATIFICATION OF EXTENSION OF CONTRACT AGREEMENTS FOR THE WORKS OF OPERATION, MANAGEMENT & MAINTENANCE OF JAN SUVIDHA COMPLEXES AT VARIOUS LOCATIONS UNDER JURISDICTION OF CIVIL DIVISIONS OF CIRCLE-1 TO CIRCLE-4.

1. The tenders for the works of "Operation, Management & Maintenance of Jan Suvidha Complexes (about 725 nos.) having about 23000 WCs, were called Circle-wise i.e in Group-1, Group-2, Group-3 & Group-4 in the year 2018 and were awarded to the following agencies after seeking approval of DUSIB Board vide Item No.24/4 (i) of Minutes of its 24th Meeting dated 25.10.2018. The details are as under:-

Group No.	Name of Agency	Contractual Amount	Date of Award Letter No.	Date of Start of Work
1	M/s.Aakansha Enterprises	Rs.10,56,57,312/-	31.10.2018	27.11.2018
2	M/s. ACME Excellent Management Pvt. Ltd.	Rs.12,04,20,600/-	31.10.2018	26.11.2018
3	M/s. SainathSales &Services Pvt. Ltd.	Rs.10,0033,320/-	31.10.2018	24.11.2018
4	M/s. SainathSales & Services Pvt. Ltd.	Rs.9,58,46,400/-	31.10.2018	24.11.2018

2. Further, it is mentioned that the initial contract period of above mentioned works, was for one year with the stipulation of condition No.11(i) under the head of "General Terms & Conditions" of contract agreement in respect of extension of contract period, which reads as under:-

"The period of work shall be one year reckoned from first date of handing over of the complexes, extendable further on yearly basis upto period of two years on satisfactory performance of the agency on the same rates".

The contract period of one year as per the agreement of said works were completed in the month of November,2019, which was extended further for all said works for 6 months i.e. upto May,2020 by the approval of VC, DUSIB/Hon'ble Minister, UD, GNCTD accorded on dated 11.03.2020. Meanwhile, fresh tenders for the O & M of JSCs as per amended terms & conditions of NIT, were to be called before this extended period of contract

i.e.31.05.2020. But, the fresh tenders for said works of O & M of JSCs, could not be called due to the enforcement of nationwide lockdown.

3. Afterwards, the issue of approval of terms & conditions of DNIT for calling of fresh tenders for the said works were processed, which were approved by the VC (DUSIB)/Hon'ble Minister, UD (GNCTD) on dated 09.12.2020 and the permission to call tenders in anticipation of A/A & E/S was accorded on dated 08.02.2021 **(Annexure-A)**.
4. Meanwhile, the extension of contract period for the works of O & M of JSCs, on account of being essential services for the jhuggi dwellers of JJ Bastis, was obtained from the VC (DUSIB)/Hon'ble Minister, UD (GNCTD) from time to time i.e. upto 31.08.2020, 31.12.2020 for Zone-II & 31.01.2021 for Zone-I and afterwards till the period the fresh tenders are awarded to the new agencies, as per the condition envisaged in the agreement regarding the extension of agreement for maximum 2 years with one year at a time. The approval for accord of revised A/A & E/S for each work shall be obtained from DUSIB Board after finalization of said works. At present all the four tenders are within the extended time period as per agreement.
5. As regards the new tenders for the O & M of all JSCs, the same have been floated online by the division C-4 in the second week of February, 2021. But, some NGOs have approached the Hon'ble High Court of Delhi for relaxation in some terms & conditions, the tender process has been kept on hold due to the directions of Hon'ble Court vide Order dated 09.03.2021 **(Annexure-B)**.

PROPOSAL:

In view of the above, it is requested that the extension granted by the VC (DUSIB)/Hon'ble Minister, UD (GNCTD) from time to time i.e. upto 31.05.2020, 31.08.2020, 31.12.2020 for Zone-II & 31.01.2021 for Zone-I and afterwards till the period the fresh tenders are awarded to the new agencies as per the outcome of Judgement by Hon'ble Delhi High Court, may kindly be ratified by the DUSIB Board on the same terms & conditions of the agreement.

Subject :- Accord of Permission to call tender and award the work in anticipation of A/A & ES

Name of Work : Pay and Use JSC (Revenue)
S.H. : Operation, Management and Maintenance of Jan Suvidha Complexes in JJ Clusters by DUSIB free of user charges for two years.

Presently to cater about three lakh households in various J.J. cluster of Delhi, DUSIB is running about 725 Nos. of Jan Suvidha Complex with about 23000 W.C. seats in J.J. clusters all over Delhi. Earlier these JSC's were managed & operated on Pay & Use basis. The DUSIB in its 20th Board meeting which was held on 27.10.17 had taken a decision vide table agenda no.2 to waive off the user charges from all the users with effect from 01.01.2018 in the community toilet complexes being maintained by DUSIB. The minutes of 20th Board Meeting was circulated vide no. Meeting Call/DUSIB/DD Board/2017/D-138 dt:07-11-2017.

Accordingly work was taken up by DUSIB through call of tenders in four groups. The existing contract is in force by way of extension of existing contract for which permission has been recorded by Hon'ble VC, DUSIB.

During the above period it was felt necessary to change the existing terms & conditions of existing contract so as to deploy proper no. of Safai Karamchari & to ensure their payment by minimum wages. Accordingly new terms & condition are framed for new NIT and the same are approved by Hon'ble VC, DUSIB on 09.12.2020 vide CB No.204592328.

P.E. estimate for all divisions (Rs. 146,40,26,910/-) are framed and duly checked in planning unit of DUSIB. The details of which are as under:

I. Chief Engineer Zone-I

S.NO.	Divisions	Amount of P.E.
1	C-1 O & M of JSC's in AC-28, 29, 31, 33 & 34	53504010/-
2	C-2 O & M of JSC's in AC-16	23098000/-
3	C-3 O & M of JSC's in AC-10, 11 & 12	72514000/-
4	C-4 a O & M of JSC's in AC-17 b O & M of JSC's in AC-25 c O & M of JSC's in AC-26 & 27 d O & M of JSC's in AC-36 & 45	80130000/- 89704200/- 41668500/- 58754000/-
5	C-5 a O & M of JSC's in AC-41, 42 & 50 b O & M of JSC's in AC-43, 44 & 54	80870800/- 66212200/-
6	C-6 a O & M of JSC's in AC-46, 47 & 48 b O & M of JSC's in AC-49, 52 & 53 c O & M of JSC's in AC-51 d O & M of JSC's in AC-52	53348000/- 40326500/- 70264000/- 58709600/-

48/N

2. Chief Engineer Zone-II

S.NO.	Divisions	Amount of P.E.
1	C-7	
a	O & M of JSC's in AC-03	56485100/-
b	O & M of JSC's in AC-18, 20 & 21	81359000/-
2	C-8	
a	O & M of JSC's in AC-61, 62, 65 & 68	62547000/-
b	O & M of JSC's in AC-63	48063000/-
3	C-9	
a	O & M of JSC's in AC-55, 56, 57 & 58	60505000/-
b	O & M of JSC's in AC-59 & 60	43274000/-
4	C-10	
	O & M of JSC's in AC-19, 22, 23, 24 & 39	87052500/-
5	C-11	
a	O & M of JSC's in AC-05	46213000/-
b	O & M of JSC's in AC-04 & 14	58632500/-
6	C-12	
a	O & M of JSC's in AC-01, 06, 07 & 13	68546200/-
b	O & M of JSC's in AC-15	62646400/-

Total 146,40,26,910/-

These estimates are prepared considering maximum 1000 seats in one case as per new terms & conditions approved by Hon'ble VC, DUSIB.

154 Since accord of A/A & E/S will take considerable time as the same falls with in the competency of DUSIB (Board). It is proposed to call tender in anticipation of AA & ES.

155 The matter may please be placed before Hon'ble VC DUSIB to accord the permission:-

1. To call/accept tenders in anticipation of A/A & E/S accorded by competent authority.
2. To extend existing contract till finalisation/acceptance of new contract so that there should no vacuum.
3. To call/open tenders for all JSC's at one location i.e., division C-4 so that the condition regarding turnover/toward of three works to individual agency be adhered to.
4. DUSIB has allowed to implement GCC 2020, CPWD specification 2019 and CPWD works manual 2019 w.e.f. 01.01.2021. In terms of condition as per Manual 2019 it is not mandatory to publish NIT'S in newspapers for e-tendering. The above tender will be invited through e-tendering system. As it may be allowed not to publish the NIT in newspapers. The NIT will be made available on website of ~~DUSIB~~ Govt of N.E.T Delhi

Member (Administration)
No. 48
The Joint Secy
5-5-2022

Recd No. 5355
Date: 5/11/2022
DUSIB
F.O. (DUSIB)
Recd No. 4819
Date: 06-01-22

C.E-II
5/11/22

C.E-I
5/11/22

Recd
S.E.(I)
5/11/2022

Member (Ad-IE/P)
5/11/22
C.E. (Zone II)

Recd
6/11
DUSIB

Spoken and discussed the instant matter/case with Member (Finance) today and he told that 'let me know what is the position under delegation of financial powers'.

Please examine in context with the Para No. 155 and submit the file to the undersigned so that Member(Finance) can be briefed/apprised about it.

[Signature] 11/01/21

B&FO
11.01.2021

[Signature]
11/01/21
12/01/21

~~DCA, DUSIB~~

~~AO (Plan)~~

~~12/11/21~~

~~28~~
~~R-DUSIB/DCO~~
~~11/1/21~~
~~13/1/21~~

~~AAO HP 2~~
~~13/01/2021~~

May please see the observations/remarks of B&FO, DUSIB dated 11.01.2021 at page 49/N. The proposals have been examined and observed as under:-

1. The four Nos. proposals have been submitted in the instant case which needs to be submitted separately with all details and justification along with each proposal.
2. The proposal of P.E. is required to be cleared from P&M Division before accord of financial concurrence and Engineering wing may also ensure that the Project Estimate (12 Nos) have been prepared in accordance with the CPWD Manuals and guidelines issued from time to time in this regards.
3. Separate proposal have also been received in the office which have been returned with some observation. It may also be ensured that there is no duplicity in submitting the proposal.

Submitted please.

A.O.(Plan)

18/01/2021
AAO(Plan)

②
B & F.O. (DUSIB)
Dusib No. 192.B
18.01/2021

②
Dusib No. 435 (P/B)
Chief Engineer (DUSIB)
18/01/2021

~~B&FO (Dusib)~~

~~DCA~~

B 19/1/20

20/1/21

~~DCA~~

The above proposal along with observations may please be sent to CE. I.

B 20/1/21

~~B&FO (Dusib)~~

20/1/21

~~CE/I~~

R-OW

Member(Fin.) may kindly peruse para 155 vide which the case was submitted for accord of permission by Hon'ble VC, DUSIB in respect of call of tenders for Operation, Management and Maintenance of JSCs by DUSIB. As per note at page 49/N, Member(Fin.) desired to know about the position under delegation of financial powers.

AAO(Plan) vide note at page 51/N diverted the issue with respect to scrutiny of the project estimates by 12 divisions. These cases are being dealt separately and observations of Finance are being replied by the respective divisions. As far as delegation of financial power is concerned, Member(Fin.) has full powers for concurrence.

It is pertinent to mention here that the proposal under reference pertains to call of tender for the work as stated above for which draft NIT and terms and conditions for call of tender were approved by the Hon'ble VC, DUSIB vide para 145 at page 45/N. DUSIB vide para 144 put up the case before Hon'ble VC for approval of DNIT as well as for accord of permission to call tender in anticipation of A/A and E/S.

Although, the DNIT was approved by the Hon'ble VC, DUSIB but anticipatory approval to call tenders was not accorded, may be due to oversight. This work is of urgent nature and tenders are to be called without loss of time. As the accord of A/A and E/S will take sufficient time hence the case was put up for accord of permission to call tenders in anticipation of A/A and E/S. The other three permissions are related to approved NIT which requires for proper implementation of terms and conditions. The existing contract cannot be dispensed with before award of fresh tender due to which permission for extension of existing contract is necessary.

Now the matter may please be placed before the Hon'ble VC, DUSIB to accord the permission for following:-

1. To call/accept tenders in anticipation of A/A & E/S accorded by the Competent Authority.

2. To extend existing contract till finalization/acceptance of new contract so that there should be no vacuum.
3. To call/open tenders for all JSCs at one location i.e. division C-4 so that the condition regarding turn over/award of three works to individual agency be adhered to.
4. DUSIB has allowed to implement GCC 2020, CPWD specification 2019 and CPWD works manual 2019 w.e.f. 01.01.2021. In terms of condition as per Manual 2019, it is not mandatory to publish NIT's in newspapers for e-tendering. The above tender will be invited through e-tendering system. As it may be allowed not to publish the NIT in newspapers. The NIT will be made available on website of Govt. of N.C.T. of Delhi.

A

B. & F.O. DUSIB
 Entry No. 1985
 Date 21-02-2021

*Pl. send the file to VC (DUSIB) / Hordil via 40
 for every participating person to call the tenders.
 as referred in Para (D) to (4)*

25/1/21
 (Shailender Dania)
 Chief Engineer-I

Member (Fin.)

1/2

29
 Entry No. 425
 Date 21/02/2021

~~C.E. (DUSIB)~~

BFO

01/02/21

DY/A

B 02/02/21

AO (A-2)

27
 Old Member / Administrator
 Entry/Receipt No. 254
 Date 27/02/2021
 1202/20/6/0

APPD (A)

03/02/2021

*To say file call
 for M(F)
 submitted pl.*

28
 Entry No. 1230/1009
 Date 03/02/21

M(F)

01/02/21

Proposed at X on 52/N and 53/N may please be placed before Hon VC/MoUD for decision

CEO

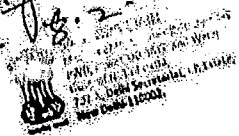
U
4/2

Om
5/2

~~VC DUSIB / MoUD~~

Vijay Kumar Bidhuri, IAS
Chief Executive Officer

~~Signature~~
18.2.21



~~M/F~~

Om
8/2

Vijay Kumar Bidhuri, IAS
Chief Executive Officer

VINAY KUMAR, IAS
Member (Finance)

~~U
B. Circulate the request
to all div.~~

U
CEI
9/2

Concerned EE (CISOD)/EECP may please be directed to put up the necessary office order to be issued in the matter.

CE-I

M. Sharma

09/02/2021

393
04/21/2021
No. C-286
09/21/2021
G.N.C. (USIS)
Devt

\$-33

* IN THE HIGH COURT OF DELHI AT NEW DELHI
+ W.P.(C) 2302/2021 & CM APPL. 6701/2021
SHAKTI JAN SUDHAR SAMITI, DELHI (NGO) THROUGH ITS
GENERAL SECRETARY, SH. RAVINDER KUMAR GUPTA,
S/O LATE SH. H.C. GARG Petitioner

Through Mr. Puneet Mittal, Sr. Adv. with
Mr. Anil Singal, Adv.

versus

DELHI URBAN SHELTER IMPROVEMENT BOARD THROUGH
ITS CHAIRMAN & ORS. Respondents

Through Mr. Parvinder Chauhan, ASC for
DUSIB.

CORAM:
HON'BLE MR. JUSTICE VIPIN SANGHI
HON'BLE MS. JUSTICE REKHA PALLI

ORDER

% 09.03.2021

CM APPL. 6702/2021

Exemption allowed, subject to all just exceptions.

W.P.(C) 2302/2021

Arguments heard. Judgment reserved.

In the meanwhile, we direct though the respondents may in the
meanwhile continue to receive the bids, the same shall not be opened.
Simultaneously, the last date of submission of tenders shall also remain
suspended. We further direct the respondents to submit the original records
relating to the formulation of terms and conditions of the tender in question.

Signature Not Verified
Digitally Signed
By: GARIMA MADAN
Signing Date: 10.03.2021
18:03:39

in a sealed cover to the Court Master within two days.

VIPIN SANGHI, J

REKHA PALLI, J

MARCH 9, 2021

kk

Signature Not Verified
Digitally Signed
By: GARIMA MADAN
Signing Date: 0.03.2021
18:03:39

—114—

AGENDA ITEM NO. 30/15

AGENDA FOR THE PROPOSAL OF CALLING TENDERS FOR SELECTION OF SHELTER MANAGEMENT AGENCIES (SMAS) AND APPROVAL OF A/A & E/S FOR OPERATION & MANAGEMENT OF SHELTER HOMES FOR PERIOD OF TWO (02) YEAR.

There are 193 Shelter Homes being run by DUSIB for providing shelter facility and other basic amenities to the homeless people in Delhi under the Plan Scheme of Delhi Govt. The Shelter Homes are being run on regular basis throughout the year and round the clock.

The work of Operation and Management of said Shelter Homes is being carried out through the Shelter Management Agencies (SMAs). As such for 186 Shelter Homes divided in 16 clusters, except seven specific need shelters, the tenders are to be called based on RFP-2021 (Vol-I & II). The tender of specific need shelters will be called separately.

The contract agreements of the works of O & M of said Shelter Homes executed with the SMAs will be thus valid only for a period of 2 years vide its Clause-4. It is added here that there exists a condition in the agreement on discretion of DUSIB for extension of term of agreement for a further period of 24 months on mutual consent basis but 12 months at a time with all the terms and conditions being the same as for original terms and conditions.

The **A/A and E/S for the works of O & M of said Shelter Homes for the period of 2 years**, is also to be accorded by the Board for **Rs.72.32** crores, the preliminary estimate has for amounting to be Rs. 72,32,43,000.00 (72.32 crore) has been duly checked by planning section of DUSIB., duly financially concurred.

The main Terms and Conditions of the said RFP-2021 (Vol-I & II) and procedure as adopted earlier in the year 2018 & approved by the VC, DUSIB/Hon'ble Minister, UD, GNCTD, are as under:-

1. The interested agencies/bidders shall be registered NGOs, CSOs, Homeless Persons' Collectives, Youth and Women's community based groups, Universities and Institutions, Nehru Yuya Kendras, Unorganized workers' trade unions, Self Help Groups/ Committees recognized by the State govt/ Urban Self Governments, Resident Welfare Associations & Public/Private Sector Companies/Associations/ Firms, engaged in Operation & Management of Night

Shelters/Old Age Homes/ Children Homes/ Homes for Mentally Retarded/ Hostels/ Orphanage/ House Keeping/ Half - Way Homes or similar works.

2. The Consortium of agencies as in Para-(1) above, shall be limited to maximum 3 (three) agencies per consortium.
3. Each Bid submitted by the agencies shall be in two parts comprising of "Technical Bid" and "Financial Bid". The Technical Bid shall be opened first and Financial Bid of only eligible bidders shall be opened upon determining their eligibility. The work shall be awarded to L-1 agency.
4. The quoted rate of the bidder for each cluster per month, shall only be for overhead expenses, excluding the (i) wages of deployed staff, (ii) ESI & EPF and (iii) electricity consumption charges as the same paid by the SMA shall be reimbursed by DUSIB to the SMA on actual basis
5. All about 186 Shelter Homes except specific need Shelter Homes, covered under the bidding process shall be divided in 16 clusters, each having about 12 Shelter Homes.
6. Maximum of **Two (02) Clusters** of Shelter Homes may be awarded to an agency on the basis of "Technical Evaluation" to be done for the criteria such as Experience, Financial Turnover etc. as given here under:-

Evaluation parameters-

The technical bid will be evaluated on the following parameters:-

- (i) The bidders shall have an experience of maintaining at least a minimum of five Night Shelters/Old age homes/Children homes /home for mentally retarded/hostels/orphanage/housekeeping/ halfway homes or similar work, during the same span of time for a cumulative period of 24 months during the last seven years ending the Bid due date/last date of submission of Bid. In case of Consortium, the lead member shall have experience of maintaining minimum 5 such units as applicable for an individual bidder and other members shall individually have minimum experience of 2 such units during same span for total period of 24 months during the last 7 years.
- (ii) The average annual turnover of the organization/bidders for the last three financial year ending 31st, March, 2020, shall not be less than Rs Thirty lac.
- (iii) The turnover of minimum Rs 30 lac is fixed for one cluster. If any bidder quote/ bid for managing more than one cluster, the turn over criteria will be multiplied accordingly. For example, for bidding/quoting for two clusters, the bidders shall have an average annual turnover for the last three financial year ending 31st, March, 2020, of minimum Rs sixty Lakhs.
- (iv) **Marks Criteria-** The calculation of the marks for qualifying in technical bid shall be on the basis as given below:-

a. **Experience-**

S.No	Category	Marks (Max.20)
1.	Operating & Managing 5 to 10 Nos. Night Shelters/Old age homes/Children homes/home for mentally retarded/Hostel/Orphanage/Housekeeping/Halfway Homes during the same span of time for a cumulative period of 24 months in the last seven years.	16
2.	Operating & Managing 10 to 20 Nos. Night Shelters/Old age homes/Children homes/home for mentally retarded/Hostel/Orphanage/Housekeeping/Halfway Homes during the same span of time for a cumulative period of 24 months in the last seven years.	18
3.	Operating & Managing above 20 Nos. Night Shelters/Old age homes/Children homes/home for mentally retarded/Hostel/Orphanage/Housekeeping/Halfway Homes during the same span of time for a cumulative period of 24 months in the last seven years.	20

b. **Financial Capacity-**

1.	The agency having a minimum average annual turnover (The Financial capacity) of Rs. 30 lakhs for last three financial years.	16
2.	The agency having a minimum average annual turnover (The Financial capacity) of Rs. 60 lakhs for last three financial years.	17
3.	The agency having a minimum average annual turnover (The Financial capacity) of Rs. 90 lakhs for last three financial years.	18
4.	The agency having a minimum average annual turnover (The Financial capacity) of more than Rs. 90 lakhs for last three financial years.	20

c. **Performance report-**

1.	Very Good	20
2.	Good	18
3.	Satisfactory	16
4.	Poor	0

Note: - The performance certificates shall be issued by Night Shelter Branch after approval of head of Night Shelter Branch.

d. **Establishment/Staff**

1.	Having less than 25 Nos. of manpower	0
2.	Having 25 to 50 Nos. of manpower	16
3.	Having more than 50 & upto 75 nos. of manpower	18
4.	Having more than 100 No. manpower	20

Note: - Certified list of manpower should be submitted.

e. **Equipment**

1.	Having own rescue van two or more no.	20
2.	Having own rescue van one no.	18
3.	Hired rescue van.	16
4.	No arrangement.	0

Note: In case of hired rescue van, letter from transporter should be submitted as support document.

Note:- (i) The individual entity or consortium bidder must secure 80% marks in the above laid down criteria to become technically eligible for opening of financial bid subject to max works/clusters in ascending order in which found L-1. Beyond 2 works/clusters, the bids of agencies for other clusters shall be rejected & their financial bids shall not be opened.

(ii). No marks for non-meeting of any above attributes.

(iii). In case of a consortium, the Lead member shall satisfy minimum of 50 % of the financial capacity/turnover criteria & rest 50% by the remaining consortium members. The applicability of Consortium shall be only for bidding for works/clusters more than one.

7. Deployment of Staff:-

- (i) 3 Caretakers for each Shelter Home, one in each shift of 8 hours.
- (ii) One Supervisor for each Cluster of Shelter Homes.
- (iii) One Safai Karmchari for 2 Shelter Homes.
- (iii) One Women Security Guard in each shift of 8 hours for each Women Shelter in addition to the Care Taker.

The remaining specific Shelter Homes being operated and managed by the other SMAs and the tenders for the same are being invited separately. The following minor modifications have been proposed in RFP-2021, in comparison to earlier approved RFP-2018, which are as under for calling the tenders:-

1. Maximum of Two (02) Clusters of Shelter Homes shall be awarded to an agency/consortium on the basis of "Technical Evaluation" to be done for the criteria as mentioned in Para-5 (6)
2. All the Users/homeless people, shall be registered upon arrival at the Shelter Homes either in register or through Real Time Data App/other Electronic mode or both as decided by DUSIB.
3. The attendance of all staff deployed by the SMA shall be made through "Real Time Data App" to be provided by the IT section of DUSIB. The reimbursement of their wages shall be made based on attendance recorded through "Real Time Data App".

The RFP-2021 (Vol-I) and RFP 2021 (Vol-II) are enclosed.

PROPOSAL:

In view of above, the proposal for calling tenders for selection of SMAs as per RFP Vol-I & Vol-II and approval of A/A & E/S for amounting to Rs. 72.32 crore for operation and management of all DUSIB shelter homes on reimbursement basis for a period of **Two (02) years which is extendable by a total period of 24 months** but extendable by maximum of 12 months or part thereof at one time on the condition of satisfactory performance and acceptance of same terms and conditions, may be approved by Board.

AGENDA ITEM NO. 30/16

ACCORD OF A/A & E/S FOR THE WORK OF "PROVIDING WATER PROOF & FIRE RETARDANT EUROPEAN/GERMAN STYLE PAGODA TENTS AS TEMPORARY SHELTER HOMES ON HIRING BASIS AT VARIOUS LOCATIONS IN NCT OF DELHI FOR THE YEAR 2020-21".

1. During every winter season, about 75 Pagoda Tents of water proof & fire retardant quality (size- 6 m x 6 m)/hangers, are set up at various locations as per the need for utilising them as temporary shelter homes so as to extend shelter facility to the additional number of homeless people. Since, the present capacity of existing 200 Shelter Homes, which are being run on regular basis, has been reduced from about 17000 to only 7000 persons due to the aspect of maintaining Social Distancing protocol within the shelter homes during Covid-19 pandemic situation, the provision of 250 Pagoda Tents of size 6m x 6m (or hangers of bigger size), was planned under the Winter Action Plan-2020-21 so that addition capacity of about 3000 persons could be created considering the previous year's peak occupancy of 10,000 homeless persons who availed shelter facility. The Winter Action Plan-2020-21 was operative from 20.11.2020 to 15.03.2021.
2. Accordingly, the Preliminary Estimate amounting to Rs.5,27,49,200/- was framed for the work of "Providing Water Proof & Fire Retardant European/German Style Pagoda Tents as Temporary Shelter Homes on hiring basis at various locations in NCT of Delhi for the year 2020-21" under the plan head of Night Shelters, considering the provision of 250 Pagoda Tents as stated above. The financial concurrence to said PE was accorded by the Member (Finance) after technically checking of same by the office of SE (Planning).
3. Due to urgency of the work, the A/A & E/S for the said work amounting to Rs.5,27,49,200/- was accorded by the VC (DUSIB)/Hon'ble Minister (UD), GNCTD on dated 28.11.2020 subject to its ratification from DUSIB Board in its next meeting (**Annexure-A**). The said work was awarded to the lowest agency- M/s. Maha Lakshmi Light House for Rs.1,81,98,000/- vide Letter of acceptance dated 01.12.2020. The setting up & functioning of Pagoda Tent Temporary Shelter Homes was started wef 04.12.2020 in phased manner at initial locations as per the need. The removal of Pagoda Tent Shelters after 15.03.2021, was allowed in phased manner by the VC (DUSIB)/Hon'ble Minister (UD), GNCTD while seeking of his kind permission so that the homeless people may not face difficulties. The arrangement of Pagoda Tent Temporary Shelter Homes was finally closed on 31.03.2021.

4. PROPOSAL:

The A/A & E/S accorded by the VC (DUSIB)/Hon'ble Minister (UD), GNCTD for the work of "Providing Water Proof & Fire Retardant European/German Style Pagoda Tents as Temporary Shelter Homes on hiring basis at various locations in NCT of Delhi for the year 2020-21" under the plan head of Night Shelters, for Rs. 5,27,49,200/-, may be ratified by DUSIB Board. However, the payment to the tent agency shall be made as per the actual measurements & use of items.

A/A & E/S

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
OFFICE OF THE DY. DIRECTOR (NIGHT SHELTER)-IV
H-11 VIKAS KUTEER, I P ESTATE NEW DELHI -110002

AAM - A

Stc A/c

ANNEXURE-
A

Name of Work:- Construction and Management of Night Shelters.

SUB HEAD:- Providing water proof and fire retardant European/German style PAGODA Tents to be used as Temporary Shelter Homes on hiring basis at Various locations in of Delhi for the year 2020-21.

41. A Preliminary Estimate amounting to Rs 5,27,49,200/- has been prepared which includes 1% Contingency 1% Labour cess and 5% Departmental Charges. for installing Pagoda Tents at various locations in Delhi
42. As per the Hon'ble court directions issued that tents be installed of fire proof /retardant quality at specified various locations of homeless peoples during winter season. The 6.0m x 6.0m size PAGODA Tents shall be provided. which includes all facilities like furniture, table, mattresses, light, fire fighting arrangements etc
43. Generally, the ordinary tents were used to be provided prior to the winter season 2018-19, but after the fire incident occurred in ordinary tents, the direction issued by the Hon'ble Court, that the PAGODA tents be provided with water proof and fire retardant European/German style quality and hence, the provision of said pagoda tents has been taken in this PE. For maintaining Social Distancing the quantity of PAGODA tents has been increased upto 250 nos. for creating additional capacity for 3000 persons in addition to 7000 capacity available in existing 200 Shelter Homes.
44. The above said estimate has been checked by the office of SE (P) at Page-7/N and the same has been concurred by the Member (Finance) at P-13/N.
45. In view of the above, the Preliminary Estimate amounting to Rs.5,27,49,200/- for the said work, may kindly be placed before the VC (DUSIB)/ Hon'ble Minister (UD), GNCTD for accord of A/A & E/S subject to ratification of same from DUSIB Board in its next meeting as being a work of urgent nature to be taken up during this Winter Action Plan.

Submitted pl.

46. ~~Director (NS)~~ May be placed before the VC (DUSIB) for kind accord of A/A & E/S as stated in para-45 page. ~~CE (NS)~~

By Director (NS-IV)
27/11/2020
Nhanas
27/11/2020

15/N 3/C

47. May kindly peruse the note on page 14/N. Matter may be placed before VC DUSK / Hon'ble Minister UD for kind accord of A/A REs as stated in para 45 on page 14/N.

Member (Sgs/Prdn)

U
27/11

27.11.20

CEO

R
27/11

VC DUSK / Hon'ble Min UD

28.11.20

MLA
1/12

AGENDA ITEM NO. 30/17

PROVISION OF FREE LUNCH & DINNER TO HOMELESS PEOPLE AT DUSIB SHELTER HOMES.

1. Due to outbreak of COVID-19 in Delhi & nationwide, the Govt. of Delhi announced lockdown w.e.f. 23.03.2020 and extended it from time to time. As precautionary measures, the homeless people were advised to stay at the shelter homes so as to contain spread of Covid-19. Due to non-availability of food to the homeless people in lockdown situation & to stop their movement outside the Shelter Homes, DUSIB started providing free two meals a day (i.e. lunch & dinner) to the homeless people as well as other needy people at its shelter homes through Shelter Management Agencies (SMAs) wef 22.03.2020 onwards, after obtaining approval of the Chairman (DUSIB)/Hon'ble CM, Delhi on dated 20.03.2020 (**Annexure-A**). The respective SMAs, who were maintaining the shelter homes, were involved for providing the said meals to the homeless people as per the menu of Jan Aahar Scheme as there was no other alternative available.
2. Afterwards, as the lockdown period was extended from time to time, the provision of free two meals a day remained continued to the homeless people at all the shelter homes through the SMAs on seeking approval of the Chairman (DUSIB)/ Hon'ble CM, Delhi from time to time.
3. Further, it is mentioned that a PIL vide WP (C)-3570/2020 in the matter of Gulshan Khatun and Ors V/s DUSIB and Ors, was being heard in Hon'ble High Court of Delhi, 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. During the hearing held on dated 27.08.2020, the Hon'ble Court vide Para-14 of its Judgement dated 27.08.2020, 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”.

4. Accordingly, as per the decision of Delhi Govt. & funds position, the provision of free two meals a day to the homeless people at all shelter homes is continued as on date as per the menu of Jan Aahar Scheme. The provision of free three meals (including breakfast) a day shall however be started for the homeless people very soon in the financial year 2021-22 through tendering process.

5. The Menu of Jan Aahar Scheme for Lunch & Dinner being provided is: (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). The SMAS/NGOs involved in the provision of free two meal a day, are as under:-

1. M/s. Society for Promotion of Youth & Masses (SPYM)
2. M/s. Safe Approach for Nascent Termination of Social Hazard.
3. M/s. Aashray Adhikar Abhiyan (AAA).
4. M/s. Rachna Women's Development Association.
5. M/s. Sadik Masih Medical Social Servant Society.
6. M/s. Prayas Juvenile Aid Centre.
7. M/s. Centre for Equity Studies.

6. As regards the payable rate to the SMAs for each meal being provided to the homeless people, the rate of Rs.18.34 per meal per day has been financially concurred by the Member (Finance), DUSIB & the same has been approved by the VC (DUSIB)/Hon'ble Minister (UD), GNCTD (**Annexure-B**). The rate of Rs.18.34 for person per meal having quantity of 500 grams and Rs.20.00 for person per meal having quantity of 600 grams, have been approved by the Council of Ministers vide Cabinet decision No. 2928 dated 14.01.2021 and circulated by the Revenue Department, GNCTD vide "Order" dated 20.01.2021 (**Annexure-C**) for making payment to the agencies for providing such meals at Food Centres & Hunger Relief Centres under the control of respective DMs during lockdown period. The payment of meals to the SMAs by DUSIB, is based on Food/Occupancy online data provided by the SMAs & being monitored by DUSIB. The total expenditure involved in the provision of free two meal a day to the homeless people wef 22.03.2020 to 31.03.2021, shall be approximately Rs.11.00 crores. This arrangement shall continue till such time the Board may direct. This shall be done through the SMAs and the provision of budget through allocation by GNCTD is made in favour of DUSIB for carrying out the same work.

7. PROPOSAL:

(i). To ratify the decision for providing free two meals (i.e. lunch & dinner) a day to the homeless people at all shelter homes through 7 SMAs (as listed in Para-5 above) involved in O & M of shelter homes, on nomination basis wef 22.03.2020 to till date alongwith continuation of same arrangement till finalization of tenders for providing free three meals a day.

(ii). To ratify the payable rate of Rs.18.34 per meal per day to said SMAs, for providing free two meals a day to the homeless people, as approved by the Council of Ministers vide Cabinet decision No. 2928 dated 14.01.2021 and circulated by the Revenue Department, GNCTD vide Order dated 20.01.2021.

(iii). To allow to call open tenders for selection of agencies for providing free three meals a day to the homeless people at all shelter homes.

1/2

Agn - A

Subject:- Provision of Free Lunch & Dinner for Homeless People of DUSIB Shelter Homes.

(1) Due to outbreak of Corona Virus Infection (COVID-19) in Delhi and other places, DUSIB has started taking precautionary measures vigorously for the homeless people taking shelter in DUSIB Shelter Homes in Delhi so as to contain spread of Corona Virus Disease in an effective manner. The WHO (World Health Organization) has declared the coronavirus disease a global pandemic, with far-reaching threats to the health and lives of the world's population.

(2) Persons who are homeless and residing in shelters, are also vulnerable to said disease and need proper care. On request of Sh. Harsh Mander, Member of Supreme Court Monitoring Committee and Sh. Bipin Rai, Member-Board/Expert (Night Shelter), a meeting under the Chairmanship of CEO, DUSIB was convened at Punarwas Bhawan on dated 19.03.2020 at 2:00 PM in presence of Director (NS) and SMAs so as to discuss about additional steps to be taken for the safety of homeless people of Shelter Homes. The following main points were deliberated and briefed during the meeting, for which steps have already been taken by DUSIB. These are as under:-

1. Maintenance of cleanliness in & around Shelter Homes by regular cleaning by SMAs.
2. Arrangement of Hand Sanitizer liquid for all homeless people at all Shelter Homes.
3. Arrangement of Face Masks for the homeless people found ill or having cough or other disease at all Shelter Homes.
4. Extending of Medical facilities to the homeless people upto 15.04.2020 by visits of all Shelter Homes by the Medical Teams of Health Deptt. of Delhi Govt. and provision of 10 vehicles by DUSIB.
5. Adequate arrangement of soaps for cleaning hands & other materials for maintaining hygiene at all Shelter Homes.
6. Awareness programmes for taking precautions to contain spread of disease.

(3) Besides above measures, Sh. Harsh Mander & Sh. Bipin Rai stressed for the following additional measures:-

1. Advice & implementation through SMAs to the homeless people at each Shelter Home to observe voluntary lockdown in case if there is no emergency. The SMAs present in the meeting were advised accordingly.
2. Separate provision for setting up of Quarantine Centres at 2-3 locations for homeless people. For this it was decided that DUSIB will set up one such centre at Sarai Kalekhan & other at ISBT/Dandi Park under the control of concerned DMs.

3. Provision of free meal for lunch & dinner for the homeless people at all Shelter Homes so that voluntary lockdown could be maintained. It was decided that a proposal for the same shall be put up before the Hon'ble Chairman, DUSIB/CM, Delhi for decision and accord of kind approval for the expenditure involved.

(4) A reference dated 19.03.2020 for implementation of above mentioned additional measures, has been received from Sh. Bipin Rai, Member - Board/ Expert (NS), which is placed as P-1/C.

(5) Regarding making provision for free lunch & dinner for homeless people, it is mentioned that the present occupancy during day hours is about 3000 persons and during night hours, it is about 8000 persons and considering average number of homeless persons to the extent of about 8000 for which lunch & dinner (2 meals), will be required, the expected expenditure on this account @ Rs.20/- per meal per person through concerned SMAs, has been assessed for 15 days initially i.e. wef 22.03.2020 to 05.04.2020, as under:-

8000 Nos. X 2 Meals @ Rs.20/- per meal X 15 days = Rs.48,00,000/-
(Say Rs.48.00 lac)

(C) For further provision beyond 05.04.2020, a review will be done by DUSIB in the beginning of April, 2020 as per the prevailing situation & action for further extension of provision of free meal to the homeless people will be taken and final approval for involved expenditure will be obtained accordingly. It is pertinent to mention here that the similar arrangement for free lunch & dinner was made by DUSIB for the homeless people during monetization period in the year 2016-17 for about 3 months @ Rs.18/- per meal, by the approval of Hon'ble Chairman (DUSIB)/CM, Delhi. (P- 2/C to 5/C). The terms & conditions for the provision of free lunch & dinner for the homeless people of all Shelter Homes through SMAs, shall be as under:-

1. Two free meals (i.e. one lunch & one dinner) shall be provided by the SMA to all homeless people residing in each Shelter Home wef 22.03.2020 to 05.04.2020 as per the menu of Deptt. of WCD, GNCTD under Jan Aahar Scheme.
2. The SMAs shall ensure that the quality of the meals is of reasonable standard & they shall further ensure that the meals are cooked in a hygienic manner & served to the homeless people in a dignified manner.
3. Free lunch shall be provided to the homeless persons by the SMAs every day during 12:30 PM to 1:30 PM and free dinner during 7:30 PM to 8:30 PM & same timing shall be displayed on the Notice Board.
4. Free lunch & dinner shall be provided to the homeless persons staying in the Shelter Homes only (not for Shelter Management Staff and outsiders).

- P/N
5. Shelter Management Agencies (SMAs) shall ensure that the quality and quantity of meals is satisfactory and up to the mark and they shall be responsible for any event due to inferior quality of meals. ✓
 6. The SMAs shall make the arrangement in such a way that there is no ruckus at the time of serving the meal to the homeless persons and there is no injury or any type of risk. ✓
 7. The SMAs shall send separate occupancy report to DUSIB at 2:00 PM & 10:00 PM on daily basis. The reimbursement of cost of meal shall be made to the SMAs @ Rs.20/- per meal/day for the period wef 22.03.2020 to 05.04.2020, on the basis of Occupancy reports. Nothing extra shall be paid beyond the cost of meal. No taxes will be deducted from the bills of the SMAs. ✓
 If occupancy report is found incorrect on any day by inspection team, no payment for that day pertaining to that Shelter Home, shall be considered by DUSIB. ✓
 8. The SMAs shall submit the bills for reimbursement along with the occupancy reports and a certificate that the amount is claimed only for the actual number of homeless persons of the shelters on each day. ✓

(7) In view of the above details/facts, it is submitted that the decision/ approval may kindly be accorded by the Hon'ble Chairman, DUSIB/CM, Delhi for an amount of Rs.48.00 lac for making expenditure on account of provision of free lunch & dinner for the homeless people of all Shelter Homes, wef 22.03.2020 to 05.04.2020 under the plan head of "Construction & Management of Night Shelter" including other additional measures as mentioned in Para-3. In case of requirement of extension of provision of free meal for the Homeless people as per the assessment, the same will be extended for further 15 days or so and final approval for the expenditure involved will be obtained. (2.2.1(N.S.))

(8) Before placing the proposal before Hon'ble Chairman, DUSIB/CM, Delhi for accord of kind approval, the finance may concur the same please.

~~Director (NS)~~

9.

forwarded for consideration for concurrence pt.

~~FA~~ 115 copies
 20/3/20
 b.lfo

20.3.2020
 (Kamal Deep Gupta)
 Dy. Director (NS)-IV

M. Sharma
 20/03/20

10. The note of Dy Director(Night Shelter) at page 1/N to 3/N may kindly be perused alongwith the Minutes of the meeting held under the chairmanship of CEO, DUSIB on dated 19.03 2020 in Conference Hall at Punarwas Bhawan, IP Estate, New Delhi-110002 (Page-1/C).

11. In the above meeting, following decisions were taken in order to safeguard the Homeless person from COVID-19:

1. The SMAs should arrange voluntary lockdown in each and every Shelter Home advising people not to go out without any emergency.

2. The Shelter Homes in North, East and Central Delhi should be quarantine so that separate spaces made available for suspected persons residing in Shelter Homes. Department of health will assist SMAs to provide all basic facilities.

3. For success of the voluntary lockdown, it is suggested that lunch and dineer may be provided to the homeless people residing in Shelter Homes so that they safely stated in Shelter Homes.

12. The action on point No.1 and 2 above will be taken by SMAs. Regarding point No.3 for providing free Lunch and Dinner to Homeless people @Rs.20/- each as proposed by Director(Night Shelter) in para No.5 at Page 2/N required to be decided at the level of Government.

13. The total occupancy of Homeless people in all the Night Shelters is 3000 persons in morning and 8000 persons in the evening.

14. During the period of demonitization in the the year 2016, free meal Lunch and Dineer was provided by the DUSIB to the occupants of Night Shelters @Rs.18/-per meal containing food items in the Menu as given below, as per the sanction orders placed at P-4/C in the file.:-

- (i) 6/- poories/4 rotis/400 grams rice
- (ii) One subzi and one dal/rajma/chhole 200 gms
- (iii) 2 Dishes(Dal+Vegetables/2.vegetables.

15. Now, the Director(Night Shelter) as proposed at P-3/N, Marked "X" that reimbursement of cost of meal shall be made to SMAs @Rs20/- per meal per day w.e.f. 22/03/2020 to 05/04/2020. The approx.expenditure for providing two time Meals(Lunch and Dinner) comes to Rs.48,00,000/- (Rupees Forty eight lac only) which can be increase if the Govt decides to extend this facilities beyond 05/04/2020.

16. The other conditions shall remain same as contained in sub para No.1 to 8 under Para 6 at P-2/N-3/N in the file. The income tax will be deducted from the SMAs as per Income Tax Rules.

17. SE(Coord) has also issued advisory for Homeless shelter under COVID-19 which is placed at page 12-14/C.

18. The Govt has provided funds to the tune of Rs. 15.00 crores under Night Shelter(Revenue) and Rs.5.00 crores under Night Shelter(Capital) as per Revised Budget Estimate circulated by Finance/Budget Deptt. GNCTD vide letter dated 09.03 2020. The unspent balance for 2018-19 is Rs.7.88 crores(Rs.6.96 crore under Revenue and Rs.0.92 crores under Capital) is available with the Department. Thus the total funds available with the Deptt under Night Shelter scheme is Rs.27.88

crores(Rs.21.96 under Revenue and Rs.5.92 crores under Capital head)
Out of Rs.27.88 crores an expenditure of Rs.19.50 crores (Rs.18.51
crores under Revenue and Rs.0.56 crores under Capital) has already
been incurred as on date.

19 In view of the above fact, the proposal may please be considered
for placing before Member(Finance) for accord of concurrence for taking
decision/ administrative approval of the Govt/Hon'ble Chief Minister,
Delhi please.

[Signature]
20/3/2020
AAO(Plan)

AO(Plan) *[Signature]*
20/03/2020

Dy. CA-II
[Signature]
20/3/2020

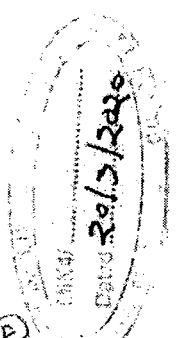
[Signature]
20-3-20

[Signature]
P.A.

By Hand G. S. 49 (F)
Date 23/03/2020
C. O. (DUSIA)
C. O. T. of Delhi

(20)

As stated above, the funds are
available with DUSIA. This is a very
alarming situation for entire nation &
Delhi, due to National Health
Emergency. Therefore, all necessary steps
are to be taken to save the life of residents
of Delhi inc. Homeless people. Therefore,
the proposal of Dy. CA (NS-T) at N/1. to N/3 may
kindly be approved. *[Signature]*
20/3/20



(1A)
R-525/ N/A/2020
23/03/2020
Pranem/2020/69
20/03/2020

N(A/E) 21. For kind approval. In view of
'XX' at pg 2/N; the expenditure may be
as proposed or as under Jan Aashu scheme,
whichever is lower. Submitted pl.

[Signature] 20/3
[Signature] 20/3/20
YC/Hon'ble (UD) *[Signature]* 20.3.2020
C.E (NS) Chairman/Hon. CM *[Signature]* 20/3
[Signature] 20/3

79. Discussed and submitted as under:-

80. Free meals are being provided by DUSIB for homeless people at certain Shelter Homes and payment of food bills was made to SMAs @ Rs.18/- per meal per day vide orders dated 16.12.2016(P-3/C) earlier.

81. The provision of providing free meals at the Night shelters is continued and payment of food bills to SMAs upto 31.07.2020 were made @Rs.20/- per meal per day on provisional basis (Para 60 at page 20/N). The provision of providing three free meals per day (including breakfast) for the Homeless people at DUSIB Shelter Homes was approved by the Board (Agenda No.29/8) in 29th BOARD meeting and minutes conveyed vide Meeting cell/DUSIB/DD(Board)/2020/D-06 dated 05.10.2020(P-81/C).

82. The following rates has been approved by the Council of Ministers vide Cabinet decision No.2928 dated 14.01.2021 which has been conveyed by SDM(HQ-III/CTB), Revenue Deptt, GNCTD but yet to be considered in Delhi Urban Shelter Improvement Board:-

- 1. Rs.18.34 for person per meal having quantity of 500 gms
- 2. Rs.20.00 for per person per meal having quantity of 600 gms.

83. Since all SMAs are providing free meals under the category of 600 gm, so Night Shelter Branch recommended rate @Rs.20/- per-meal per day.

84. Earlier approval for providing free meal to Homeless people at Shelter Homes @Rs.20/-on provisional basis by the Chairperson, DUSIB/Hon'ble Chief Minister (P-46/N in linked file).

85. The budget outlay amounting to Rs.2000.00 lac was made for the year 2020-2021 and Rs.1125.00 lac already been released by GNCTD. The balance funds of Rs.875.00 lac is likely to be received in next month before 31.03.2021.

86. In view of the above and Cabinet decision No.2928 dated 14.01.2021, the rate @Rs.18.34 (Rs. Eighteen point three four only) per meal may be financially considered by Member (Finance) for placing before the Chairperson, DUSIB/Hon'ble Chief Minister for adopting the above mentioned rate in DUSIB as per orders dated 20.01.2021 at page 87/C and for further placing before the Board for its approval subject to the condition that mechanism may be devised in Night shelter branch, for verifying the quantity, quality and number of meals. Submitted please.

2F
DUSIB No. 15/P
8/3/21

3F
743
04/13/2021

29D
A. U. B. / 20.08.21
01/31/21

2F
B. & P.O. (DUSIB)
Diary No.: 2236
Date: 28/3/21

2F
Member (Administration)
Diary/Receipt No. 673
Date: 03/03/21

Office of Dir. (NS) DUSIB
Diary No. 109
Date: 05/03/21

By CA-I (Night Shelter)

BFO

M(F)

Chief
1/3/2021

3/03/21

5/03/21
NS

BFO

5/3

AAO(Plan) 1/3/2021

4/3
VINAY KUMAR, IAS
Member (Administration)
4/3

87. It is submitted that due to spreading of COVID-19, in India as well as in Delhi, the Govt. of Delhi announced lockdown w.e.f. 23.03.2020 and extended from time to time and it was decided by DUSIB with the approval of Delhi Govt. to provide Lunch & Dinner to the homeless people at the Shelter Homes through SMAs to stop their movement outside the Shelter Homes. Accordingly, the two free meals (i.e. lunch & dinner) are being provided to the homeless people wef 22.03.2020 onwards.

88. The administrative approval upto 31.08.2020 for providing two free meals to the homeless people at DUSIB Shelter Homes including some other provisions viz Face Masks, Hand Sanitizers & health vehicles, has already been accorded by the Hon'ble CM, Delhi on dated 02.08.2020.(May see Page-2/N). The proposal for providing free meals to the homeless from 01.09.2020 onwards was placed before the Hon'ble CM for approval at P-6/N and P-8/N to 12/N, but the same was returned by the Additional Secretary to CM with the remarks vide Para-35 (P-13/N) that "the department may bring the proposal before the Board, for three meals per day (including breakfast)".Accordingly the proposal/agenda for providing three meals a day (including breakfast) at a cost of Rs.1531.20 lac for a year, was prepared and placed in 29th Board Meeting held on dated 25.09.2020 (may see pg. 72/C to 74/C). The said Agenda was approved by the Board vide Minutes of Meeting dated 05.10.2020 (P-75/C to 80/C). Thereafter, the proposal in file regarding mechanism for starting 3 free meals to the homeless people, is submitted to the finance section since 23.10.2020 for the decision. However, the provision of 2 free meals beyond 31.08.2020 is continued at the shelters and its expenditure will be covered under the said approved Agenda of Rs.1531.20 lac.

89. It is pertinent to mention here that twice a day meals to the homeless of Shelters is being provided as per the menu approved by the Department of Women and Child Development, GNCTD for Jan Ahaar Scheme, which contains the following:-

- i. Six puri/four roti/400gm rice. However, puri should not be given more than twice a week.
- ii. One subji plus dal or rajma or chhole (200 gms)
- iii. Two dishes (dal+vegetables/two vegetables) to be served along with rice or roti.)
- iv. In no case the subji or dal or rajma given in the Lunch is repeated in the dinner in the evening.

90. Further, it is submitted that Payment of food bills to the SMAs upto 31.07.2020 has been made @ Rs. 20/- per meal per day on provisional basis and the proposal for further payment of food bills of all SMAs for approx. Rs. 126.67 lac @ Rs.20/- per meal per day on provisional basis, is also submitted in finance for financial concurrence & approval.

91. Further, it is mentioned that such meals were provided at the Food Centres & Hunger Relief Centres also under the control of respective DMs during the lockdown period and on the basis of recommendations of a Committee constituted by the Revenue Deptt., GNCTD, the following rates of meals have been approved by the Council of Ministers vide Cabinet Decision No. 2928 dated 14.01.2021, issued by the SDM (HQ-III)/CTB) vide ORDER No. F.1(989)/CTB/HQ/2020/0876/7762/29 dated 20.01.2021 (P-87/C):

- i. Rs. 18.34 for person per meal having quantity of 500 gms.
- ii. Rs. 20.00 for per person per meal having quantity of 600 gms.

92. Since, all the SMAs are providing free meals (Lunch & Dinner) to the homeless of Shelter Homes as per Jan Ahaar menu (i.e. under the category of 600 gram meal) mentioned at para/above.

93. Vide cabinet decision No. 2928 dated 14.01.2021 para no. 86 at P-24/N, the rate @Rs.18.34/ meal is ~~approved and~~ financially concurred by Member (Finance) on dated 04.03.2021

94. Further it is submitted that, DLSA has also inspected at various shelter homes and checked the quality food and submitted its report that food is being served of good quality at Shelter Homes in Delhi.

Also DUSIB Department has also deputed consultants to check the food distribution randomly at shelter homes and submitting their reports time to time.

95. The payment of food is made to SMA's as per on line occupancy placed by SMAs. There is no other mechanism regarding food distribution. The proposal is submitted before the Chairman DUSIB/Hon'ble Minister U.D. for approved please. of Rs 18.34/- per meal per day.

Handwritten: 27/N
15/08/21

27/N
Office of Dir. (NS) DUSIB
Diary No. 135
Date: 22/3/21

Handwritten: Yashraj
22/3/21
EE/DD(NS)-IV

~~Director (NS)~~

96. The proposal of DO (NS) IV at P-26/N to 27/N, may be placed before the Chairman, (DWSIB), House CM, Delhi for accord of his kind approval for the payable rate of Rs 18.34/- per meal per day to the SMAs for the lunch & dinner being provided to the homeless people at DWSIB Shelter Homes wef 22.03.2020 to till date. The copy of sales circulated by the Revenue Department, GNDP dated 20.01.2021 is placed at P-87/c pt.

28/10/20
1078
5/4/2021

28
No. Member (Administration)
Date: 5/4/21
Designation No. 838

CE (NS)
Member (Admin)

01.04.21

Neharvas
31/03/2021
N. K. SHARMA
SF Member (NS)

97

In view of the rate finalised by the Council of minister (Page 87/c), rate as suggested at para (96) above, may be approved. Till the same is finalised by tender process.

5/4
VINAY KUMAR, IAS
Member (Administration)

CEO

98

Night shelter branch to float tender at the earliest.

29/11

(99)

Board agenda should be placed in upcoming meeting for approval of existing agencies / rate.

~~VC DVSIB / Amble MOU~~

Ch
5/11/21

Vijay Kumar Bidhuri, IAS
Chief Executive Officer

CEO SKJ
6-4-21

ANN- C

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
REVENUE DEPARTMENT, DELHI
(CARETAKING BRANCH)
5, SHAM NATH MARG, DELHI-110054

No.F.1 (989)/CTB/HQ/2020/087617762/29

Dated: 20/01/2021

ORDER

In view of COVID-19 pandemic, all the District Magistrates, GNCT of Delhi vide DDMA Order dated 26.03.2020 were authorised to make necessary arrangements at appropriate locations in their respective Districts to provide cooked food as lunch and dinner to under privileged/ destitute/ poor/ distressed persons on regular basis till the lockdown continues, with focus on delivery of food to the poorest sections of the society. It was also mentioned that DMs had to make such arrangements preferably to charitable organisations and alternatively also to contact the agencies involved in supplying mid-day meals and any other agencies like NGOs/ voluntary organisations that were willing to provide such facility of packed food packets.

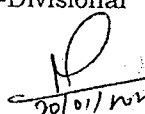
In Order to examine the realistic rate of food served at Food Centres and Hunger Relief Centres, a Committee under the chairmanship of Secretary (Education) was constituted vide Revenue Department Order dated 21.04.2020.

On the recommendation of aforesaid Committee, the following rates has been approved by the Council of Ministers vide Cabinet decision no. 2928 dated 14.01.2021:

- (i) Rs. 18.34 for person per meal having quantity of 500 gms.
- (ii) Rs. 20.00 for per person per meal having quantity of 600 gms.

All District Magistrates are requested to take further action accordingly.

This issues with prior approval of the Pr. Secretary (Revenue)-cum-Divisional Commissioner.

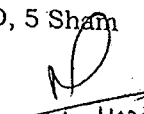

(ANIL SIROHI)
SDM (HQ-III/CTB)

No.F.1 (989)/CTB/HQ/2020/087617762/

Dated:

Copy forwarded for information & necessary action to the following:-

1. The Secretary (Finance), GNCT od Delhi, Delhi Sectt., I.P. Estate, New Delhi.
2. All District Magistrates, Revenue Department, GNCTD.
3. Secretary (Education), Dte. Of Education, GNCTD, Old Secretariat, Delhi-110054.
4. Joint Secretary, GAD, Delhi Secretariat, GNCTD, I.P. Estate, New Delhi.
5. Dy. Commissioner/HQ/North, Dy. Commissioner/HQ/Central, Dy. Commissioner-III/HQ, Revenue Department, GNCTD.
6. PS/PA to Pr. Secretary (Revenue)-cum-Divisional commissioner, GNCTD, 5 Sham Nath Marg, Delhi-54.


(ANIL SIROHI)
SDM (HQ-III/CTB)

AGENDA ITEM NO. 30/18

RATIFICATION OF THE APPROVAL OF A/A & E/S AND FURTHER CONTINUATION OF MOBILE TOILET SERVICE FACILITIES AT BORDER LOCATIONS.

1. DUSIB has initially provided on 03.12.2020 forty Mobile Toilet Vans for 10 days on end to end service facility basis by issuing a work-order for the work of 'Name of work:- Pay & Use JSC Sub Head:- Regarding arrangement for toilets at Singhu Border Delhi Side - complete with water, sewage disposal, Operation & Management with round the clock man-power' - with due approval by Hon'ble Vice-chairperson, DUSIB BOARD for an amount of Rs. 39,32,000/- to prevent open-defecation on the Delhi side of Borders at Singhu and Tikri Border for the use by the protesting farmers as well as the police force deployed.
2. Due to the continuing agitation, the service facilities were further extended from forty Mobile Toilet Vans to fifty Mobile Toilet Vans with the additional provision of 10 Mobile Toilet Vans at Gazipur Border on the further decremental negotiated rates @ 10% of awarded rates for next 10 days and another discounted rates of @10% thereafter for the further period for the service facilities beyond the initially contracted period i.e. beyond 12.12.2020 with due approval dated 29.12.2020 from Vice-Chairperson, DUSIB BOARD.
3. The status of installed Mobile Toilet Vans were reviewed upon barricading by the Police Authorities, the Agency was notified to withdraw 11 Nos. Mobile Toilet Vans from Singhu Border due to non-approachability of Water Tankers & Suction Machines for the service facilities.
4. The status of installed Mobile Toilet Vans was again reviewed due to the mobility of the users and accordingly with the approval of Hon'ble Vice -chairperson, DUSIB BOARD dated 04.03.2021 the number of Mobile Toilet Vans was further reduced from existing 39 to 20 Mobile Toilet Vans on 05.03.2021.
5. The status of installed Mobile Toilet Vans were again reviewed and vide letter No.EE/E-4/DUSIB/2021/D-80 dated 17.03.2021, the mobile toilet vans were further reduced from existing 20 to 10 Nos.

6. The present installation position of 10 Nos. Mobile Toilet Vans (10 seater each) is as below
 1. On the Delhi Side of Singhu Border – 04 Nos.
 2. On the Delhi side of Tikri Border – 03 Nos.
 3. On the Delhi side of Gazipur Border – 03 Nos.
7. As the existing service Facilities are required to be continued with being emergency services, DUSIB has initiated a process for inviting E-tenders further initially for a period of 02 months and the review of remaining 10 Mobile Toilet Vans shall be made on regular/time to time basis.
8. For providing the above facilities and to further continue with the 10 Mobile Toilet Vans (10 seats each) at the three referred location for another two months involves an anticipated expenditure of Rs. 4.00 Crores and therefore the approval of the DUSIB BOARD is necessary as being a case of approval exceeding beyond Rs. 2.00 Crores.

PROPOSAL:

The Agenda is accordingly being placed before the DUSIB BOARD for ratification of in-principal approvals accorded by Hon'ble Vice-chairperson DUSIB BOARD for –

- (I) A/A & E/S for an amount of Rs. 4.00 Crores for providing the Mobile Toilet Vans for an end to end service facilities as per above details.
- (ii) To invite E-bids for providing Departmental 10 Nos. Mobile Toilet Vans(10 seats each) and further service facilities being outsourced for a period not exceeding 02 months and VC DUSIB may be authorised to extend the period at the three referred locations and to continue the existing on-going arrangement till the award of work through E-Tenders.

AGENDA ITEM NO. 30/19

ACCORD OF APPROVAL TO EXTEND THE EXISTING CONTRACT FOR PROVIDING PORTABLE TOILETS AS SERVICE FACILITY AND FOR REVISED A/A & E/S FOR THE WORK.

The present Agenda Item to seek the kind approval of DUSIB BOARD for an extension of the contracted period of the work as provisioned in the agreement for the work detailed as under:

1. **Name of work**:- Construction of JSC.

Sub Head: Providing of portable toilets as service facility including operation, Management and Maintenance at various locations where proper water supply and sewage disposal facilities are not available.

2. **A/A & E/S** - Rs. 12.78 crores with approval of DUSIB Board circulated vide No. Meeting Cell/DUSIB/DD(Board)/2018/D-39.

3. (a) **Award of Work**: The work was awarded for an initial period of 24 months extendable by one year to M/s YLDA India Pvt. Ltd. @ Rs. 3118/- per toilet cubical per month for 800 cubical for a period of two years with the contractual amount of Rs. 5,98,65,600/- and further that "DUSIB shall reimburse the successful bidder an amount as paid as salary and other Govt. dues to the engaged staff under contract as per stipulation contained in the bid document" after approval of the 26th DUSIB board meeting held on 26/02/2019.

(b) **Tendered Amount**: Rs. 5.99 crores as an amount as grant payable for the service facilities for 800 portable toilet cubicles and the remaining provision of Approx. 6.70 crores has been estimated to be reimbursed as salary and other Govt. dues like PF & ESI etc. to the engaged O&M staff under contract as per stipulation in the agreement intra-party with the DUSIB.

4. **Agency** : M/s Y L D A India Pvt. Ltd.

5. Booked financial liability against A/A & E/S amount to date - Rs. 10.36 crores

The agreement for the referred work is initially valid upto 15.03.2021 and there is an enabling clause as at S.No. 11 under the Head – Period of the work of the agreement which inter-alia prescribes that:

- i) The company / Agency shall be paid service facility charges on bi monthly basis after giving satisfactory service.
 - ii) The period of work shall be 24 months reckoned from the 10th day after the issue of the letter of commencement of the work. The agency shall install cubicles at the designated site within 15 days and make them functional thereafter. However, if the performance of the service provider is found to be satisfactory during the tenure of the contract then the tenure may be extended beyond original tenure of 24 months by a period of another 12 months at the same rates, terms and conditions as contained in the agreement if both the parties mutually agree.
6. As the service facilities are of continuing nature and no other alternative arrangement is available due to non-availability of water and sewage arrangements locally at the provided locations, it becomes necessary to invoke the proviso as prescribed in the agreement entered into between the Work Executing Agency and DUSIB upon approval by the DUSIB Board referred above.
7. Accordingly, the references have been made by E.E.(E-2) and E.E.(E-4) to the work executing agency i.e. YLDA India Pvt. Ltd., for seeking their opinion towards an extension of the agreement on the same awarded rates as well as the same terms and conditions as laid down in the agreement upon the approval of the DUSIB BOARD. The work executing agency i.e. M/s YLDA India Pvt. Ltd. has vide its letter dated 22.12.2020 and dt. 12.01.2021 has given his consent to extend the existing work for another/further 12 months on the same/existing rates, terms and conditions of the Agreement as approval by DUSIB BOARD.
8. The extension of the period of the contract shall require the revision of originally accorded A/A & E/S amounting to Rs. 12.78 crores which comprises Rs. 5.99 crores as an amount / grant payable for the service facilities for 800 portable toilet cubicles for two years and approx. 6.70 crores as reimbursement of Fair salary wages for the engaged O&M staff on actual basis for the contractual period of two years to the Revised A/A & E/S of Rs. 19 crores which comprises Rs. 9.00 crores as an amount / grant payable for 800 portable toilet cubicles for three years and approx Rs.10 crores as reimbursement of Fair salary wages as to be notified from time to time by Govt. of NCT of Delhi for three years including extended period of the contract.

9. The work executing Agency is providing the service facilities satisfactorily at all the locations.
10. Accordingly, the Agenda item for the work of - 'Construction of JSC. Sub Head: Providing of portable toilets as service facility including operation, Management and Maintenance at various locations where proper water supply and sewage disposal facilities are not available.' is placed before DUSIB BOARD for its kind consideration and approval to –

PROPOSAL:

- (i) Extend the existing on-going contract for final time by another one year as stipulated in the Agreement.
- (ii) Accord revised A/A & E/S for the work amounting to Rs. 19 Crores for the three years O & M contract after an extension of the contracted period for one year.

AGENDA ITEM NO. 30/20

**ACCEPTANCE OF RATES OF THE FIRST LOWEST TENDERER M/S
PUSHPA BUILDERS @ 30.89% BELOW THE ESTIMATED COST
AMOUNTING TO RS. 5,79,14,761.00 PUT TO TENDER WITH TENDERED
AMOUNT OF RS. 4,00,24,891.00 FOR THE WORK OF CONSTRUCTION OF
COMMUNITY HALL AT 7400 EWS HOUSES UNDER JNNURM FOR SLUM
DWELLERS POCKET-2 BHALASWA JAHANGIRPURI.**

The salient features of the case is as under: -

- **A/A & E/S:** - Revised DPR of this project including the cost of this work amounting to Rs. 2.76 crore sanctioned by UD Department (Delhi Govt.) vide cabinet decision No. 2696 dt. 08.03.2019 & No. F.3/3/2018/GAD/ CN/1100-1110 dt. 08.03.2019 amounting to Rs. 459.18 crore against the original DPR amounting to Rs. 366.84 crore. The actual expenditure of Rs. 4.00 crore will be met out from the approved revised DPR.
- **Technical Sanction:** - Approved by SE-4 on dated 07.06.2019 amounting to Rs. 5,84,93,950.00.
- **Design & Scope:** - The drawing of proposed Community Hall at 7400 nos. EWS housing Pocket-II Bhalaswa (near proposed LSC) has been prepared by Architect Cell (DUSIB) vide Drawing No. 1 & 2 dated 12.03.2015. The structural design of same was prepared by M/s Sanrachna Consultant and approved by SE-4. The necessary estimate has been prepared as per approved design.
- **Land:** - Vacant piece of land measuring 2282.00 sqm is available as per the revised layout plan of EWS housing for slum dwellers at Bhalaswa Pocket-II.
- **Draft NIT:** - Approved by CE-II on dated 07.06.2019 amounting to Rs. 5,79,14,761.00.
- **Time allowed for completion of work:** - 365 days.
- **Detail of call of tender:** - The percentage e-tender was invited on 24.06.2019 vide Tender Id No. 2019_DUSIB_174856_1 NIT No.11/EE C-11/DUSIB/2019-20. Wide publicity was given to the Tender and NIT was published in three newspapers i.e. 1) The Hindustan Times (English), 2) Dainik Jagran (Hindi) and 3) Taasir (Urdu) on 27.06.2019. The tenders were invited after approval of A/A & E/S, Technical Sanction and Draft NIT accorded by the Competent Authority, details are tabulated as under:-

Particular	Amount (Rs)	Ref No. Date/Appd. By
Estimated Cost put to tender	5,79,14,761.00	
Earnest Money	11,58,300.00	
Time of Completion	365 days	

A/A & E/S Ref No. & Date	Rs. 459.18 cr. (Revised cost) (Consolidated)	Cabinet decision No. 2696 dt. 08.03.2019 & No. F.3/3/2018/ GAD/CN/1100-1110 dt. 08.03.19
Technical Sanction	5,84,93,950.00	Appd by SE-4 dt.07.06.2019
Draft NIT	5,79,14,761.00	Appd by CE-II dt. 07.06.2019

- The technical bid was opened on 18.07.2019.
- 9 nos. agencies participated in the tender process (detailed below)

S.No	Name of Bidder/ agency	Class in which registered	Department in which enlisted
1	M/s Pushpa Builders.	Class-I	North Delhi Municipal Corporation
2	M/s Dheeraj Singh and Co.	Class-II	Irrigation and Flood Control Department
3	M/s Sajjan Engineers & Builders	Class-II	Irrigation and Flood Control Department
4	Sh. Ajay Kumar Singhal	Class-II	Irrigation and Flood Control Department
5	M/s Rahul Builders	Class-II	Irrigation and Flood Control Department
6	M/s Mohan Builders	Class-II	CPWD
7	M/s M.C Const. Co.	Class-I	CPWD
8	M/s Durga Const. co.	Class-II	Irrigation and Flood Control Department
9	M/s Hanuman Const. Co.	Class-I	CPWD

- All the 9 nos. of bidders were found eligible by the technical committee (See page 3/N).
- Accordingly financial bid of all the 9 bidders were opened on 26.07.2019. The quoted rate and tendered amount of all the bidders are tabulated as under: -

S.No.	Name of Agency	Quoted Rate %	Tendered Amount
1	M/s Pushpa Builders.	30.89% below	Rs. 40024891.47
2	M/s Dheeraj Singh and Co.	30.31% below	Rs. 40360797.09
3	M/s Sajjan Engineers & Builders	28.36% below	Rs. 41490134.93
4	Sh. Ajay Kumar Singhal	21.28% below	Rs. 45590500.02
5	M/s Rahul Builders	21.22% below	Rs. 45625248.88
6	M/s Mohan Builders	20.26% below	Rs. 46181230.59
7	M/s M.C Const. Co.	19.87% below	Rs. 46407098.16
8	M/s Durga Const. co.	18.81% below	Rs. 47020994.63
9	M/s Hanuman Const. Co.	15.96% below	Rs. 48671565.32

- M/s Pushpa Builders was found lowest (L-1) bidder with quoted rate of **30.89% below** the estimated cost. The tendered amount of L-1 Bidder of this work is

Rs. 4,00,24,891.00 (Rs. Four Crore Twenty four thousand eight hundred ninety one only).

- Justification of the rates as worked out by Engineering wing duly scrutinized by the planning section of Chief Engineer (DUSIB) is 27.90% above on the estimated cost of Rs. 5,79,14,761.00 put to tender.
- Quoted rate of L-1 bidder is well within the Justified rate.
- Member Finance (DUSIB), as per his competency, has already financially concurred this case on 29.08.2019.
- Central Work Advisory Board of DUSIB, after due deliberation, in its meeting held under the Chairmanship of CEO (DUSIB) on 04.04.2021 has also given its nod to place the matter before the DUSIB board with recommended for acceptance of tender and award the work of "Construction of Community Hall at 7400 EWS houses under JNNURM for Slum Dwellers Pocket-2 Bhalaswa Jahangirpuri" in favour of M/s Pushpa Builders (The L-1 Bidder) at its quoted rate of **30.89% below** on the estimated of Rs. 5,79,14,761.00 put to tender with **contractual amount of Rs. 4,00,24,891.00**.
- The validity of the quoted rates was upto 15.09.2019 which has been further extended upto 31.03.2021 by the agency.
- Now the agency has further extended validity of his quoted rate upto 30.04.2021 vide his letter dated 31.03.2021
- The power to accept the rate/ tender vests with DUSIB Board.

PROPOSAL:

Accordingly the case, of acceptance of tender and award the work of "Construction of Community Hall at 7400 EWS houses under JNNURM for Slum Dwellers Pocket-2 Bhalaswa Jahangirpuri" in favour of M/s Pushpa Builders (The L-1 Bidder) at its quoted rate of **30.89% below with contractual amount of Rs. 4,00,24,891.00**, is placed before DUSIB Board for consideration and approval please.

AGENDA ITEM NO. 30/21

PREPARATION OF FIXED ASSETS REGISTER AND PHYSICAL VERIFICATION OF FIXED ASSETS OF DUSIB.

- 1 Delhi Urban Shelter Improvement Board has come in existence under Delhi Urban Shelter Improvement Board Act, 2010 which has been passed by the Legislative Assembly of the National Capital Territory of Delhi on the 01st April, 2010 and has come in force by the orders of Hon'ble Lt. Governor of Delhi on 1st July, 2010. The Slum & JJ Department which was earlier part of MCD has now been transferred to this Board. The Slum & JJ Department was not set up under any statute, but as part of the MCD in 1962. The department was entrusted with the work of operating the provisions of Slum Areas (Improvement & Clearance) Act, 1956. In 1967 JJ Wing was transferred to DDA and subsequently, merged with DDA. However, Slum & JJ Department was transferred back & forth from MCD to DDA from 1974 till 1980 and was finally with MCD, since September, 1992.

- 2 The provision in DUSIB Act Section 24 provides that :-
 - (1) The Board shall prepare in such form and at such time every year as may be prescribed by rules, a budget in respect of the financial year next ensuing showing the estimated receipts and expenditure of the Board and shall forward to the Government such number of copies thereof as may be prescribed by rules.

 - (2) The Board shall maintain proper accounts and other relevant records and prepare an annual statement of accounts, including the balance-sheet in such form as the Government may by rules prescribe in consultation with the Comptroller and Auditor-General of India.

 - (3) The accounts of the Board shall be subject to audit annually by the Comptroller and Auditor-General of India and any expenditure incurred by him in connection with such audit shall be payable by the Board to the Comptroller and Auditor-General of India.

- 3 The present status of preparation of financial statement at this time of floating tender for preparation of fixed Asset Register is as under:-
 - (a) The Accounts of DUSIB are being prepared in Single Entry System upto 31.03.2017 and further in Double Entry System w.e.f. 01.4.2017 onward. The balance sheet and financial statement of these accounts are required to be

prepared on Double Entry System for placing before BOARD for its final approval.

(b) The financial statement for the period 1.07.10 to 31.03.2012, assigned to M/s Jain V & Co. Chartered Accountant firm, has been prepared in Double Entry System.

(c) The tender for the preparation of financial statement for the period 2012-13 to 2015-16 has been floated with due date of receipt of tender on 21.12.2019.

4 It is not out of place to mention here that we are not having Fixed Assets Register which could provide complete & verified Entry and valuation of assets of DUSIB as on date which reflect correct & factual picture of financial health of DUSIB and for effective internal control & future planning.

5 The accounts of the DUSIB are subject to Audit by CAG of India. CAG of India has issued draft Guidance note for preparation of Fixed Assets Register for preparation of Fixed Assets Register by all Govt departments/ Ministries/ Govt Autonomous bodies etc. and sought comments by the Users departments, which is also displayed on website by DTTE(HQ) as per the instruction issued vide letter No F.3(8)/2015-16/Infra/012347365/jsfina/2580-2675 dated 29.08.2018 issued by Finance Department of Govt of NCT of Delhi. On the guidelines of CAG on Maintenance of FAR and for better control over of Fixed Assets of the Board, DUSIB Management laid emphasis on preparation of Fixed Assets Register and verification of Fixed Assets.

6 DUSIB have 17 divisions which are located in different location in Delhi and having numbers of sections/branches dealing with properties/assets of DUSIB. DUSIB is having a large number of Moveable/Immovable properties and other fixed assets located at various Divisions and other places all over Delhi. The various Assets of the Board consists of the following items

- i. Land
- ii. Building
- iii. Infrastructure Assets
- iv. Machinery
- v. Furniture, Fixture and Fittings
- vi. Motor Vehicles
- vii. Office equipment
- viii. Electrical Equipment
- ix. Computers and other IT related Assets
- x. Intangible Assets

These assets include difference types of mode of acquisition i.e. Taken over from MCD, Transferred by DDA and acquired through LAC, Self- constructed, Purchased etc etc.

- 7 Presently DUSIB does not have a fixed assets register showing details such as description of the asset, Date of acquisition, Date of put to use, Vendor Name and bill details, Type of Ownership, Mode of acquisition, Location, Custodian, Unique identification No, Cost, Depreciation rate, Method of Depreciation, Depreciation for the year and accumulated depreciation, WDV as at the end of a financial year, Date of disposal, Whether serviceable or not. Hence, DUSIB requires complete verified and realistic valuation of fixed Assets Register for which we require experienced agency having expertise in preparation of Assets Register. Accordingly, the matter stands discussed by FA, DUSIB with CEO, DUSIB and as suggested by CEO, DUSIB that similar nature of work has already been taken up DSIIDC through CA firm M/s Jain Mayank & Associates, who has satisfactory completed the work of preparation & updation of Fixed Asset Register of DSIIDC.
- 8 M/s Jain Mayank & Associates, submitted the proposal for showing the interest for Preparation/updation of FAR & Physical verification of Assets of DUSIB since 2015 alongwith valuation etc.
- 9 The proposal of M/s Jain Mayank & Associates has been gone through & silent feature of the proposal is narrated below:-
 - i. Preparation of Asset Category wise List of Various Assets of DUSIB from the information obtained from the Divisions / DUSIB
 - ii. Physical verification of Fixed Assets of DUSIB jointly with a representative of DUSIB
 - iii. Codification and tagging of Assets
 - iv. Updation of Fixed Assets Register with reference to the Purchase bills of Assets
 - v. Identification and recording of the cost of each building from the Books of Accounts.
 - vi. Preparation of Fixed Assets Register so as to give the required information to the extent available
 - vii. Reconciliation of updated FAR with the Physical verification
 - viii. Reporting of variance noted on Physical verification
 - ix. Preparation of Fixed Assets Schedule
 - x. Reconciliation of Cost of Assets as per Fixed Assets Register with Books of Accounts

- xi. Reporting of Impaired/ Non useable/ damaged Assets and suggesting its treatment in the Books of Accounts
- xii. Signed copy of schedule of updated fixed asset for each year for the period 2011-12 onward shall be submitted to DUSIB.

10. Fees & expenses

- i The professional fees for the provision of above-mentioned services would be Rs 425000/- (Rupees Four lakhs Twenty Five Thousand only).
- ii Any GST or similar taxes, payable on the fee would be charged in addition the above fees. Presently GST is levied @ 18%.
- iii The above charges are inclusive of Conveyance expenses for visit to ITO offices and all expenses except those required to be incurred by DUSIB as mentioned under obligations of DUSIB.

11 Time for completion of work

The stipulated time for completion of the assignment shall be eight months. Suitable extension of time may be considered by the Competent Authority if the delay in completion of the work is beyond the control and not reasons attributable to the agency. However, the decision of Competent Authority of DUSIB shall be final and binding on the agency.

12 Single Source Selection/Consultancy by nomination (GRF Provision 194). The selection by direct negotiation/nomination, on the lines of Single Tender mode of procurement of goods, is considered appropriate only under exceptional circumstance such as:

- (i) tasks that represent a natural continuation of previous work carried out by the firm;
- (ii) in case of an emergency situation, situations arising after natural disasters, situations where timely completion of the assignment is of utmost importance; and
- (iii) situations where execution of the assignment may involve use of proprietary techniques or only one consultant has requisite expertise.
- (iv) Under some special circumstances, it may become necessary to select a particular consultant where adequate justification is available for such single-source selection in the context of the overall interest of the Ministry or Department. Full justification for single source selection should be

recorded in the file and approval of the competent authority obtained before resorting to such single-source selection.

- (v) It shall ensure fairness and equity, and shall have a procedure in place to ensure that the prices are reasonable and consistent with market rates for tasks of a similar nature; and the required consultancy services are not split into smaller sized procurement

13 In view of the above provision given in GFR, the work was considered for award to M/s Jain Mayank & Associates CA firm as the firm is having experience and expertise in the field of preparation/ updation of FAR and already executed similar nature of works in Delhi stock Exchange, Security printing and Minting Corporation of India Ltd, New Delhi, a Central PSU for its Head Office at Delhi and one of its Units at namely India Government Mint, Noida and latest of DSIIDC.

14 The Fixed Asset Register is also urgent required for having correct & factual position and realistic valuation of Assets for preparation financial statement of DUSIB for submission of Account to CAG of India for further examination as per required of Board.

15 In view of the above, the work of preparation and updation of fixed asset register of DUSIB (Year wise) was considered for award to M/s Jain Mayank & Associates @ the fee of Rs. 4,25,000/-+ GST as applicable as per detail below:-

1. Preparation of Asset Category wise List of Various Assets of DUSIB from the information obtained from the Divisions / DUSIB
2. Physical verification of Fixed Assets of DUSIB jointly with a representative of DUSIB
3. Codification and tagging of Assets
4. Updation of Fixed Assets Register with reference to the Purchase bills of Assets
5. Identification and recording of the cost of each building from the Books of Accounts.
6. Preparation of Fixed Assets Register so as to give the required information to the extent available
7. Reconciliation of updated FAR with the Physical verification
8. Reporting of variance noted on Physical verification
9. Preparation of Fixed Assets Schedule
10. Reconciliation of Cost of Assets as per Fixed Assets Register with Books of Accounts

11. Reporting of Impaired/ Non useable/ damaged Assets and suggesting its treatment in the Books of Accounts

The above is subject to following conditions:-

1. Signed copy of schedule of updated fixed asset for each year for the period 2011-12 onward shall be submitted to DUSIB.
2. 5% performance Guarantee in the form of FDR/Pay order/Bank Guarantee of the quoted amount shall be deposited by the agency in favour of "DUSIB".
3. A penalty of Rs.1, 000/- per day for each day of delay beyond stipulated date of completion subject to maximum of Rs.25,000/- shall be levied. The decision of the competent authority in the matter shall be final and binding upon the agency.
4. A Team of 5 persons headed by a Chartered Accountant shall be deployed by the agency.
5. The Fixed Assets management Software be provided by DUSIB.
6. Make necessary arrangement for visits to the Divisions and other locations where the fixed assets are located. DUSIB shall also provide the labels to be affixed on fixed Assets.
7. The agency shall be responsible for maintenance of confidentiality of records provided by the DUSIB and safeguard the record from tempering.

Award of work to M/s Jain Mayank & Associates has already been approved by the CEO on 23.01.2020 and conveyed to vide letter no. D-5/DUSIB/A.O. (DES)/2019-20 dated 10.02.2020.

PROPOSAL:

The proposal is submitted for placing ratification of award of work in favor of M/s Jain Mayank & Associates.

AGENDA ITEM NO. 30/22

REGARDING EXTENSION OF TIME TO DEPOSIT MONEY FOR ALLOTMENT OF FLAT BY THE SUCCESSFUL APPLICANT & REFUND OF MONEY OF RS.50,000/-DEPOSITED BY THE REGISTRANTS OF 1985 HOUSING SCHEME BUT NOW UNWILLING TO ACCEPT THE OFFER OF ALLOTMENT.

1. A Scheme for providing low cost houses was launched by the erstwhile Slum & JJ Wing, DDA (now DUSIB) in various colonies of Delhi in 1985. In the said scheme, about 27,693 applicant applied for allotment of flat, out of which 5,662 flats were allotted to the applicant.
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' along-with format for affidavit already available in the website of DUSIB and file the same along-with 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 216 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.

5. However, in case of Rs.50,000/- deposited by the registrants as consent money, there was no clause to refund the same. As such, information was obtained from the DDA. The brochure of Housing Scheme-2014 of the DDA was obtained. It is stated in the said brochure of the DDA that successful applicant shall have the option to surrender the flat before the issue of possession letter. It has been further stated that the allotment will be automatically cancelled in case of payment not made within the prescribed period and 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 within following days from the date of issue of demand letter	In case of	
		EWS Flat	Others
1.	Before issue of Demand letter	Nil	Nil
2.	1 st Day till 90th days	1000/-	5000/-
3.	91 st day till 180th day	2000/-	25000/-
4.	181th day till 365th day i.e. date of automatic cancellation	5000/-	50000/-

6. It has also been stated in the said brochure that in case flat is cancelled automatically, as stated above, refund will be made after cancellation charges and no interest would be paid on amount deposited.
7. Since, the DUSIB has been following the Rules & Regulations of DDA and adopting the same analogy as being adopted there, an Agenda was placed before the Board vide Item No.29/13 for refund of consent money in its 29th meeting held on 25.09.2020 which was approved.
8. But, applications have been received from the applicants in the DUSIB for extension of time to deposit money as well as in case of applicants unwilling to take flat at this stage. As such, keeping in view of the applications by applicants and the position of economic slowdown, spread of COVID-19 Pandemic and status of the applicants being related to EWS category, it is necessitated by these factors for a sympathetic consideration to provide relief to the registrants of 1985 Housing Scheme, who are all in EWS Category.

9. In view of above facts & circumstances, the matter was placed before the CEO, DUSIB and it has been decided to extend the date upto 30.04.2021 in both the cases i.e. for payment of allotted flats to the successful applicants & refund of Rs.50,000/- cases. The date has been extended in view of the facts that the DUSIB started sending Provisional Demand Letters in Nov., 2019 as such a number of cases come due to expiry of 365 days falling in the period of COVID-19, lock-down etc. Some successful registrants have neither been able to deposit the cost of flat nor file their application for refund of consent money of Rs.50,000/-. Further, this office wrote letter to DDA on 03.02.2021, the reply of which was received from DDA dated 10.02.2021 are enclosed as Annexure-II & III.
10. The matter was also placed before the Finance Wing, DUSIB, which has consented for the extension of time in both the cases. An office order has already been issued for the revised cost on the basis of above report of DDA as calculated by the Finance Wing (copy enclosed as Annexure-IV) & messages sent on the registered mobiles of the applicant of Housing Scheme, 1985.

PROPOSAL:

The matter may be placed before the BOARD for consideration & approval of:

- A. Extension of date upto 30.04.2021 for payment of allotted flats to successful candidates as well for seeking refund of Rs. 50,000/- case wise.
- B. Revision of cost on the pattern of DDA by Finance wing of DUSIB.

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
(Housing Section)
(Phone No. 01123378419)
B-3, Vikas Kuteer, I.P. Estate, New Delhi-110002

Terms and conditions for allotment of flat under the "Residential Flats Registration Scheme for Slum Dwellers and others - 1985, Slum wing, DDA"

1. Government of NCT of Delhi proposes to allot flats to the registrants of the aforementioned scheme initially at Savda Ghevra wherein ready flats are available for allotment in the first phase.
2. Letters are being issued to all the wait listed registrant mentioned as per priority list of the aforementioned "Residential Flats Registration Scheme for Slum Dwellers and others-1985-Slum Wing, Delhi Development Authority", regarding offer of allotment in the first phase at Savda Ghevra. In the case wait listed registrant is 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 the 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.
3. After filing of the aforementioned documents etc., waitlisted Registrant will be required to establish his/her bonafide through production of the original registration slip, copy of challan through which payments was tendered, new address proof (wherever required), Aadhar card and/or ID Proof recognized by Government as and when individually called by the Housing Branch, DUSIB through a separate communication.
4. In case of death of Registrant, the legal heirs may apply for change of name to the department alongwith following documents:- (a) Original death certificate of registrant, (b) Relinquishment deed/ Consent letter duly registered by Sub Registrar Office, (c) Indemnity bond duly registered by Sub Registrar Office, (d) Affidavit duly attested by Notary, (e) Identity proof of beneficiary and (f) Recent photograph of beneficiary. After change of the name he/she has to submit the consent letter alongwith other documents as mentioned at serial no. 11.
5. After submission of documents, consent letter & affidavit, DUSIB will determine the eligibility and will conduct a computerised draw of eligible applicants only.
6. In case the response for allotment is more than the number of aforementioned flats, in that case the other places where flats are proposed to be allotted will be decided by Board/ Govt. Offer of allotment at these locations shall be made in a chronological manner as per priority number by equal consideration to both the list of "cash down" and "hire purchase" being maintained separately. Those who have applied under the hire purchase option at the time of Registration will also be considered for cash down allotment only.
7. For redressal of any dispute, in this regard the jurisdiction shall be the court of law in Delhi/New Delhi.

8. The other terms and conditions stipulated in the original scheme and as per the 'Consent form' shall be final and binding.
9. The registrant/applicant will submit the consent letter within 45 days of the issue of letter Seeking consent for allotment of flat under the "Residential Flats Registration Scheme for Slum Dwellers and others - 1985, Slum Wing Delhi Development Authority", otherwise the offer will be closed and amount will be refunded as per terms & conditions of the original scheme.
10. The Registrant having income more than Rs.3.00 lakhs per annum will not be eligible for allotment of flat under this scheme. Income Certificate must be issued by Revenue Department.
11. Following documents are required to be submitted with the Consent letter:
 - I) Income Certificate duly issued by Revenue Department,
 - II) Copy of Registration Slip,
 - III) Copy of Challan through which payments was tendered,
 - IV) Copy of Aadhar Card,
 - V) Election Voter-ID Card or ID proof recognized by Govt,
 - VI) Latest address proof in case there is change in the address given at the time of original application,
 - VII) Affidavit on the prescribed format;
12. In the case of any difficulties, Applicant may contact the office of Dy. Director (Housing), at B-3 Vikas Kutir I.P. Estate, New Delhi-110002.

Dy. Director (Housing)

DELHI URBAN SHELTER IMPROVEMENT BOARD
OFFICE OF BUDGET & FINANCE OFFICER

Punarvas Bhawan,

I.P Estate, New Delhi-110002.

Date: 03-02-2021

No. D/03 /HAU/2019-20

To

The FA(H)
Delhi Development Authority,
Vikas Sadan, INA, New Delhi.Sub:- Request for providing current rates of PDR & PAR and other factors for computation of disposal cost of EWS Flats under Standard Costing.

Sir,

The Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ department) follows the practice and guidelines of DDA for disposal of EWS Flats. Accordingly, the Disposal Cost in respect of Flats as Savda Ghevra was computed during 2019 considering the rates and factors of that period.

The disposal cost of the flats is proposed to be revised/ computed by this office for the period 2020-21 on the basis of current rates and guidelines on priority basis to charge the revised cost from the allottees before the end of the current financial year. To update the disposal cost, the following factors/ component of the disposal cost are required urgently by this office.

- (1) Interest rates for construction period,
- (2) Rate of Departmental charges,
- (3) Current PDR,
- (4) Current PAR
- (5) Other factors for charging Land Cost for ECS etc.

In view of the above, you are requested to provide the required information to this office ON PRIORITY BASIS so as to enable this department to issue demand letters to the allottees.

Yours faithfully,

(P.K.JHA)

B&FO (DUSIB)

Copy to:-

1. P.S to Member (F) for kind information of the latter,
2. AO (HAC), D-BLOCK, DDA, Vikas Sadan, INA, New Delhi.
3. DD(HOUSING)

- 157 -

B&FO (DUSIB)

641c ANNEXURE-III

12/02/21

DELHI DEVELOPMENT AUTHORITY
HOUSING ACCOUNTS CENTRAL

DV/CA I
shyl
whakar
Dated: 10.2.21

No. F.21/Misc/HAC/2019-20/Vol-II/112

Ans (u/s)

Dated: 10.2.21

To

✓ P.K. JHA
B&FO (DUSIB),
Punarvas Bhavan, I.P. Estate,
New Delhi - 110002.

Sub: Request for providing current rates of PDR & PAR and other factors for computation of disposal cost of EWS Flats under Standard Costing.

Respected Sir,

This is with reference to your letter no. D/03/HAU/2019-20 dt. 03-03-2021 on the subject cited above, vide which you have requested FA(H) to provide certain factors/component of the disposal cost of EWS flats.

In this context, requisited factors are submitted as under: -

Para No.	Para	Reply
1	Interest rates for construction period	Item no. 18/2019 (Annexure A) is enclosed with this letter.
2	Rate of Departmental charges	
3	Current PDR	Latest available PDR (Annexure B) is enclosed with letter.
4	Current PAR	Latest available PAR (Annexure C) is enclosed with letter.
5	Other factors for charging Land Cost for ECS etc.	Item no. 18/2019 (Annexure A) is enclosed with this letter.

Enclosures: (as above).

10.02.2021
Accounts Officer
HAC (DDA)

Copy for kind information to: -

1. FA (H)
2. P.S. to Member (F).
3. DD(Housing).

Accounts Officer
HAC (DDA)

62/14

Annexure A

21/2019

ITEM No. 18 /2019

SUBJECT:- REVIEW OF PARAMETERS USED FOR COSTING OF EWS/JANTA FLATS.

F.21(2131)/HAC/2019/DDA

As per Authority's Resolution No. 7/2002, the method of Costing of built up flats was switched over from actual costing to Standard Costing. In respect of EWS flats, the costing of flats is being done as given hereunder:

2(A) Construction Cost : The construction cost of flats is worked out on the basis of Plinth Area. As per the laid down policy, the Plinth Area Rate for Construction is determined on the basis of Average Rate of completed housing schemes during the preceding one year. If such rates are not available due to non-completion of a Housing Scheme during the relevant year, the approved rate of preceding period are updated linking it to the CPWD Cost Inflation Index.

(B) Grid Charges: Grid charges are added @ Rs. 459/- per sqm.

(C) Departmental Charges: Departmental charges are added @ 10% of {construction cost + Grid charges.}

(D) Interest during construction period: Interest during construction period is added @ 10% for 18 months for 4/5 storied flats, and for 24 months for multistoried flats.

(E) One Time maintenance Charges:

i) Civil Works: One time maintenance charges are recovered @ 12% upto 5 storied flats and 15% on multistoried flats and is worked out on total construction cost, i.e. Construction cost + Grid charges + Departmental charges.

7

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ii) Electrical works: It is charged at the flat rate of Rs. 30,000/- upto 5 storied flats and Rs.1,50,000/- on multistoried flats

iii) GST @ 18% is levied on One Time Maintenance Charges. (both Civil and Electrical)

2.(F) Land Cost: Land cost is determined as per methodology duly approved by the Competent Authority. In respect of developing areas, the applicable rates are duly notified in the Gazette of India after approval by the MOHUA.

3. Over the period, due to change in technology adopted for construction and specifications, increase in plinth area rate has been observed which is also applicable for EWS flats. In order to provide some relief to the weaker sections of the society, concessions as enumerated hereunder may be offered while working out the cost of newly built up EWS/Janta flats.

- DDA can consider waiver of Departmental charges being levied @10%, and also interest during construction period i.e. @ 10% for 18/24 months, as the case may be. This may give relief to the extent of Rs.80,500/- and Rs. 1,77,000/- respectively; as worked out for a test case of EWS flats in Sector G 7 & 8, Pocket 4&5 (Multi storied flats) with lift.
- DDA may consider relief to the extent of 50% in One Time Maintenance Charges (Both Civil and Electrical). This will give relief to the extent of Rs. 1,66,800/- approx. per flat.

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On the basis of above proposed methodology, the total cost of a 35 Sq.mtr. (multistoried) EWS flat at Narela will work out to Rs. 11,31,300/- as against the actual cost of Rs. 15,55,500/-. Thus, it will result into a relief of Rs. 4,24,200/- per flat. (Details attached as Annexure "A"). The quantum of relief may vary depending upon the plinth area of the flats

PROPOSAL FOR CONSIDERATION OF THE AUTHORITY:

4. Authority may be requested to consider that in respect of EWS flats constructed by DDA, the following concessions be granted in costing:

- (1) Waiver of Departmental charges.
- (2) Waiver of interest during construction period.
- (3) Waiver of 50% of One Time Maintenance charge for Civil and Electrical works.
- (4) Since a number of concessions are being offered under this category (EWS) while working the cost of the flats, the allottees would not be entitled to sell/transfer or otherwise part with the possession of the flat in any manner for a period of Five years from the date of possession.

RESOLUTION

Office of Sr. A.O. (HAC)
 28th Fl. Dy. Ho.
 1st Floor

DELHI DEVELOPMENT AUTHORITY
 LAND COSTING WING

22
 21/12/2020

No. DD/CA/CLD/DA/2020/2021

Date: 21/12/2020

CHH/CLD/DA/1/2021

Subject: Predetermined Rates for Developed Areas for the year 2020-21

The Authority vide agenda item No. 11/2020 in its meeting held on 13.07.2020 has approved the following predetermined rates in respect of different categories of Flat/Plots under different Zones. These rates shall be applicable for the allotments to be made during the year 2020-21.

Land Rates for Flats for the year 2020-21				(Rates in Rs. Per.sq.mtr)	
Sr. No.	Zone	Janta/EWS	LIG	MIG	SFS/HIGHS
1.	Central Zone	29160/-	43737/-	72895/-	87871/-
2.	NZ, E.Z, W.Z, Rohini Ph. I, II & III	18227/-	27335/-	45558/-	54671/-
3.	Dwarka	20134/-	30199/-	50332/-	60460/-
4.	South	20134/-	30199/-	50332/-	60460/-

Land Rates for Plots for the year 2020-21		(Rates in Rs. Per.sq.mtr)		
Sr. No.	Zone	Janta (26 Sqm)	LIG (32 Sqm)	MIG (60 Sqm)
1.	Rohini Phase I, II & III	33124/-	44163/-	77286/-

Notes:

- In addition to the above rates, 10% extra will be charged for the corner plots and 10% extra will be charged for plots located on roads 24M & above as ordered by competent authority. Orders of competent authority as given from time to time regarding allotment of alternative plots on specified road width may be strictly adhered to.
- The rates for Plots are inclusive of cost of internal development.
- For DDA Housing, the cost of internal development has to be added at the time of finalizing the costing of flats.
- Land Rates for SFS/HIG flats in South Delhi are to be applied after enhancement by 20% as surcharge.

(Kamal Joshi)
 Director (Land Costing) / Consultant

Copy for kind information to:

- OSD to VC
- OSD to FM
- Commissioner (LD)
- Commissioner (Housing)
- Chief Accounts officer
- Financial Advisor (Housing)
- Director (RI)
- Director (Housing)
- Dy CAO (LC-I & II)
- Director (Rohini)
- Dy. Director (System) with the request to display the same on DDA's website for the convenience of the Public.
- All Sr. AOs / AOs of Land Costing Wing

(Kamal Joshi)
 Director (Land Costing) / Consultant

Sr. AO (HAC)
 6/8

BAO-E/II/III
 762 - 6/8

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**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE FINANCIAL ADVISOR (HOUSING)**

No. F.21(2125)2019/HAC/DDA/37.

Date: 06/11/2020

Subject: STANDARD COSTING.

The Authority in its meeting held on 09.10.2020, vide item No. 53/2020, has approved the Plinth Area Rates (PAR) of Construction for the period from 01/04/2019 to 31/03/2020, which are as under :-

1. Plinth Area Rates (PAR) for the flats launched under DDA Housing Scheme 2019:

Area	Category of Flats	PAR
Sector G-7, G-8, Pocket 4 & 5, Narela	EWS flats	Rs 24,020/- per sqm.
Sector G-7, G-8, Pocket 4 & 5, Narela	LIG flats	Rs 25,295/- per sqm.
Sector A-1 to A-4, Pocket 1A,1B &1C Narela	EWS flats	Rs 31,782/ per sqm.
Sector A-1 to A-4, Pocket 1A,1B &1C Narela	Cat II (MIG) flats	Rs 51,790/- per sqm.
Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb	4 Storied flats (all categories)	Rs 36,500/- per sqm.
Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb:	8 Storied flats (all categories)	Rs 37,600/- per sqm.
B-2, Vasant Kunj	Cat II (HIG)	Rs 32,400/- per sqm.

2. Plinth Area Rates (PAR) for old flats i.e. the flats except those offered under DDA Housing Scheme 2019:

- Flats with lift
 - Rs. 36,300/- per sqm. for M.I.G.flats
 - Rs. 39,600/-per sqm. for H.I.G. flats
- Flats without lift
 - Rs.21,000/- per sqm. for Janta/EWS/ one room Tenements.
 - Rs.25,900/- per sqm. for LIG / One Bed Room / (EHS)Type-A.
 - Rs.27,300/-per sqm. for LIG / One bed room flats constructed on turnkey basis in a mega project.
 - Rs.28,500/-per sqm. for MIG / Two bed rooms / EHS Type-B

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Rs.29,100/-per sqm. for MIG / Two bed room flats constructed on Turnkey basis in a mega project.

Rs.32,400/-per sqm. for HIG/ SFS / Three bed rooms flat.

3. For the flats offered under DDA Housing Scheme 2019, the following land factors have been approved: -

Sl. No.	Particulars	Land Factor applied
1	EWS five-storied flats at Sector G-7, G-8, Pocket 5, Narela	0.50
2	LIG multi-storied flats at Sector G-7, G-8, Pocket 4 & 5, Narela	0.50
3	EWS multi-storied flats at Sector A-1 to A-4, Pocket 1A,1B & 1C Narela	0.25
4	MIG multi-storied flats at Sector A-1 to A-4, Pocket 1A,1B & 1C Narela	0.45
5	LIG/MIG/HIG-2 Bedroom & HIG 3-Bedroom flats at Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb	0.65

However, for old inventory of flats offered prior to 2019, earlier notified land factors are to be continued.

4. The following notes have also been approved by the Authority as part of the Agenda:


- i) In addition to approved rates, other usual charges such as one time maintenance (both civil and electrical) will be charged extra. However, depreciation at the rate of 1.25% p.a. on current cost from the year of construction subject to maximum of 25% shall be allowed on old inventory flats (older than one year) as already approved by the Authority vide item No. 104/2014 dated 11th July, 2014.
- ii) Since most of the flats in the Category of MIG at A-9, Narela, LIG/One Bed Room flats at Sector - 34 & 35, Rohini, G2 & G8 Narela, Ramgarh Colony and SirasPur and Janta Flats of Sector - 4, Rohini (Extn.) have been surrendered by the allottees due to various reasons, the cost of these flats may be continued to be the same as was in DDA Housing Scheme - 2014 and DDA Awasiya Yojana - 2017. However, there will be no benefit of rebate of depreciation in respect of these flats.

- 571
- iii) LIG flats at Pocket A, B1, B2, C & D at Loknaya Puram may be disposed off at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. Rs. 23,546/- per sqm. which was calculated after taking into consideration depreciation @1.25% p.a. to the PAR w.e.f. 01.10.2017 to 31.03.2018. The cost of these flats will be continued to be maintained at the same level.
- iv) If any discrepancy is noticed in PAR, Vice-Chairman, DDA may be authorized to rectify the same.

(Nimisha Jha)
Financial Advisor (Housing)

Copy for kind information to: -

1. Vice Chairman, DDA.
2. FM/EM, DDA.
3. CVO, DDA.
4. Principal Commissioners, DDA.
5. All Chief Engineers, DDA.
6. Commissioner, LD/Housing/Planning/Commr.-cum-Secy./CLA/F.A. (H).
7. Director (H) – I & II/Director (System)/Dy. F.A. (H)-I&II.
8. Dy. Director (Meeting Cell).


(Nimisha Jha)
Financial Advisor (Housing)

PAYMENT SCHEDULE OF REVISED COST

	<u>Corner Flat</u>	<u>Other Flat</u>
1		
a) Land Cost	402343	398406
b) Cost of Construction	928042	918895
c) Total(a+b)	1330385	1317301
d) Add surcharge(if any)	0	
e) Less: subsidy/rebate(if applicable)	0	
f) Freehold Conversion charges	0	
g) Any other items	0	
h) Total Disposal Cost	1330385	1317301
Capitalized Ground Rent, if any (N.A on FH		
2 allotment	0	0
3 Fire Risk cover, if any	0	0
4 Misc Charges, if any	0	0
5 Total (1 to 4)	1330385	1317301
6 Less: Application Money	50000	50000
Less: Registration deposit	3000	3000
less: Interest accrued on Reg. Deposit	7350	7350
7 Net Due (5-6)	1270035	1256951
8 Amount Payable	1270035	1256951

AGENDA ITEM NO. 30/23

ALLOCATION / RELEASE OF FUND OF RS. 500 CRORES TO DUSIB FOR CONSTRUCTION OF EWS HOUSES UNDER MUKHYA MANTRI AWAS YOJNA (MMAY) FOR RE 2020-21 {IN-SITU SLUM REHABILITATION (LOAN) CAPITAL}

1. A meeting was taken by Hon'ble Minister (UD&PWD), GNCTD on 22.12.2020 to discuss the issues relating to construction of flats for EWS category on the available plots/lands of DUSIB (Minutes of meeting circulated vide no. Minhealth/2020/4986,-89, dt. 22.12.2020 (Annexure-I). In the meeting it was decided that project for construction of EWS houses be assigned to PWD as they are having sufficient manpower and expertise to execute projects of such a magnitude. Moreover, if the projects are assigned to PWD, it can be completed in a time bound manner as it takes years to get the buildings plan approved from MCD. The PWD is authorized to sanction its own building plans.

2. There after a meeting was held on 21-01-2021 under the Chairman ship of Hon'ble Chief Minister Delhi (record of discussion placed at Page -54-56/C) where proposed plan of action for construction of 28910 of EWS houses on vacant land parcels of DUSIB & Power department for Rehabilitation of JJ Clusters within 5km radius under Mukhya Mantri Awasi Yojna was presented as under:

3. PWD to construct EWS flats on vacant land of DUSIB/Power Department on behalf of DUSIB under following proposed time lines:

- i. Call of R.F.P. for appointment of Architect Consultant by 21.01.2021
- ii. Appointment of Consultant Architect (15.03.2021)
- iii. Approval of Layout Plans of proposed housing (30.05.2021)
- iv. Call of tenders on EPC contract and award of work : 3 months (30.06.2021)
- v. Time frame for construction of houses: 24 months (30.06.2023).

This is with reference to Sanction Order No. 2384/42/AO(P)/2020-21/CD-2046266691 / 2643-52 dated 30.03.2021 for release of final installment of loan of Rs.500.00 crore to DUSIB under In-situ Slum Rehabilitation Plan during the year 2020-21 under Book of Demand No.11 (Annexure-II). Attention is invited towards the following:-

1. The provision of Rs. 500 crores towards proposed plan of action for construction of 28910 EWS houses on vacant land parcels of DUSIB & Power Department, GNCTD for rehabilitation of JJ clusters within 05 Kmt. Radius under *Mukhya Mantri Awas Yojna* for DUSIB was made in RE 2020-21 against the project of In-situ Slum Rehabilitation. The said loan of Rs.500 crore was released to DUSIB in the financial year 2020-21 vide sanction order referred above.

2. As per condition no. (x) the rate of interest on loan granted shall be at 10%, i.e., 0.50% higher than the rate at which Small Scale Financial loan would be available to GNCT of Delhi from the Govt. of India from time to time. In this regard, it is to be stated that this rate of interest is prohibitive and very high. Hence, the same may be given on interest free basis. The rationale is as under:

A. In the meeting chaired by Hon'ble Chief Minister on 21.01.2021, it was decided to give interest free loan (**Annexure-III**).

B. The Government of NCT of Delhi is fully aware of the financial position of DUSIB. Thus DUSIB is not in a position to repay its loan and interest / penal interest at this stage because of its precarious financial position. Further, it has been mentioned at condition no. (xiii) that in case of default in repayment of Principal and payment of interest, a penal interest @ 2.75% will be charged in addition to the normal rate of interest.

Engineering Wing of DUSIB shall comply with relevant clauses including clause no. (xviii) for submission of written communication regarding their inability to take up the proposed work by themselves and also submitting the willingness of the PWD to take up the proposed work for placing on record.

PROPOSAL:

- (i) To request GNCTD to waive off interest including penal interest on the loan granted or to be granted for purpose of *Mukhya Mantri Awas Yojna (MMAY)* for the financial year 2020-21 and coming financial years.
- (ii) Transfer of work of construction of 28910 nos. of EWS Houses on vacant land parcels of DUSIB and Power Department from DUSIB to PWD.
- (iii) Accord of AA & ES amounting to Rs.3,38,44,000/- for the work of "Comprehensive Architectural Dwellers at Bhalswa, Jahangirpuri Phase-I, New Delhi".
- (iv) Compliance of the relevant terms and conditions of loan sanction order, prior to transfer of funds to PWD by Engineering Wing.

DIARY No. 206 (1P)
DATE 31/12/20
O/o CE (S) DUSIB

OFFICE OF THE MINISTER OF HEALTH, HOME, POWER, INDUSTRIES,
UD, PWD, IRRIGATION & FLOOD CONTROL & WATER
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
'A' WING, 7TH LEVEL, DELHI SECRETARIAT
I.P. ESTATE, NEW DELHI - 110002

Diary No. C-1809
23/12/20
82 89/14
23/12/20

No. Minhealth./2020/ 4986-89

Dated: 22.12.2020

Subject: Minutes of the meeting held on 22.12.2020 under the Chairmanship of Hon'ble Minister (UD & PWD), GNCTD to discuss the issues relating to construction of EWS Flats on the available plots/land of DUSIB.

A meeting has been convened under the Chairmanship of Hon'ble Minister (UD & PWD), GNCTD on 22.12.2020 to discuss the issues relating to construction of Flats for EWS category on the available plots/land of DUSIB. The meeting was attended by:

1. Sh. G.S Meena, CEO, DUSIB
2. Sh. S.K. Mahajan, Chief Engineer, DUSIB

2. During the meeting the CEO, DUSIB informed that a large number of available plots of DUSIB are lying vacant in all the areas of Delhi.

3. The Hon'ble Minister (UD & PWD), GNCTD after taking into consideration the land mass available with DUSIB, opined that a large number of EWS flats may be constructed on the vacant land of DUSIB. This step will help Delhi to get rid of Slums.

4. The CEO, DUSIB and Chief Engineer, DUSIB, however, stated that DUSIB is not having the experience and expertise to execute the project for construction of such a large number of flats in a time bound manner.

5. After discussion, it has been decided that the Project for construction of EWS flats may be assigned to PWD as they are having sufficient manpower and expertise to execute project of such a magnitude. Moreover, if the project is assigned to PWD it can be completed in a time bound manner as it takes years to get the building plans approved from MCD. The PWD is authorised to sanction building plans.

6. The Hon'ble Minister (UD & PWD) has also taken decision that after completion of the Project; the PWD will hand over the flats to DUSIB for all other functions like allotment etc.

7. After detailed discussion on the above issues the meeting ended with the vote of thanks to the Chair.

Member (Administration)
Diary/Receipt No. 3/51
Date 30-12-20

CEO
M(A)

CE

PA
31.12

(S.S. Parihar) 22/12/20
Secretary to Minister

Copy to:

1. CEO, DUSIB
2. Secretary, PWD, GNCTD

Copy for information to:

1. Sr. P.A. to Hon'ble Minister (UD & PWD)
2. OSD (UD) & OSD(PWD)

Annexure-II

434

Government of NCT of Delhi
Department of Urban Development
9th Level C-Wing, Delhi Secretariat
I.P. Estate, New Delhi-110002

F.2384/42/AO(P)/2020-21/CD-2046266691/ 2643-52

Dated: 30/03/2021

SANCTION ORDER

Sanction of ACS (UD), being Competent Authority is hereby conveyed for release of final installment of loan of Rs.500.00 crore to DUSIB under In-situ Slum Rehabilitation Plan during the year 2020-21 under Book of Demand No.11, as per the details given below:

(Rs. in crores)

Major Head/Object Head Name of the Scheme	B.E. 2020-21	Modified R.E. 2020-21	Amount released	Amount of final Instalment for release
6217 60 789 94 00 55 -Loan to DUSIB for In-situ Slum Rehabilitation Plan (SCSP) (Sub-Head)	50.00	500.00	0.00	500.00

The Loan shall be debitable to Major Heads indicated above against the schemes in Demand No.11 Delhi for the year 2020-21 subject to the following conditions:-

- (i) Due prudence and frugality shall be exercised by DUSIB while incurring the expenditure out of loan and no wasteful expenditure whatsoever shall be incurred in any manner.
- (ii) Expenditure out of loan shall be incurred only on the purchase of goods/services, purchase/acquisition of which is necessary and in public interest. Further expenditure shall be incurred only on those projects execution of which is necessary and in public interest.
- (iii) Expenditure will be incurred only for the purpose for which loan has been sanctioned and shall not be diverted to any other scheme by DUSIB under any circumstances.
- (iv) The procedure as prescribed in GFR-2017 and the OM/Circular by FD/CVC is duly followed while purchasing goods/services and the norms/procedure as laid down in CPWD Manual/GFR-2017 are/is observed while executing projects works contract.
- (v) The administrative department shall carry out periodical appraisal of the performance of DUSIB for ascertaining as to whether the targets/goals assigned to DUSIB are being achieved and as to whether the loan should be continued or not.
- (vi) DUSIB should submit the utilization certificate of the loan in the form of GFR-12B.
- (vii) DUSIB shall follow the laid down control mechanism/checks of GNCTD for prevention and detection of errors and financial irregularities in the working/functioning of DUSIB for avoiding wasteful expenditure and loss of money.
- (viii) The loan shall be subject to detailed scrutiny by Directorate of Internal Audit, Govt. of Delhi and the Comptroller & Auditor General of India, at their discretion.
- (ix) DUSIB should submit the financial and physical achievement report to the Finance/Planning & Urban Development Department regularly.
- (x) The rate of interest on loan granted shall be at 10%, i.e., 0.50% higher than the rate at which Small Scale Financial (SSF) loan would be available to GNCT of Delhi from time to time from the Govt. of India.
- (xi) The period of recovery of loan shall normally be 05 years.
- (xii) DUSIB shall make the timely repayment of loan /interest thereon on yearly basis at the end of every financial year. Notice shall also be issued in this regard in one month in advance of the due date regarding repayment of Principal and payment of interest and in default cases thereafter a fresh notice will be served on the borrower to arrange payment with penal interest.

Cont. page-2-

- YMC*
- (xiii) In case of default in repayment of Principal and payment of Interest, a penal interest @ 2.75% will be charged in addition to the normal rate of interest.
- (xiv) DUSIB shall ensure that all administrative formalities, statutory clearance, green building features, rain water harvesting and recycling of water, Parking facilities, etc., are complied. In respect of EFC/Cabinet proposals relating to works, DUSIB shall ensure submitting of the proposals as per FD's Circulars dated 12.07.2011, 21.07.2011 and 24.08.2011 on the subject.
- (xv) In respect of procurement of goods/services, the department should certify that the assessment is realistic with reference to the consumption pattern of last five years. It should also ensure that all procedures laid down in GFR, 2005, has been followed.
- (xvi) DUSIB shall complete the construction of EWS houses in a time bound manner and allot the completed flats to the eligible JJ dwellers/beneficiaries and shall return the loan amount from the contributions to be received from the beneficiaries.
- (xvii) DUSIB shall ensure due compliance of the conditions and procedures laid down vide FD Order No.F.4(14)/Fin./(T&E)/08-09/dsv/639 dated 14.07.2015/22.09.2015 and vide FD Order No.F.12/3/2010-Ac/dsfa/DS-III/914-921 dated 18.07.2011
- (xviii) DUSIB shall submit written communication regarding their inability to take up the proposed construction work by itself and also submit the willingness of the PWD to take up the proposed work for placing on record.

The Drawing & Disbursing Officer (UD) Govt. of Delhi will draw the amount from the Pay & Accounts Office No.VI, Tis Hazari and disburse it to the DUSIB through ECS/RTGS. The amount will be transferred to the Bank Account No.3425994522, IFSC Code-CBIN0283525.

This issues with the concurrence of Finance (Expenditure-II) Department, GNCTD, Vide their U.O. No. 160/DS-2 dated 30/03/2021.

[Signature]
Dy. Secretary (BSUP)
UD Department

Dated: 30/03/2021

F.2384/42/AO(P)/2020-21/CD-2046266691/2643-52
Copy forwarded for information and necessary action to:-

1. Secretary to Hon'ble Minister (UD), GNCTD, Delhi Sectt, I.P. Estate, New Delhi.
2. CEO (DUSIB), Punarwas Bhawan, I. P. Estate, New Delhi-02.
3. Dy. Secy-II, Finance Deptt, GNCTD, 4th Level, Delhi Sectt. I.P. Estate, New Delhi.
4. Jt. Director (Planning), UD Deptt. 10th Level Delhi Sectt., New Delhi.
5. Controller of Accounts, UD Deptt, 10th Level, Delhi Sectt., New Delhi.
6. P.A.O.-VI, Tis Hazari, Delhi for arranging payment to DUSIB through ECS/RTGS.
7. DDO, UD Deptt. 10th Level, 'C' Wing, Delhi Sectt. I.P. Estate, New Delhi.
8. Accounts Officer, Internal Audit Deptt, GNCT of Delhi, Delhi Sectt, New Delhi.
9. Sr. Audit Officer, State Receipt Audit (HQ), AG (Delhi), New Delhi.
10. Guard file

[Signature]
Dy. Secretary (BSUP)
UD Department

Annexure - III
206/2
5610

Record of Discussion of meeting held on 21-01-2021 under the Chairmanship of Hon'ble Chief Minister, Delhi

Present: (i) Sh. Satyender Jain, Hon'ble Minister Urban Development
(ii) Sh. Pravesh Ranjan Jha, Addl. Secy. to CM

Departments: (1) Dr. Renu Sharma, ACS (UD)
(2) Sh. Vijay Kumar Bidhuri, CEO (DUSIB)
(3) Sh. Subhash Chandra, SS (UD)
(4) Sh. Vinay Kumar, Member(Admn./Finance) DUSIB
(5) Sh. Bipin Rai, Member(Expert) DUSIB
(6) Sh. Sunil Kumar Mahajan, Chief Engineer II, DUSIB

Agenda: Presentation before Hon'ble CM for rehabilitation of JJ Dwellers on Delhi Govt. Lands

1. Initiating the discussion, ACS, UD welcomed Hon'ble CM and Hon'ble Min UD. ACS(UD) briefed them about action taken in pursuance of the last meeting and recent developments on the utilisation of existing inventory of EWS houses constructed under JNNURM, especially Govt. of India decision to utilise the complete/incomplete houses under JNNURM only for Affordable Rental Housing Complexes(ARHC). ACS flagged decision taken regarding land swapping proposals with DDAs in Hon'ble Lt Governor review meetings; Secretary MoHUA's meeting of 07.01.2021 on removal of encroachers from railway land and proposed strategy for construction of houses on vacant land parcels available with DUSIB. This was followed by presentation made by CEO, DUSIB (Presentation -Annexure 1).

2. Disposal of existing inventory under JNNURM (discussion/decision thereon)

2.1 CEO(DUSIB) detailed the specific schemes under which these houses have been sanctioned under JNNURM. For DUSIB, the Scheme was sanctioned for 'Slum Relocation Projects' and for DSIIDC it was for 'Housing for Urban Poor' and for 'Slum Relocation Projects'. Therefore, 18084 houses constructed under JNNURM by DUSIB were only meant for Relocation of Jhuggis whereas out of the 34260 Houses constructed by DSIIDC, 3868 flats were for Urban Poor and 30,392 flats were for Relocation of Jhuggis

~~date~~ 2021

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2.2 In the issue of eviction of 48,000 Jhuggis along the Railway tracks, Hon'ble Supreme Court has directed the removal of the Jhuggis within stipulated timelines. DUSIB has offered constructed / Incomplete housing inventory for the purpose. In Secretary MoHUA meeting dated 07.01.2021, GM Railway stated that as per Section 147 of their Act they cannot pay relocation cost and can evict the people. They were not willing to pay the relocation cost of Jhuggis along the railway track. Response from Railways is awaited. Hon'ble CM in view of the stated legal position directed that unless the Railways come forward with a proposal as per MMAY no action is required from the side of GNCTD.

2.3 To dispose of inventory available with DUSIB and DSIIDC (houses constructed under JnNURM) MoHUA, GOI has come up with a scheme of Affordable Rental Housing Complex (ARHC) to utilize the existing housing stock created under JnNURM for migrant workers, urban poor etc. Secy, MoHUA during meeting taken on 07-01-2021 with officers of Delhi Govt, Railways and DUSIB/DSIIDC, reiterated that as per Cabinet decision of GOI of 08-07-2020, the vacant inventory created under JNNURM & RAY are deemed to be ARHCs and hence has to be utilised under ARHC scheme only.

Sallent features of the ARHC scheme were also explained by CEO DUSIB.

2.4 After detailed discussions, Hon'ble CM decided that in view of the far-off locations of the existing flats, ARHC would not be feasible. Further, it would be practically difficult to recover rent once the flat has been allocated to a beneficiary. Therefore, he directed that the houses which have been sanctioned for slum relocation should be utilised for slum relocation purpose and DUSIB should expedite the process of allotment of these houses to the JJ bastis as per the Mukhya Mantri Awas Yojana. The unutilised inventory be allowed for disposal by making a scheme "Affordable EWS Housing Scheme" by DUSIB/DSIIDC. If GOI does not agree with this proposal, then the contribution of Government of India sanctioned under JNNURM for the houses could be considered for returning. Accordingly, we may write to MOHUA, GOI.

2.5 In first instance as proposed in I-A of the presentation 9315 flats should be allotted, for Sultanpuri area by 30th April and for other areas by 31st May, 2021 would be the targeted date by which the JJ bastis would be cleared.

3. Part B: Construction of new houses under MMAY (discussion/decision there)

3.1 As per survey carried out by DUSIB in December 2020 under MMAY Basties on the land of Delhi Govt. agencies the number of JJ Dwellers is 68,7 was explained that due to public resistance, few JJ bastis could not be surv. and hence projected requirement of houses for Delhi Govt land be estimate 80000 against 68795.

3.2 DUSIB raised concerns that till now only those JJ Basties had k relocated when there is some court order or the land is required by some age like NHAI for important projects. If we are not able to relocate JJ Basties as MMAY in existing inventory under JNNURM then going in for new constructio flats would need to be seen. Hon'ble CM directed that all necessary steps in t bound manner should be initiated by DUSIB & DSIIDC as directed in ab mentioned para 2.5 and 2.6.

3.2 Thereafter, proposed plan of action for construction of 28910 of E houses on vacant land parcels of DUSIB & Power department for Rehabilitator JJ Clusters within 5km radius under Mukhya Mantri Awas Yojana was present as under:

3.3 PWD to construct EWS flats on vacant land of DUSIB /Power Department on behalf of DUSIB. The proposed time lines are as under:

Phase - I

- Call of R.F.P. for appointment of Architect Consultant by 21-1-2021
- Appointment of Consultant Architect (15-03-2021)
- Approval of Layout Plans of proposed housing (30-05-2021)
- Call of tenders on EPC contract and award of work : 3 months(30-06-2021)
- Time frame for construction of houses : 24 months (30-06-2023)

3.4 It was desired by Minister UD that the land of Power Department used for construction of EWS houses for rehabilitation will be swapped with the land made available after shifting of JJ basis and remaining land would be utilized by DUSIB for construction of more houses for rehabilitation of JJ Bastis on Delhi Govt lands.

3.5 Fund requirement for construction of above houses would be provided by GNCTD in the form of interest free loan of Rs. 1000 Cr In 2021-22 & Rs 2000 Cr. In 2022-23. DUSIB would repay the loan by constructing & selling of these houses as proposed in II-C of the presentation.

The meeting ended with thanks to the Chair.

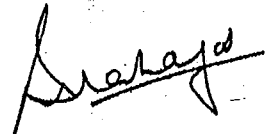

Signed: CE II, DUSIB

Table Agenda No.1

Subject: Decision on the issue of acceptance of tender for the work of "Construction of 784 EWS Houses (S+14) Storied at Dev Nagar, Karol Bagh (Design & Built Model) including Internal development and electrification (Turnkey Project)"

1. The instant issue relates to the acceptance of lowest quoted amount of Rs. 93,44,54,424.00 in favour of M/s. B.L.Mehta Constructions Pvt. Ltd. for the work of "Construction of 784 EWS Houses (S+14) Storied at Dev Nagar, Karol Bagh (Design & Built Model) including Internal development and electrification (Turnkey Project)". The tenders of the above said work was called on 23.09.2020 vide NIT No. 03/EEC-11/DUSIB/2020-21, Tender ID no. 2020_DUSIB_194825_1 as per the details given below: -

Particular	Amount (Rs)	Ref No. Date/Appd. By
Estimated Cost put to tender	94,10,79,000.00	
Earnest Money	1,04,11,000.00	
Tender Cost	2,000.00	
Time of Completion	455 days(365 days for construction work & 90 days for planning/ Approval)	
A/A & E/S Ref No. & Date	1,02,28,61,600.00	AA&ES/C11/2018-19/ PMS/D-6443 dated 16.01.2019 (Page-57/C)
Draft NIT	94,10,79,000.00	CE-II (DUSIB) on 22.09.2020 & CE (E&M) (DUSIB) on 23.09.2020

2. Five Numbers of corrigendum were issued and uploaded on portal/website (<https://govtprocurement.delhi.gov.in>) under the reference of tender
3. Technical Bid were opened on 23-10-2020. Following two numbers of agencies found participated in the tender:
 - i. M/s. B.L.Mehta Constructions Pvt. Ltd.
 - ii. M/s C.K. Constructions

4. The technical committee under the chairmanship of SE-4 evaluated the technical bid of the bidders and found both of the bidders eligible for opening of financial bid. The permission to open the financial bid was accordingly obtained from Minister (UD) / VC (DUSIB) and the financial bid was accordingly opened on 06.01.2021 of both the bidders. The detail of bids received is tabulated as under:

S.No.	Name of Agency	Total Tendered Amount	Remarks
1	M/s. B. L. Mehta Constructions Pvt. Ltd.	Rs. 93,44,54,423.52	L-1 Bidder
2	M/s C.K. Constructions	Rs. 1,09,04,63,079.00	L-2 Bidder

5. M/s. B.L.Mehta Constructions Pvt. Ltd. found to be the lowest (L-1)bidder with its quoted amount of Rs. 93,44,54,424.00 (Rupees. Ninety Three Crore Forty Four Lakh Fifty Four Thousand Four Hundred twenty Four Only/-).
6. The justification of rates as worked out and checked by planning section is Rs. 88,87,81,462/- which was about 4.57 Crore approximately lesser than the quoted rates of L-1 bidder .
7. Finance has observed that since quoted amount is 5.14 % is higher than Justified amount, awarding of tender at the rate higher than the justified rate is not advisable from finance point of view as it may invite adverse comments from the CAG. Further the finance is of view that negotiation with L-1 bidder is allowed as per CVC guideline i.e. only in the exceptional cases as mentioned in office order No.68/10/05 dated: 25.10.2005 of CVC (Annexure-A) under subject Tendering Process – Negotiation with L-1 (para i). The same is reproduced as under:
“There should not be any negotiations. Negotiations if at all shall be an exception and only in the case of proprietary items or in the case of items with limited source of supply”.
8. The case file was sent to VC (DUSIB) / Hon'ble MOUD with the recommendation to recall the tender”.
 After going through the facts stated as under the file was returned back by Hon'ble Minister UD:
9. That earlier tender bids for the work of “Construction of 784 EWS Houses at Dev Nagar, Karol Bagh” has been rejected twice. The first tender bid in this case was floated in 2018-19. The project is of quite importance and was required to be completed in a time bound manner but the same has been delayed for more than two and a half years. From going through the facts of the case, it is observed that there is

an inordinate delay in carrying out the bid process and such delay is not all acceptable keeping in view the importance of work. Hence, retendering will not ensure that better rates will be there keeping in view the fact that construction period is only 12 months.

10. It is pertinent to mention that prior to call of this tender for the work of "Construction of 500 EWS houses (S+14) storied at Dev Nagar Karol Bagh (Design & Built Model) including internal development and electrification (Turnkey Projects)" at same place were also called thrice whose details is tabulated as under: -

S.No.	Previous call of tenders	Name of Work	Reason for rejection of Bid
1	Earlier, this work was the part of the tender ID 161717 & NIT No. 15/EEC-11/DUSIB/2018-19 as a consolidated project of four sites	Construction of 5310 EWS Houses (Design & Built Model) including internal development and electrification (Turnkey Project) at 5 locations as under: i) 3780 (S+14) Storied at Pocket F Bhalaswa Jahagirpuri. ii) 414+18) Storied at Sangam Park Near Railway Line. iii) 168 (S+12) Storied at Sangam Park near Slum Tenements. iv) 448 (S+14) Storied at Kasturba Niketan Lajpat Nagar Ph-IV. & v) 500(S+14) Storied at Dev Nagar Karol Bagh.	Being a single tender, technical bid rejected by the competent authority
2	1 st call vide Tender ID 166514 & NIT No. 40/EEC-11/DUSIB/2018-19	Construction of 500 EWS Houses (S+14) Storied at Dev Nagar Karol Bagh (Design & Built Model) including internal development and electrification (Turnkey Project)	Being a single tender, Rejected by Competent Authority
3	2 nd call vide tender ID 175546 & NIT No. 25/EEC-11/DUSIB/2019-20	Construction of 500 EWS Houses (S+14) Storied at Dev Nagar Karol Bagh (Design & Built Model) including internal development and electrification (Turnkey Project)	Being a single tender, Rejected by Competent Authority

11. In the instant case the scope of work has been increased for construction 500 EWS houses to 784 EWS houses and tender was called accordingly for the work of "Construction of 784 EWS Houses (S+14) storied at Dev Nagar, Karol Bagh (Design & Built Model) including internal development and electrification (Trunkey Project)".
12. It is also pertinent to mention here that in previous call of E-Tenders for work at same place were single bid tenders and were rejected without opening of financial bid. It is the first time, the two bids for this work were received through E-Tender.
13. In this regard it is hereby submitted that there is a provision in chapter SOP 4/1 2019 of CPWD work Manual 2019 (Annexure-B) which states "Variation upto 5% over the justified rates is ignored. Variation upto 10% is allowed for peculiar situations and in special circumstances. Reasons for doing so is placed on record. Tenders above this limit are not accepted"
14. CWAB in its meeting on 10.04.2021 has recommended to place the matter before Board in its next meeting on 12.04.2021 for their consideration.

Proposal : In view of the position explained above the Board may take appropriate decision on the issue of acceptance of tender for the work of "Construction of 784 EWS Houses (S+14) Storied at Dev Nagar, Karol Bagh (Design & Built Model) including Internal development and electrification (Turnkey Project)"

Satarkta Bhawan, Block-A,
GPO Complex, I.N.A,
New Delhi-110 023.
Dated : 25/10/2005

Office order No.68/10/05

Sub:- Tendering Process – Negotiation with L-1.

A workshop was organised on 27th July 2005 at SCOPE New Delhi, by the Central Vigilance Commission, to discuss issues relating to tendering process including negotiation with L-1. Following the deliberations in the above mentioned Work Shop, the following issues are clarified with reference to para 2.4 of Circular No. 8(1) (h)/98(1) dated 18th November, 1998 on negotiation with L-1, which reflect the broad consensus arrived at in the workshop.

- (i) There should not be any negotiations. Negotiations if at all shall be an exception and only in the case of proprietary items or in the case of items with limited source of supply. Negotiations shall be held with L-1 only. **Counter offers tantamount to negotiations and should be treated at par with negotiation.**
 - (ii) Negotiations can be recommended in exceptional circumstances only after due application of mind and recording valid, logical reasons justifying negotiations. In case of inability to obtain the desired results by way of reduction in rates and negotiations prove infructuous, satisfactory explanations are required to be recorded by the Committee who recommended the negotiations. The Committee shall be responsible for lack of application of mind in case its negotiations have only unnecessarily delayed the award of work/contract.
2. Further, it has been observed by the Commission that at times the Competent Authority takes unduly long time to exercise the power of accepting the tender or negotiate or re-tender. **Accordingly, the model time frame for according such approval to completion of the entire process of Award of tenders should not exceed one month from the date of submission of recommendations. In case the file has to be approved at the next higher level a maximum of 15 days may be added for clearance at each level. The overall time frame should be within the validity period of the tender/contract.**
 3. In case of L-1 backing out there should be re-tendering as per extant instructions.
 4. The above instructions may be circulated to all concerned for compliance.


(Anjana Dube)
Deputy Secretary

All Chief Vigilance Officers.

- (vi) Any corrigendum, minutes of Pre Bid meeting, if any, and any other document as called for by bid inviting authority.
- (2) The reasons for rejection of bids is intimated to the bidders.

11. Processing of E-Tenders

- (1) The Divisional Accountant (Sub-Divisional Clerk in Sub-Division) is encouraged to be present at the time of opening of tenders.
- (2) A complete comparative statement of all the tenders received in response to the notice is downloaded. The Officer opening the tender records in his/her own hand in the tender opening register a statement of the "Percentage" or "Lump Sum" tenders received and signs that statement. In the case of item rate tenders only a list of tenders received is prepared.
- (3) The Divisional Accountant records the following certificate on the Comparative Statement: "Certified that I have personally conducted a test check of all the computed and checked tenders and have satisfied myself that the checking work has been properly done. The comparative statement correctly incorporates the totals as checked on the individual tenders."
- (4) After opening the tenders as above and preparation of comparative statement, the Bid opening authority sends the same to the office of the tender accepting authority concerned in respect of tenders where NIT has been approved by higher authority. The detailed scrutiny is done in the office of the Tender accepting authority. The Engineer in Charge not below the rank of EE or any other authority as notified by the CPWD Directorate from time to time, sends the market rates of material and labour for preparation of justification before opening of Technical Bid/Financial Bid as the case may be.
- (5) Complete scrutiny of tenders is done in the office of the Chief Engineer concerned or any other authority as notified by the CPWD Directorate from time to time, for tenders to be accepted by his/her higher authority.
- (6) Tenders are accepted by various officers as per powers embodied in "Compendium of Financial Powers Delegated to CPWD Officers" after assessing the reasonability of rates on the basis of justified rates. The same powers are applicable in case of rejection of tender also. After the tender for the work has been accepted, the same is communicated to the contractor asking him/her to submit the Performance Guarantee (PG) as per Annexure 9A.
- (7) After submission of the PG by the contractor in an acceptable form, an intimation to commence the work is given in Annexure 9B.
- (8) The period allowed for commencement of work is reduced as per requirements of the work and necessary changes are made in the contract form and the letter of acceptance of tender.
- (9) If the lowest tenderer backs out, there is re-tendering in a transparent and fair manner, with the NIT approving authority prescribing a limited or short notice tender if so justified in the interest of work.
- (10) The bidder, who has backed out, shall not be allowed to participate in the re-tendering process.
- (11) Top priority is given to decide the award of work on receipt of tenders. In order to minimize chances of delay, the time limit for processing of bids is given in Annexure -17 is observed for processing the tenders by different authorities.

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- (12) The above referred time schedule for processing the tenders is strictly adhered and if any officer is unable to follow the same, he/she invariably give reasons for delay in respect of tenders falling within his/ her powers of acceptance or while forwarding the tenders to the higher authorities competent to accept it.
- (13) In case, of tender falling beyond the financial powers of the NIT approving authority, details like:
- (i) validity period of the tender,
 - (ii) time already taken for scrutiny, and
 - (iii) balance period available,
- are prominently indicated while forwarding the tenders to the higher authority.
- (14) AE(P) and EE(P) process the tender and put up the same to SE(P) within 7 days after receipt of the recommendations in the matter from SEs concerned or as per instructions issued by the Directorate from time to time.
- (15) The Finance Officer processes the tender within 3 days and put up to CE.
- (16) The following instructions are scrupulously followed while processing the tenders:
- (i) The tenderers are not expected to make any post-tender modifications. Any such case is viewed seriously and under the provisions of Form CPWD 6, the matter is reported to the concerned Enlisting Authority for disciplinary action to be taken under the Rules for Enlistment of Contractors. In any case, such modifications are not considered by tender accepting authority.
 - (ii) When the tenders are under examination, no other authority makes queries or calls for reports/ clarifications from the tenderers except with the approval of tender accepting authority.
- (17) Tenders with any condition, including conditional rebates, are rejected. However, tenders with unconditional rebate are acceptable.
- (18) It is ensured that there is no delay in processing of tenders and decisions are taken well in time before expiry of validity of tender. The Tender accepting authority keeps a watch on the expiry of the validity of tenders. In case of tender where the validity period has already expired, decision to accept the same is taken only if the validity period is extended by the tenderer.
- (19) Authority who is originally competent to accept the tenders as per the Compendium of Financial powers to CPWD Officers accepts the tender even if the negotiated amount falls within powers of acceptance of subordinate officers.
- (20) When the tender involves liability exceeding the A/A & E/S for the work by an amount greater than 10%, such excess will require a revised A/A & E/S. This is applied for as soon as such an excess is foreseen.
- (21) The CPWD Officer accepting the tender involving extra expenditure immediately reports to the competent administrative authority, so as to enable it to make necessary additional provision in the budget. Expenditure in excess of the budget allotment will not be incurred without assurance of additional funds from the concerned administrative authority.
- (22) The revised estimate for the work is submitted within a month of acceptance of the tender to the competent administrative authority.

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- (23) Where technical bids are also invited, acceptance of the same falls within the competence of NIT approving authority. In case of execution of E&M work, change in model/brand of any plant & machinery involving no extra finance implications, the acceptance of the change also falls within the competence of NIT approving authority, who places on record the justification and circumstances for making such change. The NIT approving authority also decides the recoveries to be made if any, if the proposed model/brand is cheaper.
- (24) The tender accepting authority satisfies himself/herself about the reasonability of rates before acceptance of the tenders. Reasonability of rates is primarily assessed on the basis of justified rates.
- (25) Variation upto 5% over the justified rates is ignored. Variation upto 10% is allowed for peculiar situations and in special circumstances. Reasons for doing so is placed on record. Tenders above this limit are not accepted.
- (26) No tenders which are required to be accepted by any higher authority are rejected by any lower authority, and all such tenders are submitted to the authority competent to accept the tender as per "Compendium of Financial powers to CPWD" for consideration. It is for that authority to reject them or to approve them or to authorize negotiations, if any.

12. Award Letter of Work

It is ensured by the tender inviting authority that the Award Letters are uploaded in www.tenderwizard.com/cpwd after acceptance of tender. The Award Letters become available on www.eprocure.gov.in through system link.

13. CPWD-6 : CPWD 6 for E tendering is given in Annexure -21.

14. Information and instructions for tender inviting authority for e-tendering

- (i) The EE/Engineer in Charge/DDH of any divisions/projects of CPWD or any other officer designated by CPWD Directorate from time to time, are authorized to receive the EMDs. These authorities should receive the original EMD for their tenders or tenders of any other division/projects.
- (ii) The NIT approving authority/ Tender inviting authority at the time of issue of NIT also fills and upload the following prescribed format of receipt of deposition of original EMD along with NIT:-

Receipt of deposition of original EMD	
(Receipt No. / date	
1.	Name of work
2.	NIT No.
3.	Estimated cost
4.	Amount of Earnest Money Deposit
5.	Last date of submission of bid
(*To be filled by Tender inviting authority/NIT approving authority at the time of issue of NIT and uploaded along with NIT)	

Table Agenda No-02/36

Table agenda for 30th BOARD Meeting to be held on 12.04.2021 of DUSIB.

Change of designation of engineering interns civil/electrical recruited in 2016 to contractual junior engineers civil/electrical.

Due to urgent requirements and in the interest of works, DUSIB Administration recruited 46 Engineering Interns (Civil) and 10 Engineering Interns Electrical (all Engineering Graduates) initially for a period of six months. The recruitment was done on the basis of Press notifications, Merits and subsequent interviews. Since then the engineering interns are continuously performing their duties with engineering tasks such as preparation of detailed estimates of projects through computers and supervision of civil as well as electrical engineering projects since last over four and half years continuously up to entire satisfaction of their superiors.

All the interns are performing their duties as good as equivalent of junior engineers.

It is for information that as per approved budget 2020-21 of DUSIB the following sanctioned posts of junior engineers civil and electrical are available in DUSIB:

Junior Engineer Civil: 182

Junior Engineer Elect: 27

As on date the physical strength of above said Junior Engineers is reduced abruptly due to promotions in their cadre and superannuation's. As on date the available strength of Junior Engineers in DUSIB is as under:

Junior Engineer Civil: 28

Junior Engineer Elect: 00

This clearly indicates that as on date there are 154 posts of Junior Engineers in Civil and the 27 posts of Junior Engineer Electrical are **lying vacant in DUSIB.**

It is prayed that as per above facts and above described performances the DUSIB Board may consider to change the designation of all the engineering interns 46 Civil and 10 Electrical to contractual Junior Engineers seeing their works being performed by them.



Bipin Rai
Member Expert-I (DUSIB)



A.K Gupta
Member Expert-II (DUSIB)