

18 meetg dt 01.6.22 & 02.6.22

**DELHI URBAN SHELTER IMPROVEMENT BOARD  
OFFICE OF THE CHIEF EXECUTIVE OFFICER**

No. PS/CEO/DUSIB/2022/P-138

Dated: 04.06.2022  
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**MINUTES OF THE BRIEFING MEETING HELD ON 01.06.2022 & 02.06.2022 AT 11.00 A.M. IN THE CONFERENCE HALL UNDER THE CHAIRMANSHIP OF CHIEF EXECUTIVE OFFICER TO REVIEW THE FUNCTIONING OF VARIOUS DEPARTMENTS.**

A meeting was held on 01.06.2022 & 02.06.2022 under the chairmanship of Chief Executive Officer to review the functioning of various departments in DUSIB. The following officers attended the meeting :-

- 1 Sh.K.Mahesh, IAS, CEO ..... In Chair
- 2 Sh.S.K.Singh, IAS, Member(Admn)
- 3 Sh.S.K.Dania, Chief Engineer-II
- 4 Sh.Arun Sharm, Chief Engineer(Elect./IT)
- 5 Sh..N.H.Sharma, Chief Engineer-I
- 6 Sh.P.K.Garg, Suptdg.Engr.-2
- 7 I.K.Srivastava, SE(Plg.)
- 8 V.S.Fonia, SE-I
- 9 Sh.Raj Kumar Jindal, SE(Coord/QC)
- 10 P.D.Ashok, ~~SE(E&M)~~ Dir(NS)
- 11 Sh.Rajiv Kumar, SE(E)2
- 12 Atul Jain, SE(E)1
- 13 Sh.Rajender Gosain, Dir(Admn./Vig./Allot/SCP/CDF)
- 14 Sh.P.K.Jha, BFO/Dir(RP)/Prop/IAL/Law/Rehab.
- 15 Sh.Jagdev Singh, Dir(Hsg)/L&L/BVK/CH
- 16 Sh.Akshay Kumar, Law Officer -
- 17 Ms.Honey, Architect
- 18 Sh.Akshay Srivastav, Law Officer -
- 19 Sh.Ashok Joseph, Dy.Director(IT)
- 20 Sh.G.L.Kateja, Dy.Dir
- 21 Sh.Rama Kant Sharma, Dy.Dir.
- 22 . Shri Om Prakash, E.E.(E-3)/HQ.

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Initiating the discussion, CEO urged all the officers to be well versed with their works and brief accordingly.

**Sh.Arun Sharma, Chief Engineer(Elect./IT)**

Sh.Arun Sharma, CE(Elect./IT) mentioned about implementation of e-office, e-Samiksha. He was directed by the CEO that the e-office should be implemented by 30.6.22. Mr.Ashok Joseph, who is nodal officer of e-samiksha was directed to create user id and password for e-samiksha and forward the same to the concerned officers. Chief Engineer (IT) informed that the Hardware for Implementation of e-Office has to be procured and scanning of files has to be done afresh. CE(IT) was directed to prepare a draft letter for the budget in r/o procurement of Hardware for implementation of e-office.

Chief Executive Officer directed that an Inspection App be created and all the inspections of JSCs and NSs should be uploaded in the App alongwith their picture.

Action : Chief Engineer(IT)

**Sh.S.K.Dania, CE-II & Sh.N.H.Sharma, CE-I**

Sh.S.K.Dania, CE(II) informed the CEO that there are two zones in Delhi. He is incharge of Zone II and Sh.N.H.Sharma, CE-I is the in-charge of Zone-I. CE-II informed that the construction of about 7400 flats is 94% completed which are un-allotted till date and construction of 784 flats at Dev Nagar under Mukhya Mantri Awas Yojna has to be started. CE-II further informed CEO about non-utilization of vacant land measuring 100 Acres approx. in Bhalaswa Jahangirpuri. The Chief Executive Officer directed CE-II to make a boundary wall around the area and there should be proper watch and ward by engaging resident caretaker/chowkidars to avoid any encroachment.

The matter of Neeta Bharadwaj & Ors. V. Kamlesh Sharma was taken up by CEO and he has informed that the Hon'ble Justice of High Court has sent the report as a public interest litigation and has referred the case to Chief Justice

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of India. CEO has further directed that Sh.Dania will coordinate in this case and shall put up all the facts. The next date of hearing is 06.07.2022.

Action : Sh.S.K.Dania, CE-II

Sh.P.K.Jha, Director(RP/Rehab/IAL/OCM/Finance/Law)

Sh. P.K.Jha informed the Chief Executive Officer that the **Institutional Allotment Land Branch** deals with the cases of allotment of DUSIB land to Government Departments only which was approved in 7<sup>th</sup> Board meeting held on 04.07.2012. As per Section 33(1) of DUSIB Act, Board has the power of allotment of land belonging to DUSIB. All land belonging to DUSIB are Nazul Lands and the Hon'ble LG of Delhi is the Competent Authority for transfer of Nazul Lands under Nazul Land Rules of DDA.

Board decided in 7<sup>th</sup> meeting on 04.07.2012 to allot land to all Government Departments, on the basis of Circle Rates on Lease basis except GNCTD Schools, where the land will be allotted as per DDA rates.

The loss of revenue incurred therein shall be compensated by the Delhi Government as Grant-in-Aid to DUSIB. Dir(IAL) informed that land has been allotted to 06 Nos. Petrol Pumps and one of them (Ranjeet Nagar near Satyam Cinema) has gone to court and has taken stay. CEO has directed to file appeal against them and get the stay vacated

Action : Dir(IAL)/Law Officer

Dir(Rehab) informed that the main function of **Rehabilitation branch** is to rehabilitate Jhuggi Jhopri dwellers to a built-up flat after conducting the joint survey and eligibility determination by the Committee headed by Dy. Director with representative of concerned land owning agency which records biometrics and Aadhar authentication.

DUSIB is the nodal agency for relocation of JJ dwellers from land pockets required by Land Owning Agencies for implementation of project of public interest and as per various Court orders in accordance with Delhi Slum & JJ

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Rehabilitation & Relocation Policy, 2015 notified by Delhi Govt. on 11/12/2017. Under Secretary to the Govt. of India, MoHUA vide letter dated 17.02.2021, addressed to Special Secretary U.D. Department, GNCTD, had informed that as per the decision of Union Cabinet, all existing Government funded vacant / incomplete houses constructed under JNNURM /Rajiv Awas Yojna converted into **Affordable Rental Housing Complex (ARHCs)** scheme to utilize as rental housing for urban migrants / poor under ARHCs scheme only and for no other purpose. DUSIB vide letter dated 22.03.2021 taken up the matter with Under Secretary, Govt. of India, Ministry of Housing & Urban Affairs for exemption / excluding certain JJ Basti from the Provision of ARHCs in which full or partly relocation charges have already been received or some court directions have been issued. CEO has directed to write another letter for exemption of these flats.

Action : Director(Rehab)

**Dir(Remunorative Project Cell)** informed that this branch organizes auction/tender programme from time to time for the disposal of residential plots, commercial plots and built up shops/stalls etc under the head of account "Capital Receipt". R.P. Cell has till date sold out about 1194 commercial units and 332 residential plots (Total 1526 units). No programme for disposal vacant units through auction/tender has been conducted after May-2005.

Apart from this RP Cell has also allotted the Marriage Chunk/Parking Site on temporary basis for generating the revenue and to avoid the encroachment on Govt. Land through open e-tender after giving the wide publicity in the reputed newspapers and uploaded the whole documents of tender on DUSIB website.

**Director(Law)** informed that the Law Office , DUSIB deals with the court cases filed against the deptt. and also give opinion whenever required by different sections/departments of DUSIB in respect of legal issues and other policy matters. The Law Office also vet various contracts/bids/tender documents/agreements on legal points/issues, as and when sent by the different sections/departments.

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**Dir (Sociology Division)** informed that the Sociology Branch is preliminary deals with the survey of the JJ bastis where the request of land owning agency has been received or on any Court order for relocation and rehabilitation of JJ bastis in full or part. It also provide site report in respect of jhuggies/JJ basti. At present only two field staff, i.e Senior Investigators in the said branch. CEO has directed to deploy the students of University on the basis of internship as to how many vacant houses can be accommodated, survey of 99 clusters on DUSIB land.

**Director (Property)** informed that this section deals with the matter related to Slum Katra/Properties situated in the Walled City area and its extension. Maintain the records of 2423 properties. Assessing damages from unauthorized occupants as per Corporation Resolution No. 396 dt. 25/10/2004. Initiating action under section 41 & 42 of DUSIB Act – 2010 against unauthorized construction as reported by concerned executive engineers of DUSIB and against any defaults in making the payment of dues. Attending court cases in various courts and RTI/CIC/PGC etc. matters from time to time. Dir(Prop) informed that repair of these katras is much higher than the recoverable amount and raised the demand for budget. CEO has directed to prepare a list of all the recovered amount due in various heads plus amount of recovery made as on 31.05.2022 and recoverable amount with the name of the parties. Another issue was raised by Dir(Prop) that the smaller plots of the area less than 100 sqm. Should be auctioned. In this connection, CEO has directed that a stock inventory of less than 100 sqm. Plots be made and a proposal of their auction be put up in the next Board Meeting.

Action: Sh.P.K.Jha/Mr.Gautam, Dy.CA

#### Administration/Establishment/Caretaking Branch

Administration is divided into three wings :-

1. Administration
2. Establishment
3. Caretaking

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Director (Adm.) informed that Administration Section looks after the work of Appointment, Promotion, Transfer/Posting, Staff Quarter, Deputation Cases, ACP/MACP, Grant of Higher Pay Scale Under NFS etc.

**Establishment Branch** looks after Maintenance of PF and SB, Sanction of Leave, LTC claim, Children Education Allowance claim, Pay fixation, Releasing of Annual Increment, Forwarding the Pension/ Family pension cases to Pension Cell, Advance-Car, Scooter, House Building, Forwarding the medical claim (OPD/IPD) cases to medical cell.

**Caretaking Branch** Issue of identity Card, Repair work of furniture / locks etc., Cleaning & Scavenging work of Head Quarter only, Security of Head Quarters, Allotment office space for officer, Purchase Stationary Items through (Gem) portal

**Director (Allotment)** informed that this branch make allotment of flats on the basis of eligibility letter received from Property Branch under Slum Clearance Scheme.

At present allotment branch deals <sup>with</sup> the Mutation and Freehold cases for above allotment. There are few court cases which are being processed timely as per directions.

**Dir (JJR)** informed this JJR Branch's main function is to allow free hold right to allottees/occupants by recovering dues as per circle rates. As per freehold policy of 2013, the DUSIB is allowing freehold rights to the residents of Plots 45 JJ Resettlement colonies. There are about 2 lakhs plots in JJR Colonies.

Sh.Rajender Gosain, Dir(Admn.) informed that vide order No-89 dated 03.03.2021, Lt. Governor, Delhi is pleased to confer ex-officio Secretariat Status to Rajender Kumar Gosain then Dy. Director of DUSIB for execution of Lease Deed, Conveyance Deed on behalf of President of India in respect of Scheme / Properties dealt by DUSIB.

**Dir (Cattle and Dairy Farm)** informed that there are 03 Dairy colonies at Ghazipur, Masoodpur and Madanpur Khadar which were established in 1975 by closing all dairies established in Delhi and occupants of dairies were given plots/sheds. Total 231 No. sheds are allotted to 1298 persons/allotee at Gazipur,

Masoodpur & Madanpur Khadar. Most of the occupants have constructed residential/commercial establishment therein.

The Chief Executive Officer directed that the office building should be clean and white washed. Proper care should be taken in scavenging of the building. Renovation of the office complex should be done. All the toilets in the office complex should be clean twice/day and should be inspected. He further directed that all the officers on deputation be called back and no officer should be allowed for deputation in future.

Action : Director(Admn.)/Sh.NH Sharma, CE

**Director(L&L/Housing/CS/BVK)**

**Director (Lease & Liquidation)** informed that the Lease and Liquidation Branch deals with the cases of conversion of lease hold to free hold for the plots/flats under jurisdiction of this Section as per policy approved by Ministry of UD, Govt. of India vide its order dated 28.06.1999. It is expected that from the conversion from lease hold to free hold of the above plots/flats, approximately revenue of Rs. 80-90 lacs from L&L section likely to be recovered from the allottees/occupants for the current financial year.

**Director (Housing)** informed that Slum & JJ Department (now DUSIB), while under the management and control of DDA had launched a Registration Scheme in the year 1985, namely "Residential Flats Registration Scheme, 1985 for Slum Dwellers and others" for allotment of residential flats on the pattern being followed by DDA.

About 27,693 applicants got themselves registered under the scheme and deposited Rs.3,000/- each as registration fee. An amount of Rs. 8,30,79,000/- was accumulated as registration amount. The allotment of flats to the successful registrants was made in accordance with the priorities of registrants, through draw of lots.

Since inception of this scheme, DUSIB had been able to allot only 5662 flats to the registrants of this Scheme on cashdown, hire purchase and for widows (Group Housing Societies).

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Chief Executive Officer

Director (Community Service) informed that at present there are 195 Community Centres/Halls under the jurisdiction of DUSIB across Delhi. These Community Centres/Halls are available in JJ colonies and in Katras located in the walled city, for the activities such as Health Care, Education, Adult Literacy, Skill up-gradation, Vocational Programmes etc. for the benefits and development of the residents who belong to Slum colonies and Katras properties. The ground floor of Community Centres/Halls are being given on rent for the purpose of celebrating, social functions like marriage functions and other social cause by concerned Executive Engineer Office.

At present, Community Centres/Halls are being allotted to Govt. Agencies only, however prior to year 2010, these Community Centres/Halls were allotted to various NGOs/ Voluntary Organizations/Societies etc. The allotment is being made for a period of one year on temporary basis, as per terms & conditions of allotment including license fee @ Rs. 5/- per Sq. ft. and Security amount of Rs. 25,000/- (Refundable). The allotment of most of Community Centres/Halls has been continued as being deemed extended.

The meeting ended with vote of thanks and it was decided that now onwards the meeting will be held every Monday at 11.00 A.M.

Meeting on 6th JUNE, 2022 scheduled ~~for meeting~~ shall  
~~now be held on 7th JUNE 2022 (Tuesday)~~, at  
DIRECTOR (ADMIN.)

✓ ✓ ✓ All Concerned

As the CS meeting is  
scheduled on 06.06.2022

K. Mahesh  
04.06.20

CEO DUSIB  
K. MAHESH, IAS  
Chief Executive Officer