

**Delhi Urban Shelter Improvement Board  
Govt. of NCT of Delhi  
Punarwas Bhawan, I.P. Estate  
New Delhi - 110002**

No. D-25/Meeting Cell/DUSIB/2014

Dated: 04/09/2014

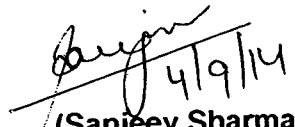
**Sub:- 11<sup>th</sup> Meeting of Delhi Urban Shelter Improvement Board.**

**Sir/Madam,**

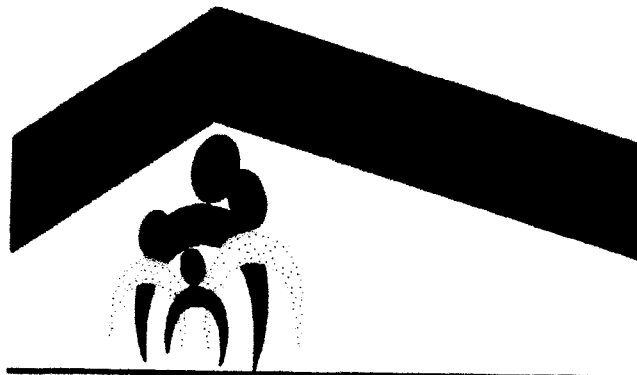
Please find enclosed herewith the Agenda Items for discussion in the 11<sup>th</sup> meeting of Delhi Urban Shelter Improvement Board scheduled to be held on 10.09.2014 at 12.00 noon in the Conference room of Secretary, Urban Development at Delhi Secretariat I.P. Estate, New Delhi – 110002. Secretary, (UD), UD Deptt., GNCTD will preside over the meeting.

Kindly make it convenient to attend the meeting as scheduled.

**Encl:- As Above**

  
4/9/14  
**(Sanjeev Sharma)  
Dy. Director (BOARD)**

**ALL MEMBERS OF DELHI URBAN SHELTER IMPROVEMENT BOARD.**



**Delhi Urban Shelter Improvement Board**

**11<sup>th</sup> MEETING OF  
DELHI URBAN SHELTER IMPROVEMENT  
BOARD (DUSIB)  
GOVT. OF NCT OF DELHI**

**10.09.2014**

**Venue : Conference Room of Secretary (UD)**

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**AGENDA ITEM NO. 11/1**

**Confirmation of Minutes of the 10<sup>th</sup> Meeting of the BOARD**

The minutes of the 10<sup>th</sup> Meeting of the BOARD held on 25.06.2014 were approved by the Hon'ble Secretary, Urban Development, GNCT of Delhi and circulated vide letter No. D-13/DD(Board)/2014 on dated 16.07.2014 for kind information of all Members of the BOARD. No observation/comments have been received from any member.

Board may confirm the Minutes of 10<sup>th</sup> Meeting.

## AGENDA ITEM NO. 11/2

### Action taken Report on the Minutes of the 10<sup>th</sup> Meeting of the BOARD Held on 25.06.2014

<b>Agenda Item</b>	<b>Action Taken</b>
<p><b><u>Agenda Item No. 3</u></b></p> <p>Organisation of Night Shelters at Yamuna Pushta and adjoining areas of Central Distt. in three clusters on pilot basis.</p>	<p>Bid for three clusters of Central District was advertised in news-papers and the same was also send to all NGO running Night Shelters in Delhi through letter and email. Last date of submission of Bid had been changed from 19.08.2014 to 01.09.2014 through addendum/ corrigendum.</p>
<p><b><u>Agenda Item No. 4</u></b></p> <p>Allotment of DUSIB Land to Delhi Metro Rail Corporation Ltd. (DMRC).</p>	<p>Land has been allotted to DMRC. Govt of NCT of Delhi has been requested vide letter No. F.14(42)Misc./IAL/2013/D-355 dated 24.7.14 to make a provision of Rs.3,99,95,22,819/- for allotment of land to DMRC on basis of inter-departmental rates instead of circle rates as per the policy of the Board, which includes a loss of Rs.2,27,79,23,870/- &amp; Rs.1,72,15,98,949/- incurred on allotment of land by the Board it its 8<sup>th</sup> meeting and 10<sup>th</sup> meeting respectively.</p>
<p><b><u>Agenda Item No. 5</u></b></p> <p>Accord of approval for the project of providing 10 seater trailer mounted Mobile Toilet Vans with DRDO approved Bio-Digester technology for installation, management, operation and maintenance on Public-Private-People-Partnership basis in JJ Clusters.</p>	<p>Pre-bid Meeting was held on 06.08.14 in the Chairmanship of CE- I. Bids have already been invited on Delhi Govt. E-procurement System and is scheduled to be opened on 25.08.14. Date of opening of Financial Bid shall be notified later on after evaluating technic al bids.</p>
<p><b><u>Agenda Item No. 6</u></b></p> <p>Regarding authorization to DJB for setting up decentralized drinking water plants at various locations of Slum Clusters and Squatter Resettlement Scheme for five years.</p>	<p>The Board has approved this Agenda Item. No demand has come from Delhi Jal Board for Zone-I.</p>
<p><b><u>Agenda Item No. 7</u></b></p> <p>Disposal of Sample House(s) through auction/tender bids situated in various JJR/Rehabilitation colonies.</p>	<p>Finalization of terms and conditions for auction of residential plots is under process. Costing details in r/o sample houses located in various JJR Colonies are being ascertained from the concerned Ex Eng. for fixation of reserve price which would be done in consultation of Finance wing, DUSIB.</p>
<p><b><u>Agenda Item No. 8</u></b></p> <p>Ex-post facto approval &amp; ratification of tender for the work of Special Repair of common passages (Staircases) of slum tenements in block-B &amp; C at Tilak Vihar under Maintenance of Slum Tenements (Grant in Aid to DUSIB for existing infrastructure).</p>	<p>Giving brief history of the case CEO informed that such items should not be brought in the Meeting as Table Agenda. The approval was taken from the Chairperson and Vice-Chairman to award the work. The work has been completed and Board considered and granted ex-post facto approval.</p>

<p><b><u>Agenda Item No. 9</u></b> Appointment of Sh. Sanjeev Kumar (DJS) by the Board as Competent Authority in accordance with Section 6(1) of DUSIB Act-2010.</p>	<p>It was informed that Sh. Sanjeev Kumar, DJS has been appointed as Competent Authority to exercise the powers and discharge the functions under the provisions of the Slum Areas (I&amp;C) Act, 1956 vide notification no. 39(7)UD/DUSIB/2011/2929-43 dated 11.08.2014.</p>
<p><b><u>Agenda Item No. 10</u></b> Appeal filed by Sh. Ashok Bhatia, Dy. Director (Retd.) against penalty order bearing no. D-1132/DD/Vig/DUSIB/2013 dated 06.09.2013.</p>	<p>The appellate authority i.e. Board after considering the facts of the case upheld the decision of the disciplinary authority and rejected the appeal of the charged officer and the same was communicated to Sh. Ashok Bhatia.</p>
<p><b><u>Agenda Item No. 11</u></b> IS/ISO 9001:2008 certification for Quality Management System of the office of the Executive Engineer C-2 Delhi Urban Shelter Improvement Board (DUSIB), GNCTD.</p>	<p>The Board has conveyed appreciation to the officers of DUSIB on this achievement.</p>
<p><b><u>Agenda Item No. 12</u></b> Recouping the loss of Rs. 2,27,79,23,870 as loss due to receiving lower compensation for the difference in rates paid by DMRC to DUSIB in lieu of land at Rajouri Garden and Trilokpuri</p>	<p>Land has been allotted to DMRC. Govt of NCT of Delhi has been requested vide letter No. F.14(42)Misc./IAL/2013/D-355 dated 24.7.14 to make a provision of Rs.3,99,95,22,819/- for allotment of land to DMRC on basis of inter-departmental rates instead of circle rates as per the policy of the Board, which includes a loss of Rs.2,27,79,23,870/- &amp; Rs.1,72,15,98,949/- incurred on allotment of land by the Board at its 8<sup>th</sup> meeting and 10<sup>th</sup> meeting respectively.</p>
<p><b><u>Agenda Item No. 13</u></b> Accord of approval for creation of 6 posts of Accounts Officer carrying the Grade Pay of Rs. 5400/- having knowledge of commercial accounting preferably Chartered Accountants for strengthening of the Accounts Wing of DUSIB.</p>	<p>Secretary UD/Presiding Officer desired that this type of Agenda should not be brought as "Table Agenda", thus, the Agenda was withdrawn to be placed in next Board Meeting.</p>
<p><b><u>Agenda Item No. 14</u></b> Timely Delivery of services by the Board</p>	<p>Schedule for timely delivery of services by the Board is under preparation.</p>

**Agenda Item No. 11/3**

**In-Situ Development of Indira Gandhi Camp No.- I JJ Cluster at Hari Nagar Ashram, New Delhi under PPP Model**

1. The present proposal seeks approval to undertake a pilot project for in-situ Development of Slum JJ Cluster under Public Private Partnership (PPP) Model by DUSIB. Two sites at Indira Gandhi Camp No.-1 at Hari Nagar Ashram, New Delhi have been identified for undertaking the Project.
  
2. Delhi Urban Shelter Improvement Board (DUSIB) is a statutory body constituted under the DUSIB Act 2010 and is primarily responsible for improving the quality of life of Slum and JJ Dwellers in the capital city of Delhi. The act empowers DUSIB to resettle/ upgrade the Jhuggie Jhopri Squatter Settlement. The Act also authorizes the Board to prepare scheme for relocation of JJ Basti including in-situ development and in this process the private sector can also be involved. DUSIB is also the nodal agency for implementation of Rajiv Awas Yojna (RAY) in Govt. of NCT of Delhi (GNCTD).
  
3. In Assembly Constituency. No. 41 (Jangpura) DUSIB has a pilot project of In-situ Development of cluster under PPP Model. The scope of proposal is to develop one of the vacant land in Sunlight Colony, Hari Nagar Ashram adjacent to JJ Cluster named as Indira Gandhi Camp No. 1 (Annexure-I). This cluster is presently having only 150 jhuggies. There is adjacent cluster named Indira Gandhi Camp No. 2, Jeewan Nagar which is having 400 jhuggies, spread in an area of 7350 sqm.. The proposed pilot project is planned for 600 EWS houses to accommodate total habitants of both the clusters. The proposed sites are located in JJR Sunlight Colony developed by DDA 35 years back. The sites are in close proximity to Ring Road. At present the site is accessible through Kilokari Ring Road via Maharani Bagh, Hari Nagar Ashram. As a result of entire development, even in PPP Model, DUSIB is expected to get one cluster of 7350 sqm. vacated to utilize it in any of the manner including approximate 650 EWS houses in next phase to clear some clusters of constituency.

The brief details of the site are provided in the table below:

Site	Name of Site	Area in Sqm	Number of existing jhuggies	Land Owning Agency	Land use as per the Delhi Master Plan	Remarks (Annexure-II)
I	One Open land at East side of JJ Cluster Indira Gandhi Camp No-I, Sidharth Basti, Hari Nagar. Ashram	6283	Nil	DUSIB	Residential	Part of khasra No.251 Min, 252 Min, 253 Min, 274 Min & 276 Min of village
II	Indira Gandhi Camp No.I, Sidharth Basti, Hari Nagar, Ashram	3832	150	DUSIB	Residential	Kilokari New Delhi has been acquired vide award No. 1386/1962-63and transfer to DUSIB on 16.06.1968.
III	JJC Indira Gandhi Camp No. 2, Jeevan Nagar near Police Post, Hari Nagar Ashram	7350	400	DUSIB	Residential	

The requisite infrastructures are already available in the vicinity of the site as already developed by DDA and now maintained by the Local Civic Bodies.

Indicative Project Components are as follows

Project Components(Indicative)					
Site	Area In sqm	EWS Component @60%of Site Area (sqm)	Built up Area for EWS component (FAR-400 (sqm)	Remunerative Component @40% of Site Area (sqm)	Built up area for Remunerative (FAR-200) (sqm)
Site I- Open land	6283	3770	15080	2513	5026
Site II Indira Gandhi Camp No-I JJ Cluster	3832	2300	9200	1533	3066
Total	10115	6070	24280	4046	8092



4. The proposal is innovative, attractive and promising on many counts. Construction of EWS can never be a commercially proposition in Delhi since the total cost including land price and construction expenditure can't be recovered from poor slum dwellers with the result that the DUSIB will be perennially dependant on budgetary support. If an appropriate and replicable PPP Model could be evolved, this can make the DUSIB financially self-sustaining even while fulfilling its statutory obligation of providing improved shelter to the urban poor of Delhi. The proposal was placed before the Board (DUSIB) in its 8<sup>th</sup> meeting chaired by Chief Minister, Delhi held on 11.05.2013 vide Agenda item No. 8 and it was principally agreed by the Board (Annexure-III).
5. The bid document (RFP Vol.I & II along with schedules) has been prepared by the IDFC Foundation and legally vetted from Legal Consultant M/s Clarus Law Associates.
6. As per DDA Rules of 1981, for disposal of Nazul Land for allotment of Land, each bidder is supposed to deposit EMD (Earnest Money Deposited) as a sum equivalent to 25% of premium offered by the bidder along with tender. However, in present case fix bid security of Rs. 1.2 crores is proposed hoping that being PPP based bid, bidder may not quit. However, 25% premium will be deposited by developer within 7 days of acceptance of bid in addition to bid security already given.
7. No budgetary support is required for the project. It will be the responsibility of the Developer to arrange finance for the Project. The contribution from DUSIB will be in the form of land and contribution from the private partner will be in the form of constructing EWS houses for slum dwellers. The incentive for the private partner is that it can construct MIG/HIG houses and other remunerative components for disposal at commercial rates. Developer can also avail the benefits under Section 35 AD of the Income Tax Act, 1961; wherein they are eligible to claim deduction of 150% of capital expenditure incurred for EWS component from taxable income. The EWS houses built by the private partner will be available to the DUSIB free of cost for allotment to the slum dwellers at a cost to be determined by DUSIB separately. However, the developer shall handover the possession of the remunerative to the prospective buyers units only after successful completion and handover of EWS dwelling units to DUSIB.

8. Approval of the Board is solicited that DUSIB may be allowed to use the chunk of land measuring 17465 sqm. at JJR Sunlight Colony, Hari Nagar Ashram for In-situ development under PPP Model by open tender process and further allotting the constructed units to the JJ Cluster habitants of Indira Gandhi Camp No.I & II and nearby clusters on lease/free hold basis. The RFP Vol. I & II is placed for approval and permission for calling bids for it. (Annexure-IV)

As the land is Nazul Land, the competency to accord approval vests with the Hon'ble LG, Delhi. The approval of LG will be sought after approval by the Board.

INDIRA CAMP-I, HARI NAGAR ASHRAM

C/66

ANNEXURE - I (U)

Figure 1: Site Map

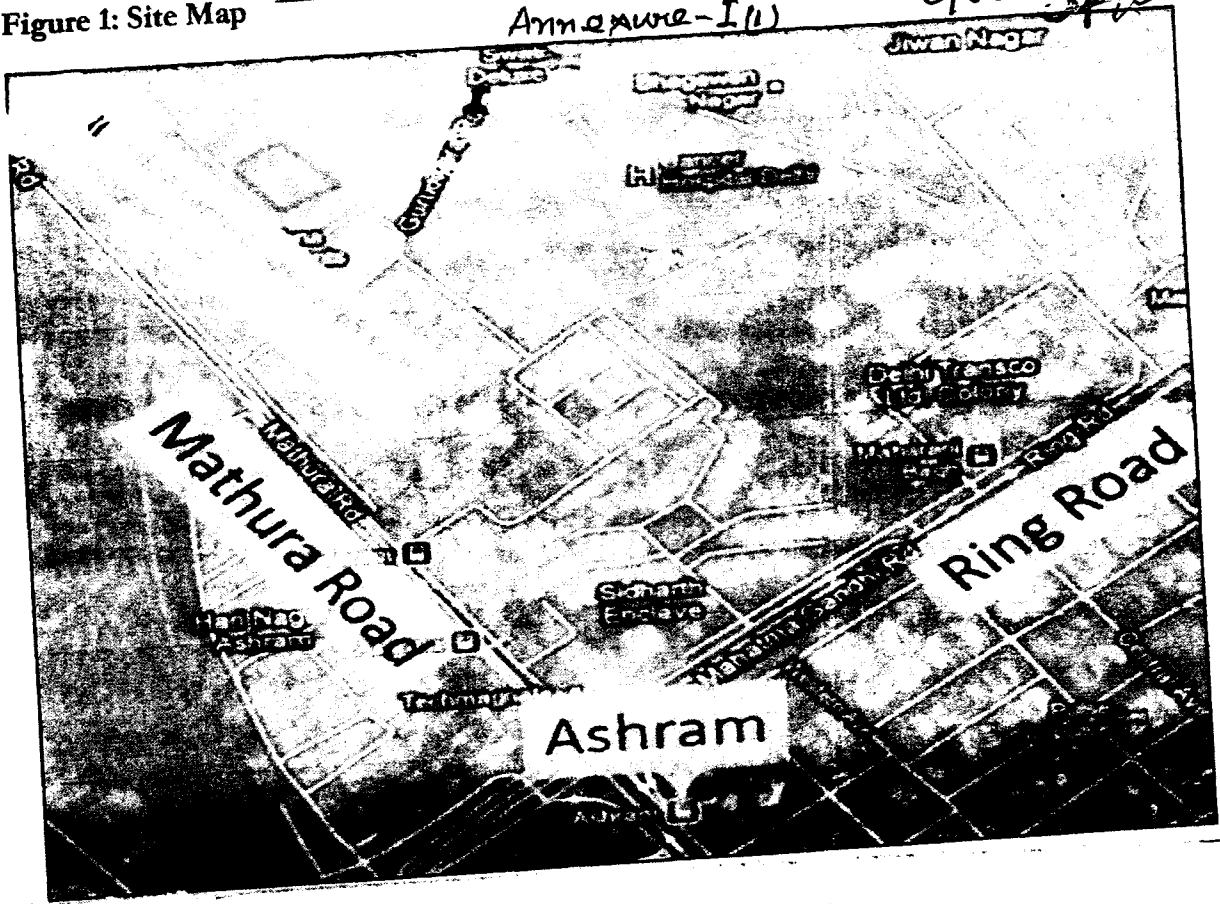
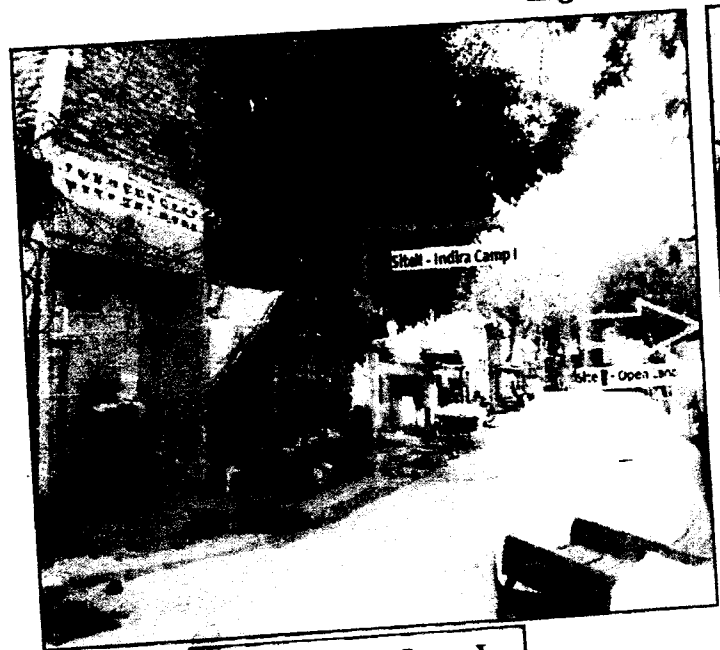
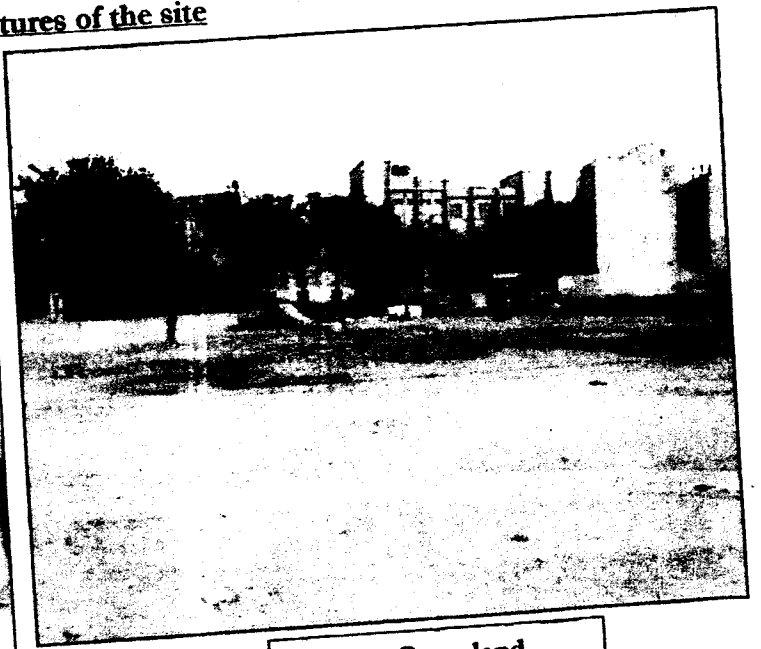


Figure 2: Pictures of the site



Site II - Indira Camp I



Site I - Open land

DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT. OF NCT OF DELHI

No.D-65/ Teh.-II/ DUSIB/ 2014

Dated: 20/6/14

✓ To

The Ex.Engineer,  
DUSIB,  
C-5, Kilokari,  
Opp. Maharani Bagh,  
New Delhi- 110014.

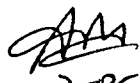
Sub: In-Situ Development of Indira Gandhi Camp No. I at Hari Nagar Ashram,  
New Delhi under PPP Model.

Sir,

Kindly refer to your letter no. D- 235/ EE-C-5/ 2014- 15 dated  
20/06/2014 on the subject cited.

In this regard, it is informed that the requisite information has  
already been furnished earlier. However, it is reiterated that land in khasra  
no. 251 Min. 252 Min, 253 Min, 274 Min and 276 Min of Village Kilokari,  
New Delhi has been acquired vide Award No. 1386/ 1962- 63 and  
transferred to DUSIB on 16.06.1968 and is under the ownership of DUSIB as  
on date.

A copy of the Award No. 1386 and possession proceedings of the above  
noted land are also enclosed for your kind perusal please.

  
20/6/14  
DY.DIRECTOR (LAND)

9/12/13 C/42 Annex-III

Delhi Urban Shelter Improvement Board  
Govt. of NCT of Delhi  
Vikas Bhawan-II, New Delhi - 110,054

Copy No. 68/1409  
Date: 5.3.13  
Chief Engineer (DUSIB)  
NCT of Delhi

NO: Meeting Cell/DUSIB/2013/D-545

Dt: 30/5/2013

Sub: Minutes of the VIIIth Meeting of Delhi Urban Shelter Improvement Board held on 11.05.2013.

Sir/Madam,

Please find enclosed herewith the minutes of the VIIIth Meeting of Delhi Urban Shelter Improvement held on 11.05.2013 duly approved by Hon'ble Chairperson, DUSIB.

The minutes may be seen and action on issues pertaining to concerned section may be initiated immediately. An Action Taken Report may also be submitted in this regard.

Encl: As above

Dy. Director (Admin.)

Copy to:

1. Member (Admin)/Member (Finance)/Member (Engineering), CVO, DUSIB.
2. Chief Engineer, DUSIB. -2
3. All Directors, DUSIB.
4. All SE's, DUSIB.
5. Office copy/guard file.
- 6.

- 10 -

EA-IT  
No Mohini  
4/8/13  
9/6/13

For my attention & reply P!  
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DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT. OF N.C.T. OF DELHI  
VIKAS BHAWAN - II, UPPER BELA ROAD,  
CIVIL LINES, DELHI -110 054

Dated: 30/05/2013

No. D/544/Dy. Div. (Admin)/2013

**MINUTES OF THE EIGHTH MEETING OF BOARD HELD UNDER THE  
CHAIRPERSONSHIP OF HON'BLE CHIEF MINISTER OF DELHI ON  
11.5.2013 AT 11.00 A.M. IN CONFERENCE HALL NO.2, LEVEL-2, DELHI  
SECRETARIAT. I.P. ESTATE, NEW DELHI.**

The Chairperson welcomed all the participants and requested CEO, DUSIB to initiate the proceeding. The Board deliberated on various agenda items and the following decisions were taken.

List of participants is enclosed.

**Agenda Item No.1:** Confirmation of Minutes of the VIIth Meeting of the Board.

The minutes of 7<sup>th</sup> meeting of the Board held on 4.7.2012 were confirmed by the Board.

**Agenda Item No.2:** Action Taken Report on the Minutes of the VIIth Meeting of the Board.

The Action Taken Report on the minutes of the 7<sup>th</sup> Board Meeting was perused and deliberated by the Board. Action Taken Report was approved by the Board.

**Agenda Item No.3:** Allotment of Flats constructed under JNNURM to eligible JJ dwellers

Status of relocation / allotment of flats to eligible slum dwellers and action plan for relocation were deliberated and Board approved the Agenda

authorising C.E.O. to take necessary steps to allot the flats expeditiously. BOARD also advised that the disputed cases, if any, be dealt separately.

**Agenda Item No.4:**      Housing Loan to the beneficiaries of JNNURM

The matter relating to extending facility of housing loan to the beneficiaries of JNNURM scheme was discussed and the Board advised to explore the possibility of providing a guarantee by DUSIB/Govt to the Banks, in consultation with Govt., against the loan advanced by them. If need be, a suitable tripartite agreement may be entered into between beneficiary, Bank and DUSIB. A suitable arrangement may be worked out quickly in consultation with Govt so that beneficiaries can be relocated early.

**Agenda Item No.5:**      Relocation / In-situ Upgradation of clusters located on DUSIB land

The Board after discussion approved the Agenda item and authorised CEO, DUSIB to take necessary action for relocation/redevelopments of the clusters as per policy.

**Agenda Item No.6:**      Development of EWS Housing for JJ dwellers at Sultanpuri near F-Block under Rajiv Awas Yojna as a pilot project

BOARD approved the proposal to construct the EWS houses as a pilot project for relocation of clusters at Sultanpuri as per policy of Government under Rajiv Awas Yojna. However, the Board also recommended to explore the possibility to undertake this project on PPP model.

**Agenda Item No.7:**      Development of EWS housing at Kalyanpuri under Rajiv Awas Yojana

The Board approved the proposal for preparation of DPR for in-situ development of three cluster sites of Kalyanpuri on PPP model while temporarily shifting the residents in transit accommodation in the nearby vacant land of DUSIB.

**Agenda Item No.8:**      In principle approval for redevelopment of JJ clusters on DUSIB lands for providing in-situ housing at Hari Nagar Ashram, Delhi

The Board approved the proposal for preparing the project for in-situ redevelopment of JJ clusters at Indira Gandhi Camp, Hari Nagar Ashram on PPP basis.

: 3 :

**Agenda Item No.9:**      Construction of flats for low income groups at vacant lands in Savda Ghevra and Bhalaswa – Jahangirpuri

The Board was informed that vacant chunks of land available at Savda Ghevra and Bhalaswa Jahangirpuri can be used for developing LIG Housing for general public. The Board approved the proposal and authorised CEO to take necessary action to implement the projects and also explore the possibility of developing the projects on PPP basis. The Board also directed that all requisite infrastructures should be provided. Water and energy conservation measures should be incorporated while developing the projects.

**Agenda Item No.10:**      Creating transit / holding areas / long –stay homes accommodation at vacant lands in Squatter resettlement colonies in Delhi

After discussion Board approved that the proposal be implemented on PPP basis based on design, build, finance operate and transfer (DBFOT) Model.

**Agenda Item No.11:**      Accord of administrative approval and expenditure sanction for the work – construction of community hall at H-2 Block, Jahangirpuri

After discussion, the Board accorded the Administrative Approval and Expenditure Sanction for the work.

**Agenda Item No.12:**      Accord of administrative approval and expenditure sanction for 3,73,80,000/- funded by Trans Yamuna Area Development Board

After discussion, the Board accorded administrative approval and expenditure sanction for the work.

**Agenda Item No.13:**      Implementation of scheme for grant of freehold / ownership rights to the residents of 45 resettlement colonies

After deliberation, the Board approved the proposal and authorised CEO, DUSIB to take necessary steps for implementation of the scheme at the earliest.





: 4 :

**Agenda Item No.14:** Transfer of 214 community toilet complexes (CTCs) in JJ clusters from MCD to Delhi Urban Shelter Improvement Board

After discussion, the Board resolved that renovations / repairs of these toilets may be carried out. It was also decided to make new toilets where it is not advisable to repair the existing toilet structures. The approval was given subject to submitting the utilization certificates to Govt. for the funds and details of the works undertaken out of one time grant of Rs. 85.00 crore for development of SRS Colonies. The same should be submitted to Board in its next meeting also.

**Agenda Item No.15:** Allotment of DUSIB land to Delhi Metro Rail Corporation (DMRC) and Dte. Of Health Services (DHS)

The Board approved allotment of DUSIB land to DMRC on circle rates as per policy of the Board. However, with regard to allotment of land to DHS, it was approved that land may be allotted to DHS at places where health facilities are not available in JJ clusters and earlier no land has been allotted to DHS. Land allotment to DHS shall be examined on case to case basis. It was also decided that the vacant land of DUSIB may be first utilized for Housing followed by Schools before using it for any other purpose.

**Agenda Item No.16:** Regarding permanent absorption of 12 Jr. Engineers (Civil) of DUSIB in unified cadre of Municipal Corporation of Delhi

After discussion, Board decided that as it is essentially an administrative matter, CEO may take decision in this regard.

**Agenda Item No.17:** Regarding appeal of Shri S.Vijayan, Head Clerk

After discussion, Board decided that the appellate authority should decide the appeal after considering the advice of CVC.

**Agenda Item No.18:** Regarding the appeal of Shri Ashok Kumar Gupta, EE (Retd.)

After discussion the Board rejected the appeal.

**Agenda Item No.19:** Redesignation of Shri Kuldeep Pakad, DANICS as Senior Director

After discussion, the Board approved the Agenda.



Further the following Table Agenda Items were also discussed:

**Item No. 1:** Scheme for construction of 1220 dwelling units for lower Income Group at Sector-23, Rohini (Poothkalan Extension)

The proposal to construct 1220 flats (Category-I upto 40 sq. mtr. covered area) was approved.

**Item No. 2:** Regarding change of Land Use and allotment of land measuring 3744.00 sq. mtr for grave yard at Shahzada Bagh Industrial Area, Inderlok, Delhi

After deliberation, the BOARD decided that the piece of land measuring 3744.00 sq. mtr may be allotted to Wakf Board for the Graveyard free of cost and that Govt. may be requested to give grant-in-aid to recoup the loss to DUSIB as it is a community service project. The matter relating to change of land use may be taken up with DDA and Ministry of U.D., Gol on priority.

**Item No. 3:** Provision of Bio-Digester based Mobile Toilets in JJ Clusters

The BOARD accorded the approval for implementation of scheme of Bio-degradable Toilets in JJ Clusters on PPP basis.

**Item No. 4:** 480 Flats at Turkman Gate (MLA LAD Fund) - Face lifting of outer surface of 480 flats at Turkman Gate providing Washed Grill Plaster on exterior walls (Block A to Y)

In principle approval was accorded by the BOARD to carry out the work subject to clarification that MLA LAD Fund can be utilised for maintenance/repair purposes in such flats.

**Item No. 5:** Allotment of flats to JJ dwellers in various locations

After deliberation, it was recommended by the BOARD that JJ dwellers residing in New Delhi, Central, South & South-West Delhi may be rehabilitated by allotting flats at Dwarka and Baprola; and JJ dwellers of rest of Delhi may be rehabilitated in North, North-West and West Delhi. The allotment will be subject to availability of vacant flats in these locations. It has also been recommended that those who have been allotted flats and have not taken over



possession at Bawana, their allotment may be changed from Bawana to Dwarka.

**Item No. 6:** Regarding allotment of DUSIB land to Delhi Jal Board (DJB) for ten years measuring 1400 sq. ft for setting up decentralized drinking water plant at D-Block of Squatter Resettlement Scheme, Savda-Ghewra, Ph-I in public interest.

The BOARD approved the proposal for allotment of 1400 sq. ft land to be made available to DJB on 'right to use basis' without any user charges. The BOARD also asked CEO, DJB to ascertain the feasibility of setting up such plants in Rehabilitation sites of East Delhi for which CEO, DJB agreed.

**Item No. 7:** Regarding scheme for free-hold/ownership rights to the residents/occupants of JJ tenements situated in six JJR Colonies of Delhi

After deliberations, the BOARD approved to implement the scheme without any delay and advised that application form for this scheme should be simple and precise.

**Item No. 8:** Scheme for waiver of interest and penalty charges in respect of 1985 Registration Housing Scheme.

The BOARD was apprised that recovery from the registrants of 1985 Housing Scheme is not coming due to heavy accrued interest and penalty which in some cases is more than the principal amount. BOARD approved to grant a discount in the interest and penalty charges in respect of allottees of 1985 Registration Housing Scheme with a cut-off date and advised CEO to prepare an appropriate scheme for this purpose.

**Item No. 9:** Point wise comments on issues raised by Shri Parlad Singh Sawhney, MLA

The Hon'ble MLA was apprised of the action being taken on the issues raised by him. He especially referred to revision of rates for taking up various repair works in katras.

: 7 :

**Item No. 10:** Issues raised by Shri Parlad Singh Sawhney, MLA regarding shifting of HT Lines passing over JJ. Cluster in the area under AC-20 from Mall Road of Magzine Road – Mainu ka Tilla

The Hon'ble MLA was apprised that the matter has been referred to UD, Deptt of GNCTD for necessary action.

**Item No. 11:** Allotment of 1900 sq. mtr of land in Mangolpuri adjacent to Sanjay Gandhi Memorial Hospital

The BOARD approved the proposal to allot the 1900 sq. mtr of land in Mangolpuri to Sanjay Gandhi Memorial Hospital on the basis of circle rates as a special case in view of the necessity to implement the expansion project of the existing hospital.

The minutes have the approval of the Chairperson.

dy 30-05-2013

(Amar Nath)  
Chief Executive Officer

Delhi Urban Shelter Improvement Board

AGENDA ITEM NO. 11/4

Construction of flats for Lower Income Group at vacant lands in Savda Ghewra and Bhalswa-Jahangirpuri

1. The primary role of Delhi Urban Shelter Improvement Board is to prepare schemes for removal of jhuggi jhopri Basties and to carry out their resettlement. The Legislature has, however, not seen the jhuggi jhopri Basties in isolation and providing shelter to low income Groups and poor has been viewed as an integral part of shelter as a basic right. The Section 21(2) of DUSIB Act 2010 also provides for housing to low income Group.  
  
*"The Board may prepare schemes for housing of those belonging to economically weaker sections including low income group and poor categories."*
2. Earlier, the Slum Resettlement Policy was based on providing plots to the Slum dwellers. The Policy of providing plots to Slum dwellers has since been discontinued now and jhuggi dwellers are being relocated to flats constructed under JNNURM. About 14,000 flats have been constructed and another 48,000 flats are under construction. The DUSIB has acquired lands for resettlement of Slum dwellers. Some of these lands are still vacant and available for developing housing.
3. At Savda Ghewra village, North-west of Delhi, 259.65 acres of land was acquired for meeting the requirement of relocation of squatter facilities and 149.44 acres have been provided to the Slum dwellers. Presently, about 100 acres land is vacant and is available for housing.  
At Bhalaswa Jahangirpuri Village of North Delhi, 201.93 acres of land was acquired for resettlement of JJ Habitants and about 100 acres have been developed as plots/flats to the Slum dwellers. Presently, 102 acres approximately is unutilized/ vacant and is available.
4. There is acute shortage of housing for low income Group families in Delhi. In view of the availability of land, DUSIB can develop LIG houses to cater to the housing needs of this Sector. This will help to bridge the gap in demand and supply of LIG houses.
5. Further, it is submitted that relocation of Slum dwellers from different parts of the city at a single location, tends to create Slum like conditions. It will be appropriate that a little higher income group is also settled in those area to ensure better services, standards and maintenance. In these two locations there are already a large number of Slum dwellers who have been relocated from different parts of the city. In addition, about 15000 houses are also being constructed at these two locations. We have not been able to allot a large number of completed EWS houses to Slum dwellers and allotment of these additional 15000 houses will take considerable time.
6. No projects have been planned in these vacant lands. Therefore, utilization of these vacant lands for Slum dwellers will take a long time making these lands vulnerable to encroachment. Therefore, these lands need to be utilized quickly for creation of housing stock in the city. This can be easily done by making a self-financing LIG/MIG Housing Scheme or developing low-income housing on PPP basis. Keeping these factors in mind the DUSIB Board in its 8<sup>th</sup> meeting held on 11.05.2013 had approved to develop LIG housing facilities in the vacant lands at two places, i.e. Savda Ghewra and Bhalaswa.

7. The proposal for change of land-use of 100 acres at Savda Ghewra and 102 acres at Bhalaswa Jhangirpuri from relocation of jhuggi jhopri clusters to construction of self-financing LIG/ MIG Housing has already been approved by hon'ble LG of Delhi on 05.08.2014. Further, Hon'ble LG has also suggested creation of Drug De-addiction Centre by DUSIB.
8. In order to develop LIG housing with drug de-addiction centre at these two location, DUSIB is planning to develop part land on PPP model. PPP model will help in developing the project quickly and involving private fund resources as DUSIB is not having adequate funds to develop these plots. Moreover by developing these plots on PPP model the risk involved will be of the private developer. Drug de-addiction centers will also be developed by private developer.
9. DSUIB shall propose to develop land area of 209592 Sqm marked 'A' at Sawda Ghewra and 149764 Sqm marked pocket 'I' at Bhalaswa for LIG house on PPP model.
10. DUSIB will develop one plot each for Drug De-addiction Centre having an area of 8562 sqm marked Z-5 at Savda Ghewra and 15466 sqm area marked 'A' at Bhalaswa Jhangirpuri. The proposal will be on PPP model under the guidelines of MPD-2021 with proportionately developing area for EWS houses.
11. The proposal is placed for approval of Board for preparing the 'Request for Proposal' (RFP), calling the bid and undertaking development of part land at Savda Ghewra and Bhalswa for LIG houses with drug de-addiction centre on PPP model.

AGENDA ITEM NO. 11/5

Ex-post facto approval & ratification of tender for the work of Construction of Community Hall at Ram Garh, Jahangirpuri

1. The proposal for Construction of Community Hall on the land of DUSIB at Ram Garh Jahangirpuri to be carried out under the MP LAD FUND of Hon'ble M.P. Sh. Kapil Sibal. The proposal has been approved by CEO (DUSIB) on 22.03.2013.
2. The Administrative Approval and Expenditure Sanction for the work has already been accorded by the CEO(DUSIB) & conveyed vide F-3219/XIV/ACA-4/2013/D-23 dated 04.04.2013 for Rs.2,39,41,700.00 .An amounting of Rs. 1,79,56,275.00 has been transferred as the first installment to the Board by North Municipal Corporation, the Nodal agency for release of MP LAD FUND. The estimate also stands technically examined and accorded Technical Sanction by the competent authority.
3. The percentage rate tender for said work was invited vide NIT No. 06/EEC-11/DUSIB/2013-14 dated 22.06.2013 (Tender I.D No. 2013\_DUSIB\_38843\_1). Wide publicity of the tender was ensured by publishing the NIT on tender website of GNCTD as well as in three leading Newspapers of English, Hindi & Urdu .
4. The Technical bid (1st envelope) was opened on dated 17.07.2013. Only one agency downloaded and submitted the bid. Technical bid was examined by the technical committee for the eligibility of tender & it was found that only one agency-Pushpa Builders had participated in the bid. The agency is registered with MCD Class-II (Civil) & found eligible for opening of his financial bid. The agency has deposited the EM of Rs. 3,14,200.00
5. On opening of financial bid on dated 18.07.2013,it was found that M/s. Pushpa Builders has quoted his rate for the said work @ 4.34% below the estimated cost put to tender is Rs. 1,57,09,809.00 with contractual amount being Rs.1,50,28,003/-.The market rate justification for the work has been checked out to be 22.03% above the estimated cost put to tender.
6. The quoted rate of the single tenderer M/s. Pushpa Builders @ 4.34% below the EC is well within the market rate justification @ 22.03% above the Estimated Cost.

7. The finance has given financial concurrence. Though the competency to accept this tender vests with CEO(DUSIB) but due to being the single tender, the competent authority to accept the tender in this case was the next higher authority i.e Board (DUSIB).
8. Therefore, the proposal for acceptance of the tender was placed before the Board during its IXth Board Meeting held on dated 16.08.2013 as Table Agenda Item. But, during the meeting, the Chief Secretary pointed out that such tender should not be put as Table Agenda and adequate time should be given to the Board members.
9. Since the case was already examined technically as well as financially by the concerned and appropriate officers in the department; and also looking at the urgent requirement to carry out the work and public demand for the same, it was considered necessary to get the same approved by the Vice Chairman and Chairperson of the Board. The approval was obtained on 08.09.2013 with the stipulation that the Agenda will be placed before the Board in its next meeting for Ex-post facto approval and ratification.
10. Subsequently, the work has been awarded to the agency- M/s. Pushpa Builders @ 4.34% below the estimated cost put to tender vide award letter No. F/WC/4479/17/TC/AL-11/EEC-11/13-14/D-617 dated 23.09.2013 and the work is in progress at site.
11. Accordingly, the Board is requested to kindly consider the agenda to accord Ex-post facto approval & ratification in respect of the tender for said work in favour of M/s. Pushpa builders @ 4.34% below the estimated cost put to tender at contractual amount of Rs.1,50,28,003/- (Rs. one crore fifty lac twenty eight thousand & three only).



**AGENDA ITEM NO. 11/6**

**ALLOTMENT OF LAND FOR CONSTRUCTION OF MOTHER & CHILD HOSPITAL/  
CENTRE AT JJ COLONY, NANGLOI, PHASE-II**

A piece of land measuring 2497 sq. mtrs. in JJ Colony Nangloi Phase II has been requisitioned by the Addl. Director (Planning), Directorate of Health Services (DHS). The DHS is however, requesting to allot a piece of land measuring 2497 sq.mtrs. free of cost in public interest. It has further been requested that if this is not possible, then the said land should be allotted at a rate acceptable to the Finance/ Planning Deptt., GNCT of Delhi.

Further, as per the Lay Out Plan of the area, the said plot of land comprises of latrine block and park and the proposal for change of land use to Maternity Hospital/ Centre has been forwarded to North Delhi Municipal Corporation. A lay out fee of Rs. 10,000/- and other relevant documents have also been submitted for processing the case for change in land use.

In a meeting conducted under the Chairmanship of Chief Secretary on 05.06.2014 regarding land rates chargeable by DUSIB for health facilities with the officials of DHS, Chief Secretary endorsed the view that health is a priority sector for which infrastructure creation is required in the present scenario.

The Board may like to accord approval to the proposal for allotment of land to the Directorate of Health Services (DHS) subject to the approval of change in land use and charge the land cost as per its policy decided in VIIIth Board Meeting on the basis of circle rates. However, if the Delhi Govt. decides to charge the land cost at Institutional rates of DDA, the Delhi Govt. may make a provision to recoup the loss thus incurred by DUSIB.

AGENDA ITEM NO. 11/7

ENGAGEMENT OF JUNIOR ENGINEER (CIVIL) & JUNIOR ENGINEER  
(ELECTRICAL) ON CONTRACT BASIS

1. There is acute shortage of JE(Civil/Elect.) in DUSIB due to which the working of divisions has been very slow. In order to have the smooth functioning of Engineering Divisions, Delhi Urban Shelter Improvement Board wants to recruit the minimum number of 35 No. of JE(C) & 8 No. of JE(E) on contract basis on the similar criteria as followed by Delhi Jal Board. As on date 108 posts of JE(Civil) and 35 posts of JE(Elect.) are lying vacant. The consolidate remuneration payable to the persons employed on contract basis shall be calculated by using the formula of minimum of Pay Band+Grade Pay+DA of the respective sanction posts. The minimum amount payable to the contractual person come to Rs.27000/- (9300+4200)+100% DA) per month. The minimum period for recruitment will be for one year or till these posts are filled in on regular basis or till further orders whichever is earlier in the initial stage. The financial implication for 43 number of JEs(35 Civil & 8 Electrical) shall be to the tune of Rs.1,39,42000 per annum. It is needless to mention that the expenditure as regular appointments to fill up the 43 vacant posts work out to Rs.1,89,80,544 per year. Hence, there is a saving to the tune of Rs.50,38,544/- per year. However, in the offer on contract appointment only the lump sum amount should be indicated. This rate shall be remained intact till the expiry of the contract.
2. The contractual engagement may be done preferably through a outside agency authorized by government, failing which through a open advertisement by inviting applications as per existing RRs of the posts.
3. Terms and conditions for recruitment are enclosed as Annexure.
4. Director (Admn.) shall recruit 35 JE(Civil) & 8 JE(Electrical) on contract basis.
5. Board is, therefore, requested to kindly approve the proposal contained para 1 to 4 above on the analogy of Delhi Jan Board.

**AGENDA ITEM NO.11/8**

**ACTUAL BUDGET FOR 2013-14 & BUDGET ESTIMATE 2014-15  
IN RESPECT OF DUSIB**

1. The erstwhile Slum & JJ Department was transferred from MCD to DUSIB w.e.f. 1st July, 2010 vide notification no. F. 14(18)/LA-2007/Law/227 dated 31.5.2010 read with Notification F. No. 1(7) UD/DUSIB/2010/9736 dated 1.7.2010. The Board executes schemes/projects for improving the quality of life of Slum & JJ Dwellers through various Plan Schemes of Delhi Govt./Central Govt. as envisaged under Section 24 of DUSIB Act 2010 read with section 28 of the said Act & notification F.NO.(7)UD/DUSIB/2010/12257-12270 dated 05.08.2010.
2. The Budget of DUSIB for 2014-15 includes actual (Receipts & Expenditures) for the year 2013-14 and Budget Estimates for the year 2014-15 for approval of the Board. After its approval the same is to be forwarded to Govt. of N.C.T of Delhi.
3. The revenue receipts of DUSIB at present are inadequate to meet its revenue expenditure. During 2013-14 the total revenue receipts of DUSIB was only Rs. 1414.02 Lac, while the revenue expenditure was Rs. 9148.49 lacs. The revenue deficit in 2013-14 was Rs. 7734.47 lacs. The revenue deficit i.e., the gap between revenue receipts and expenditure has been met through financial assistance in the form of Grant-in-Aid from Government of Delhi. The sources of revenue for DUSIB are License Fee from the Tenements, Institutional Allotments, Lease Money and one time conversion Charges of properties to free hold. Miscellaneous Receipts from Night Shelters, Community Halls and other properties like Cattle Dairy Farms, Old Cloth Market etc. also constitute a small part of revenue receipts. Revenue receipts can also be generated in the form of interest earned from the amount generated from auction of Plots and conversion to free hold. The major components of revenue expenditure are pay & allowances, pension and establishment expenditure.
4. The Govt. of NCT of Delhi has also agreed to assist the organization in its initial years of working by giving Grant-in-aid/Loan, mainly for disbursement of salary and allowances.
5. Actual for 2013-14 are based on the receipt and expenditure figures booked up to March, 2014 which are as under:-

**Financial Year:-2013-2014**

Receipt	Rs. 30,107.14 Lac (e/x interest Rs.4319.00 lac)	Capital & Revenue including Grant-in-aid released by GNCT of Delhi for Estt. Expenses, GIA for Housing & Other Plan Schemes excluding Interest of Rs.4319.00 lac.
Expenditure	Rs.49,991.92 Lac	Capital and Revenue Head (Pay & Allowances, Non Plan works & execution of Plan Schemes).

6. In order to improve the financial position of DUSIB, specific measures are proposed to be taken to enhance the Capital Receipts and Revenue Receipts by way of disposal of residential and commercial plots, built up shops and bringing penalty relief scheme to provide opportunity to allottees / purchasers of flats constructed under special registration schemes 1985 to clear outstanding dues and other special scheme for conversion of license properties and JJR plots in 45 Resettlement Colonies to freehold, recovery of licence fees from BVK, Katra etc. and revision of license fee which has not been revised in the last 30 years.

**7. COMPARISON BETWEEN ACTUAL RECEIPT 2013-2014 & BUDGET ESTIMATE 2014-15.**

Details	Financial year 2013-2014(Actual)	Financial year 2014-15(Proposed)-B.E.
Receipts i/c Interest	Rs.34,426.14 Lac	Rs.60,655.10 lac
Expenditure	Rs.49,991.92 Lac	Rs.72,807.67 Lac

Note 1:- Receipts includes Capital & Revenue Receipts, Grant-in-aid/Loan sanctioned by GNCT of Delhi for Estt. Expenses, GIA for Housing & Other Plan Schemes).

Note 2:- During Financial year 2013-14 excess expenditure was Rs.15,565.78 lac which were met out from the unspent balances under Plan scheme of previous years, whereas during 2014-15 it is estimated that the excess expenditure would be Rs.12,152.57 lac which shall be met out from unspent balances of previous year under Plan Scheme and Deposit Scheme.

**8. COMPARISON BETWEEN ACTUAL RECEIPT (CAPITAL & REVENUE) 2013-2014 & BUDGET ESTIMATE 2014-15.**

Details	Financial year 2013-2014(Actual)	Proposed Budget Estimate 2014-2015
<i>Capital Receipt</i>	<i>Rs.731.68Lac</i>	<i>Rs.5,255.00 lac</i>
<i>Revenue Receipt</i>	<i>Rs.1414.02 Lac</i>	<i>Rs.2763.10 Lac</i>
<i>Receipts(Capital &amp;Revenue)</i>	<i>Rs.2,145.70 Lac</i>	<i>Rs.8,018.10 Lac</i>

Note :- During 2014-15 it is estimated that there is an increase in capital receipts by Rs.4,523.32 lacs whereas increase in revenue receipts by Rs.1,349.08 lacs as compared to previous financial year 2013-14.

As stipulated under section 24(1) of the Delhi Urban Shelter Improvement Board Act 2010, the proposal in respect of Actual Budget for 2013-14 and Budget Estimate for the year 2014-15 have been prepared and placed at Annexure - A before the Board for consideration, adoption and for approval.

AGENDA ITEM NO. 11/9

Implementation of New Pension Scheme in DUSIB.

Government of India, Ministry of Finance vide its notification No. 05/7/2003-ECB & PR dated 22.12.2003 introduced a new Pension Scheme for its employees recruited on or after 1.1.2004. Salient features of the scheme and guidelines issued for implementation thereof are enclosed as Annexure – I and II respectively.

2. The Slum & JJ Department of MCD, the predecessor organization of DUSIB started recovering the employees' contribution from the salaries of those recruited on or after 1.01.2004 in accordance with the scheme but the employer's portion was not recovered.
3. We have at present 245 employees covered under the scheme and an amount of Rs. 1,17,37,768.00 (appx.) is lying with us as on 31.3.2014. As per the scheme, the Government will make an equal matching contribution. Hence, DUSIB will have to bear an equal matching contribution along with an up-to-date interest thereon.
4. The National Security Depository Limited (NSDL) were contacted in order to know about the procedure for implementation of the scheme for DUSIB employees. NSDL vide their e-mail dated 8.07.2014 have informed that prior approval of the Administrative Ministry is required before a request is made to them.
5. We had sent a proposal to the UD Department on 14.12.2011 for seeking administrative approval for implementation of the scheme for DUSIB employees. Response in this regard is still awaited.
6. As the implementation of the New Pension Scheme for DUSIB employees is pending since long and these employees are not covered with any pension scheme, there is an urgent need to implement the same for these employees. Accordingly, it is proposed to seek (i) an in principle approval of the Board for implementing the New Pension Scheme for the DUSIB employees appointed on or after 1.01.2004 in accordance with the guidelines contained in Annexure-II and (ii) request the Urban Development Department, Government of NCT of Delhi to accord necessary approval on the same analogy as has been done for Delhi Jal Board.
7. The Board is, therefore, requested to kindly approve the proposal contained in para 6 above.

SALIENT FEATURES OF THE NEW PENSION SHCEME

- i. The New Pension Scheme will work on defined contribution basis and will have two tiers- Tier-I and II. Contribution to Tier-I is mandatory for all Government servants joining Government service on or after 01.01.2004, whereas Tier-II will be optional and at the discretion of Government servants.
- ii. In Tier-I, Government servants will have to make a contribution of 10% of his basic pay plus DA, which will be deducted from the salary bill every month by the PAO concerned. The Government will make an equal matching contribution.
- iii. Tier-I contributions (and the investment returns) will be kept in a non-withdrawal Pension Tier-I Account. Tier-II contributions will be kept in a separate account that will be withdrawal at the option of the Government servant. Government will not make any contribution to Tier-II account.
- iv. The existing provisions of Defined Benefit Pension and GPF would not be available to new Government servants joining Government service on or after 01-01.2004.
- v. In order to implement the Scheme, there will be a Central Record Keeping Agency and several Pension Fund Managers to offer three categories of Schemes to Government servants, viz., options A, B and C based on the ratio of investment in fixed income instruments and equities. Pension Fund Regulatory and Development Authority (PFRDA) will regulate and develop the pension market.
- vi. It has also been decided that Tier – II will not be made operative during the interim period.
- viii. A Government servant can exit at or after the age of 60 years from the Tier – I of the scheme. At exit, it would be mandatory for him to invest percent of pension wealth to purchase an annuity (from an IRDA, regulated Life Insurance Company), which will provide for pension for the life time of the employees and his dependent parents / spouse. In the case of Government servants who leave the scheme before attaining the age of , the mandatory annuitization would be 80% of the pension wealth.

## ANNEXURE-II

### Guidelines for the implementation of the New Pension Scheme

- (a) The new pension scheme becomes operational with effect from 01/01/2004.
- (b) Contribution payable by the Government servants towards the Scheme under Tier – I, i.e. 10% of the (Basic Pay plus DA), will be recovered from the salary bills every month.
- (c) The scheme of voluntary contributions under tier – II will not be made operative during the period of Interim arrangement and therefore no recoveries will be made from the salaries of the employees on this account.
- (d) Recoveries towards Tier-I contribution will start from the salary of the month following the month in which the Government servant has joined service. Therefore, no recovery will be effected for the month of joining.
- (e) No deductions will be made towards GPF contribution from the Government servants joining the service on or after 01-01-2004 as the GPF scheme is not applicable to them.
- (f) Immediately on joining Government service, the Government servant will be required to provide particulars such as his name, designation, scale of pay, date of birth, nominee(s) for the fund, relationship of the nominee, etc., in the prescribed form. The DDO concerned will be responsible for obtaining this information from all Government Servants covered under the New Pension Scheme. Consolidated information for all those who have joined service during the month shall be submitted by the DDO concerned in the prescribed format to his Pay and Accounts Officer by 7<sup>th</sup> of the following month.
- (g) The PAO will return to the DDO concerned, a copy of the statement duly indicating therein the Account numbers allotted to each individual by 10<sup>th</sup> instant. DDO in turn will intimate the account number to the individuals concerned and also note in the Pay Bill Register.
- (h) The particulars of the Government servants received from the various DDOs will be consolidated by the PAO in the format and sent to the Principal Accounts Office by the 12<sup>th</sup> of every month.
- (i) The DDOs/CDDOS will prepare separate Pay Bill Registers in respect of the Government servants joining Government service on or after 01.01.2004. The DDOs/CDDOS will have to prepare separate pay bills in respect of these Government servants and will send the same with all the schedules to the PAO on or before 20<sup>th</sup> of the month to which the bills relate. Cheque Drawing DDOs may note that hereafter in respect of Government servants joining service on or 01.01.2004, they will only prepare pay bills and not make payment.
- (j) The DDO/ CDDO will prepare a recovery schedule in duplicate in the prescribed form for contributions under Tier-I and attach them with the pay bills. The amount of the Contributions under Tier-I should tally with the total amount of recoveries shown under the corresponding column in the pay bill.
- (k) It may be noted that along with the salary bill for the Government servants who join service on or after 01.01-2004, the DDO/CDDO shall also prepare a separate bill for drawal of matching contributions and creditable to Pension account.



- (l) The bill for drawal of matching contribution should also be supported by schedules of recoveries in form.
- (m) On receipt of the recovery schedules in respect of the Government servants joining service after 01.01.2004. PAO will exercise usual checks posting will be done in the Detailed Posting Register. The schedules will then be utilized for posting the credits of contributions in the Detailed Ledger Account of the individual.
- (n) The employee's contribution under Tier-I and Tier-II and Government's contribution should be posted in different columns of the individual ledger account (to be maintained in the format) and BROADSHEET and tallied with the accounts figures as being done in the case of GPF.
- (o) These accounts should not be mixed with GPF accounts and these records/ ledger accounts should be independent of GPF accounts maintained in the case of pre 01.01.2004 entrants.
- (p) The **Authority Managing the Fund** on receipt of this information from all the Pr. AOs will update its database and generate exception reports for missing credits, mismatches, etc., which will be sent back to the PAOs concerned through the Pr. AOs for further action.
- (q) No withdrawal of any amount will be allowed during the interim arrangement. Provisions regarding terminal payments in the event of untimely death of an employee or in the event of his leaving the Government service during the interim period shall be notified in due course.
- (r) At the end of each financial year the **Authority Managing the Fund** will prepare annual account statements for each employees showing the opening balance, details of monthly deductions and Government's matching contributions, interest earned, if any, and the closing balance. The **Authority Managing the Fund** will send these statements to the Pr.A.O. for onward transmission to the DDO through PAO.

**AGENDA ITEM NO. 11/10**

**Accord of approval of Temporary upgradation of 8 posts of Assistant Accounts Officer of Grade Pay Rs. 4800/- to 6 posts of Accounts Officer carrying Grade Pay Rs. 5400/- for strengthening of the Accounts Wing of DUSIB.**

1. Delhi Urban Shelter Improvement Board was created w.e.f. 1.7.2010 vide Gazette Notification No. F.No. 1(7)/UD/DUSIB/9736-47 dated 1.7.2010. Under Clause 24(2) of Chapter -IV (Finance Accounts and Audit) of Delhi Urban Shelter Improvement Act, 2010, it has been stipulated that DUSIB shall maintain proper accounts and other relevant records and prepare an annual statement of accounts including balance sheet in such form as the Government may by rules prescribe in consultation with the Controller & Auditor General of India. (Copy of the Chapter IV of the DUSIB Act, 2010 is annexed. (Annexure - A)
2. Prior to creation of the Board, the accounts of erstwhile Slum & JJ Department, MCD were being prepared on single entry system. This practice is still in vogue. We are facing difficulty in conversion of single entry system of accounts into double entry system in the absence of accounts personnel having sufficient knowledge & experience of commercial accounting. Due to this the work relating to conversion of Government Department Accounts into accrual basis of accounting could not take off.
3. In order to tackle this situation, the DUSIB has engaged a firm of Chartered Accountants for reviewing of the Accounts of erstwhile Slum & JJ Department, MCD and writing of Books of Accounts, DUSIB w.e.f. 1.7.2010 on accrual basis.
4. The work remained stand still for about 8 months due to initial teething troubles and could be resumed only by the end of May, 2014. The outside agency i.e. Firm of Chartered Accountants would finish their assigned task and go but due to lack of trained manpower in commercial accounting the dependence on these agencies would continue forever. In order to cope up with such a situation it is proposed to induct few trained manpower in commercial accounting / audit from the Institution of C&AG of India and other accounting organization on deputation basis for at least two years to the post of Accounts Officer. This would strengthen the existing manpower available in the Accounts Wing of DUSIB. The commercially trained personnel could help supervising the work done by the outside agencies effectively and eventually train our existing staff for preparation of accounting statements including Balance Sheet on accrual basis of accounts.
5. In view of the above, it is proposed to temporarily upgrade 8 Posts of Assistant Accounts Officer of Grade Pay Rs. 4800/- to 6 posts of Accounts Officer in PB-2 carrying the Grade Pay of Rs. 5400/- and having knowledge of commercial accounting / audit preferably Chartered / Cost Accountants by keeping 8 vacant posts of AAOs in abeyance to effect matching savings. We presently have 13 vacancies in the grade of

Assistant Accounts Officers for which no eligible candidates are available for filling up these posts on promotion. These posts will be filled up on deputation from C&AG or other accounting organization and would cease to operate after 2 years. As such, the proposal will neither affect the staff adversely nor will there be any additional financial implication (Annexure B).

6. The Board may kindly approve the proposal contained in para 5 above.

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE –  
EXTRAORDINARY)  
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
DEPARTMENT OF URBAN DEVELOPMENT,  
9<sup>TH</sup> LEVEL, 'C' WING, DELHI SECRETARIAT, NEW DELHI.

**THE DELHI URBAN SHELTER IMPROVEMENT BOARD ACT, 2010**  
**(Delhi Act 07 of 2010)**

(As passed by the Legislative Assembly of the National Capital Territory of  
Delhi on the 01<sup>st</sup> April, 2010)

[13<sup>th</sup> May, 2010]

An Act to provide for the establishment of the Delhi Urban Shelter Improvement Board in the National Capital Territory of Delhi and for matters connected therewith or incidental thereto.

BE it enacted by the Legislative Assembly of the National Capital Territory of Delhi in the Sixty First Year of the Republic of India as follows: -

**CHAPTER I**

**PRELIMINARY**

Short title, extent and commencement.

1. (1) This Act may be called the Delhi Urban Shelter Improvement Board Act, 2010.
- (2) It extends to the whole of the National Capital Territory of Delhi.
- (3) It shall come into force on such date as the Government may, by notification in the official Gazette, appoint and different dates may be appointed for different provisions of this Act and any reference in any such provision to the commencement of this Act shall be construed as a reference to the coming into force of that provision.

Definitions.

2. In this Act, unless the context otherwise requires, -
  - (a) "Board" means the Delhi Urban Shelter Improvement Board constituted under sub-section (1) of section 3 of this Act;
  - (b) "building" includes a house, out-house, stable, latrine, urinal shed, hut, jhuggi, wail (other than a boundary wall) or any other structure whether made of masonry, brick, wood, mud, metal or any other material but does not include any portable shelter;

(2) The Board may prepare schemes for housing of those belonging to economically weaker sections including low income group and poor categories.

Provided that except where land or rehabilitation site belongs to the Government, a housing scheme under sub-section (1) and (2) shall be drawn up in consultation with the land owning agency on mutually accepted conditions.

(4) Every scheme prepared under sub-section (1) shall provide for the cost of land, the development of such land and all related matters, the mode of allotment of plots or of houses, including the selection of allottees of such plots or houses and the terms and conditions of allotment, and for any other matter that may be considered necessary.

Publication of scheme inviting objections.

of for

22.

Before finalizing and implementing any scheme under this Chapter, the Board shall publish the scheme in such manner as may be prescribed by regulations and shall invite and consider objections, if any, received from the public.

#### CHAPTER - IV FINANCE, ACCOUNTS AND AUDIT

Funds of the Board.

23.

(1) The Board shall have and maintain its own funds to which shall be credited -

- (a) all moneys received by the Board from the Government by way of grants, loans, advances or otherwise;
- (b) all moneys borrowed by the Board from sources other than the Government by way of loans, or debentures;
- (c) all fees and charges collected or received by the Board under this Act or any rules or regulation made thereunder;
- (d) all moneys received by the Board from the disposal of lands, buildings and other properties, movable and immovable; and
- (e) all moneys received by the Board by way of rents and profits or in any other manner or from any other sources.

(2)

The funds shall be applied towards meeting the expenses incurred by the Board in the administration of this Act and for

- no other purpose.
- (3) The Board may keep in **current** account of the State Bank of India or any other nationalized **banks** such sum or sums of money out of its funds as may be **prescribed** by rules and any money in excess of the said sum or sums **shall** be invested in such manner as may be approved by the **Government**.
  - (4) The Government may **make** such grants, advances and loans to the Board as the Government may deem necessary for the performance of the functions of the Board under this Act and all grants, loans and **advances** made shall be on such terms and condition as the **Government** may determine.
  - (5) The Board may borrow moneys by way of loans or debentures from financial institutions and such sources (other than the Government) and on **such** terms and conditions as may be approved by the **Government**.
  - (6) The Board shall **maintain** a Debt Fund for the repayment of moneys borrowed **under sub-section (5)** and shall pay every year into the Debt Fund such **sum** as may be sufficient for repayment of principal and interest **due** thereon, within the period fixed, of all moneys so borrowed.
  - (7) The Debt Fund or any **part** thereof shall be applied in, or towards, the discharge of the **loan** for which such Fund was created, and until such loan is **wholly discharged**, it shall not be applied for any other purpose.

**Budget  
and  
audit  
of the  
Board**

24. (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.
- (4) The **Comptroller and Auditor-General of India** and any person

appointed by him in connection with the audit of accounts of the Board shall have the same right, privilege and authority in connection with such audit as the Comptroller and Auditor-General of India has in connection with the audit of the Government accounts, and in particular, shall have the right to demand the production of books, accounts, connected vouchers and other documents and papers and to inspect the office of the Board.

- (5) The accounts of the Board as certified by the Comptroller and Auditor-General of India or any other person appointed by him in this behalf, together with the audit report thereon, shall be forwarded annually to the Government and the Government shall cause a copy of the same to be laid before the Legislative Assembly of Delhi.

Annual  
report  
of the  
Board.

25. The Board shall prepare for every year a report of its activities during that year and submit the report to the Government in such form and on or before such date as may be prescribed by rules, and the Government shall cause a copy of the report to be laid before the Legislative Assembly of Delhi.

## CHAPTER - V

### MISCELLANEOUS

- production of record.
26. The Government may at any time require the Board -
- (a) to produce any record, correspondence or other document in possession of the Board, and
  - (b) to furnish any report, written plan, estimate, statement of accounts or statistics relating to the functions of the Board.
- inspection and examination of records, etc. the Board the Government
27. The Government may depute any officer to inspect or examine any office of the Board or any service or work undertaken by the Board or property belonging to the Board and to report thereon and the Board and all its officers shall be bound to provide access to such person, at all reasonable times, to the premises and properties of the Board as well as of all records, accounts and other documents the inspection of which such officer may consider necessary to enable him to discharge his duties.
- Board to comply with directions of
28. The Government may, at any time, issue directions to the Board in relation to the management of the Board and the Board shall comply with such directions.

## Annexure-B

**STATEMENT SHOWING FINANCIAL IMPLICATION INVOLVED IN UPGRADATION OF 8 VACANT POST OF ASSISTANT ACCOUNTS OFFICERS TO 6 POSTS OF ACCOUNTS OFFICERS.**

S N o.	Name of Post	No. of post	Name of Post	No. of post
1.	Assistant Accounts Officer	8	Accounts Officer	6
2.	Rs. 50380/- monthly salary	Rs. 50380/- X8=4,03,040/-	Rs. 51,760/- monthly salary	Rs. 51,760/- X6=3,10,560/-
3.	Salary for 2 years= Rs. 96,72,960/-		Salary for 2 years= Rs. 74,53,440/-	
Total Financial Implication /Burden for 2 years = Nil				



**AGENDA ITEM NO. 11/11**

**Additional terms & conditions in policy for granting permission to use BVK for organizing community development activities.**

Under the Plan Scheme of Construction of Community Halls/ Basti Vikas Kendra (erstwhile S&JJ Department DUSIB is providing the facilities of Multipurpose community Facility Complexes as well as Basti Vikas Kendra in the existing JJ Cluster. The Board's objective of built up spaces in the jhuggi clusters is to provide integrated package of social services under the social consumption / informal sector. These units of BVK's are also allotted to NGO's / Voluntary Organization/ Charitable trust for extending all the facilities to Health Care. Adult literacy, Skill predation, Anganwaries, Balwaris, Educational, Training Programme creating awareness etc to the JJ dwellers.

- A. The Existing Policy/guidelines was approved by Board vide meeting dt. 30/12/2011 for allotment of BVK to NGOs/other organizations are as under:
1. The user organization will utilize the allotted space for the very purpose for which it has been allotted and shall not be let out in any form, to any other organization/person.
  2. No alteration/addition/construction shall be made in allotted accommodation.
  3. The user organization shall deposit Rs.10/sq/ft/with minimum Rs. 10000/- as a security amount (refundable) in the favour of DUSIB. In the event of violation of any terms and conditions, the security amount will be forfeited.
  4. The permission is purely on provisional and temporary basis on nominal License Fee @ Rs.2/sq./ft per month. In the event of non-payment of License Fee, permission to use BVK will be cancelled.
  5. The user organization will vacate the BVK whenever required for official work /any government work without any demure. The organization will have no right to claim any kind or compensation whatsoever.
  6. The user organization shall be responsible for safe custody of furniture and fixture and cleanliness of the premises. The organization will also bear electricity and water charges. The periodical maintenance of the building however will continue to vest with DUSIB.
  7. Ngo/Charitable Trust will carry out community development activities on no profit and loss basis and will submit annual income and expenditure statement.
  8. The allottee organization shall maintain a socio-economic data of the concerned slum /JJ Colonies concerned in prescribed format.
  9. The allottee organization shall furnish reports of the activities carried out in Basti Vikas Kendra to the DUSIB on every six months.

10. The officers of the DUSIB shall have the authority to inspect BVK time to time to see activities being organized and the user organization shall provide all necessary information in respect of such activities.
  11. That nothing herein contained shall be construed as conferring upon user organization any right or title or interest in BVK.
  12. NGO/charitable Trust will encourage local JJ dwellers to take part in the management and ongoing welfare activities being carried out in the BVK.
  13. The DUSIB reserve the right to cancel permission to use BVK. The decision of CEO (DUSIB) will be final.
  14. Priority for allotment to BVK will be given to NGOs/organization having recommendations from Local MLA.
- B. Practical difficulties are being faced by the Department while implementing the above said policy/guidelines in day to day functioning. Some additional terms & conditions are suggested as possible solutions to overcome these difficulties. Draft additional terms & condition in policy for granting permission to use BVK are as under, for approval / consideration of Board.

**Proposed additional terms & conditions:**

1. The applicant shall deposit six months advance License Fee twice in a financial year. i.e. by 10<sup>th</sup> of April for the period starting from April to September and by 10<sup>th</sup> October for the period starting from October to March of respective year along with Activity Report for the past six months. No separate demand notice will be issued for License Fees in routine manner.
2. Applicant shall provide two guarantors/Sureties (other than family member) along with necessary legal formalities. In case of failure in depositing the outstanding dues, the same will be recovered from these guarantors/Sureties.
3. The allotment shall be liable to be cancelled in case of violation of terms & conditions. The NGO shall deposit up to date dues and hand over the premises to the concerned Engineer. In case of failure, the Premises shall be taken over by the Department by force. Department shall not be responsible for the articles/belongings lying in the space provided for declared activity in BVK in that cases.
4. The permission is purely on provisional and temporary basis on License Fee @ Rs.5/- sq. feet per month.
5. In cases where BVK branch feels that in spite of their best effort outstanding dues are not recovered, the same may be forwarded to Assistant Collector (Recovery), DUSIB for recovery under the Punjab Land Revenue Act/ Delhi Land arrear Act. The entire cost of such recovery shall be borne by the allottee. Intimation in this regard will be sent to the Registrar of the Society/Trust for BLACKLISTING and attachment of assets of the officer bearers.

6. Any dispute related to allotment of BVK including payment of license fee or any outstanding dues, the decision of CEO, DUSIB will be final.
7. Change in terms and conditions by the department at any stage shall be automatically applicable as it come into force in all allotment of space in BVK including spaces which have already been allotted in past.
8. Use of space for the purpose and welfare of the people living in catchment area. In no way these should be used for NGO's office other than in connection with affairs of activities of concerned area.
9. NGO/User organization shall install separate pre-paid power meter & water connection. DUSIB will not be liable for any outstanding dues in this regard.

Board is requested to kindly approve the proposed additional terms and conditions in policy for granting permission to use Basti Vikas Kendra for organizing community development activities.