

## TABLE AGENDA - 01

**Subject:** Regarding no coercive action to be taken in the case of bonafide sale purchase of the residential plots and tenements in the JJR Colonies (except the cases of tress passers) till the policy which is pending with the Govt. of India is approved.

The JJR Residential Scheme was launched in the year 1969 and onwards for allotment of residential plots in 45 JJR Colonies situated in various parts of Delhi. Approximately 2.00 lakh plots were allotted to people who were relocated in these 45 JJR Colonies. In addition to allotment of plots built up tenements were also allotted in lieu of jhuggies, demolished at various point of time. Besides, 45 JJR Colonies having plots, here are 06 tenements colonies containing multi-storey built up flats. This include Tenements at Garhi (three storeyed), Tenements at Raghubir Nagar (Four Storeyed), Seelampur Ph-I & II (Two storeyed), Seelampur Ph-III & IV(Welcome) (two-storeyed), Sweeper Tenements at Ranjit Nagar (Four Storeyed) and Kalkaji (Four Storeyed). The on licence fee basis and the sale purchase was not permissible. The allotment was made on licence fee basis and the sale/purchase was not permissible.

The JJR colonies are presently under the management and control of DUSIB which came into existence with effect from 01/07/2010 under the Delhi Urban Shelter Improvement Board Act, 2010.

With the passage of time, transfer by way of sale-purchase of the plots and tenements took place. There was no mechanism to find out such transaction and take action in such cases of sale purchase of tenements and plots. Keeping in view of the same, being the land of JJR Colonies is Nazul Land, the DUSIB through Urban Development Department of the Government of NCT of Delhi, sent a policy for grant of free hold/ownership rights in respect of the allottees, legal heirs and bonafide purchasers of residential plots to the Ministry of Urban Development, Govt. of India and after approval of the Govt. of India, the said scheme came into the existence in August, 2013(copy of Policy Guidelines and application form is annexed as ANNEXURE – A).

There was low response from the public as only approximately 106 occupants have been granted free hold rights as against about 2 lakhs residential plots. The main reason for weak response from the public could be higher rates charged for free hold which was as per the scheme of 2013 as under:-

S.No.	Category	Premium/Cost of land to be-charged for grant of freehold rights —
1.	For Allottee/Legal heirs of Allottee	5% of the Circle Rate
2.	Occupants through Sale/ Purchase of the allotted plot upto 31 <sup>st</sup> March, 2007	30% of the Circle Rate
3.	Occupants through Sale/ Purchase of the allotted plot and residing therein w.e.f. 1st April, 2007 onwards	100% of the Circle Rate

Keeping in view of the low response, a modified proposal for reduction of rates for free hold of plots was sent to the Ministry of Urban Development, Govt. of India for consideration and approval. The said proposal is still pending for approval with the Govt. of India, Ministry of Housing and Urban Affair.

Similarly, a proposal for grant of free hold rights to the occupants of JJ tenements, after approval of the Board was sent to Ministry of Urban Development, Govt. of India through Urban Development Department, Govt. of NCT of Delhi

The DUSIB and Govt. of NCT of Delhi have been pursuing the matter with the Ministry of Urban Development, Govt. of India for both the schemes as stated above. A copy of the letter dt. 19.09.2020 of the Ministry of Housing and Urban Affairs, Govt. of India and reply of the DUSIB to the observations of same are also annexed herewith as **ANNEXURE-B**.

During the intervening period a large number of complaints were received in DUSIB regarding sale-purchase of the plots/tenements in JJR colonies. DUSIB is also made proforma party in large number of court cases involving matter relating to sale-purchase and ownership of JJR plots thus affecting the time and manpower of the Deptt.

Keeping in view the large number of disputes regarding sale-purchase in these JJR Colonies, a proposal was placed before the Hon'ble Minister of UD/Vice-Chairperson, DUSIB on 25.09.2020 with following lines:

*That no coercive action to be taken in case of bonafide sale purchase of the residential plots and tenements in the JJR Colonies (except the cases of trespassers), till the policy, which is pending for approval with the Govt. of India, is approved.....*

The above proposal was endorsed by the Vice-Chairman, DUSIB/ Hon'ble Minister UD. (**ANNEXURE-C**).

Therefore, considering the remarks by Hon'ble Vice Chairman, DUSIB/Hon'ble Minister of UD, the following is proposed to the Board for approval which shall be further placed before Cabinet for approval:

**Proposal:**

- (i) That no coercive action be taken in case of bonafide sale-purchase of the residential plots and tenements in the JJR Colonies (except the cases of trespassers), till the policy, which is pending for approval with Govt. of India is approved.
- (ii) Till the Revised Policy is approved, all the free-hold cases in JJR Colonies may be governed by the present free hold policy of 2013.

ANNEXURE-A

**APPLICATION FORM AND GUIDELINES  
FOR**

**THE SCHEME FOR GRANT OF FREEHOLD / OWNERSHIP  
RIGHTS TO THE RESIDENTS OF 45 JJ RESETTLEMENT  
COLONIES OF DELHI**

**DELHI URBAN SHELTER IMPROVEMENT BOARD**

**Government of National Capital Territory of Delhi  
PunarwasBhawan, I.P. Estate, New Delhi - 110 002**

**DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT. OF N.C.T. OF DELHI**

**The Scheme for grant of Freehold / Ownership Rights to the  
allottees/ occupants of 45 JJ Resettlement Colonies**

**1. INTRODUCTION:**

The Govt. of NCT of Delhi, with the prior approval of Ministry of Urban Development, Govt. of India, proposes to grant Freehold/Ownership Rights to the allottees/ residents of 45 JJ Resettlement Colonies. The scheme of grant of freehold rights to allottees/ residents of JJ Resettlement colonies will be implemented by Delhi Urban Shelter Improvement Board, a statutory body under Govt. of NCT of Delhi.

The applicants who want to avail this opportunity may apply in the prescribed Proforma as given along with these Guidelines.

**2. SALIENT FEATURES OF THE SCHEME:**

- I. This scheme is applicable to the 45 JJ Resettlement Colonies as listed in the Appendix-1.
- II. Scheme is applicable to residential plots only.
- III. The cases of amalgamation of two or more plots shall not be considered in the policy and each unit shall be considered as a separate unit.
- IV. The freehold of the actual piece of land allotted shall be covered under the policy and it will not cover unauthorised construction and misuse, if any. Unauthorised construction shall be dealt by the local body /appropriate agency or authority as per extant laws. In respect of commercial use of the JJ plots, the provisions of MPD-2021 shall apply and action will be taken accordingly.
- V. In case where the plots have been occupied by more than one person apart from allottee/purchaser, free hold rights shall be conferred in the name of the allottee/purchase.
- VI. All the dues / fee / premium / cost of land as decided by the DUSIB shall be fully paid by the applicant before the execution of the conveyance deed.
- VII. In case, at any later stage, if it is found that the conveyance deed / freehold rights have been obtained by the applicant by using false/fake/bogus documents or by fraudulent means, the DUSIB shall have the right to take action as per law and terms and conditions of the conveyance deed. Allotment of plot shall be cancelled and DUSIB shall enter into the property and take possession of the same along with the superstructure and its fixtures.
- VIII. These freehold rights are intended to cover only the allotted plots and hence will not cover encroachment, which any allottee/occupier might have made.
- IX. The scheme will be implemented subject to compliance with various court orders/directions/judgements.
- X. No one should be allowed to have more than one plot in her/his name or in the name of dependents/family members.

### 3. CONVERSION CHARGES & MODE OF PAYMENT :

The ownership rights to the allottees / occupants / purchasers shall be decided on the payment of premium / cost of land/conversion fee as per the following basis :—

Sr. No.	Category	Premium / Cost of land to be charged for grant of freehold rights
1.	Allottee/Legal Heirs of Allottee	5% of the Circle Rate.
2.	Occupants through Sale/Purchase of the allotted plot up to 31 <sup>st</sup> March, 2007.	30% of the Circle Rate
3.	Occupants through Sale/Purchase of the allotted plot and residing therein w.e.f. 1 <sup>st</sup> April, 2007 onward.	100% of the Circle Rate.

- (i) Conversion from licence to freehold would be allowed on payment of applicable premium charges as per the categories and rates mentioned above and given in Annexure-1.
- (ii) The Premium Circle Rates may be revised by the Govt. of India/Govt. of Delhi from time to time. The revised rates as on dates of submission of application shall be applicable.
- (iii) Applicant shall also pay one time lump-sum payment of Rs. 5000/- as outstanding dues of the licence fee in case the payment of licence fee is not up-to-date.
- (iv) The conversion charges alongwith lump sum payment of licence fee shall be paid by the applicant by a Pay Order or by Demand Draft from any Nationalised Bank drawn in favour of Delhi Urban Shelter Improvement Board.

### 4. VALIDITY OF SCHEME : —

1. Applications shall be available from 19 August, 2013 at all the JJ Zonal Offices as given in Appendix-2. The Scheme shall remain valid till further order.

### 5. PROCEDURE TO SUBMIT APPLICATION FORM :

1. All the eligible allottee/occupants shall apply for grant of ownership rights in a prescribed format attached with these guidelines.
2. The Application Form should be accompanied by all requisite documents, Conversion charges and lump-sum payment.
3. The completed forms should be submitted by the applicant in the concerned JJ Zonal Offices of DUSIB as given in Appendix-2.
4. The genuineness/authenticity of the documents submitted by the applicant for freehold shall lie on the applicant.
5. Application found in order will be disposed of within a maximum period of 60 days from the date on which the prescribed formalities are completed.
6. Conveyance Deed shall be sent to the applicant/person in whose name conversion is sought by Regd. Post. The recipient shall then get it stamped from Collector of Stamps and submit it within 45 days from the date of despatch by DUSIB at the office of Dy. Director (JJR), DUSIB for signatures of the authorised person. At the time of receipt of the Conveyance Deed, a date will be given on which the signed Conveyance Deed can be collected from the office of Dy. Director (JJR), DUSIB. Thereafter, the recipient shall get the conveyance deed registered with the concerned Sub-Registrar. Stamp Duty under the Stamp Act and Registration Charges shall be payable by the person in whose favour the conversion is sought.

In case, the conveyance deed is not received by an applicant/ in whose favour the conversion has been sought within a period of 60 days, he/she may contact the Zonal Officer concerned.

**6. DOCUMENTS TO BE ATTACHED :**

1. Copy of Demolition Slip / Possession Slip.
2. Copy of G-8 Receipt(s) towards licence fee if paid.
3. Copy of Allotment Letter, if any.
4. **Proof of Identity** :- Such as Copy of Aadhar Card/UID, Voter ID, Ration Card/ PDS Photo card, Driving Licence, PAN Card, Govt. Photo I.Card, Arms Licence, CGHS Photo Card, Pensioner Photo Card, Freedom Fighter I.Card, Photo ID issued by recognised educational Institution, Certificate of Identity having photo issued by a Group (A) Gazetted Officer on his letter head alongwith stamp of his institutions/office.
5. **Proof of residence** :- Such as Copy of Aadhar Card/UID, Ration Card, Voter I.Card, Electric/ Water Bill, Landline Telephone Bill, Property Tax receipt (if assessed to House Tax), Bank Statement/Pass Book, Passport, Driving Licence, Post Office Account Statement/Passbook, Government Photo I.Card, Insurance Policy, Pensioner Card, Vehicle Regn. Certificate, CGHS/ ECHS Card.
6. Notarised Undertaking (Refer Annex. 1).
7. Notarised Affidavit (Refer Annex. 2).
8. Notarised Indemnity Bond (Refer Annex.3).
9. Specimen Signature with Four photographs duly attested by Notary Public (Refer Annex. 4).

**A. ADDITIONAL DOCUMENTS IN CASE OF LEGAL HEIR(S) (IN CASE OF DEATH OF ALLOTTEE ) :**

- i. Original Death Certificate of the deceased allottee.
- ii. Registered Will, if exists.
- iii. Un-Registered Will, if any, duly probated by Court.
- iv. Document showing the relationship between the deceased allottee and the applicant.
- v. Registered Relinquishment Deed (from other legal heirs) and Registered Indemnity Bond (executed by the applicant), in case freehold to be made in favour of only one legal heir.
- vi. An Affidavit of legal heirs declaring that they / he, are/is the only and genuine legal heirs indicating the relationship with deceased allottee.

**B. ADDITIONAL DOCUMENTS IN CASE OF BONAFIDE PURCHASER :**

- i. Complete chain of Sale Purchase documents.

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**Comparison of Land Rate for Residential plot, adopted by various Govt. agencies, in the area of JJR Colonies situated in the National Capital Territory of Delhi.**

Sl. No.	Name of the JJR Colony	Category Number	Circle rate as notified on 04-12-2012 by the Govt. of NCT of Delhi. (in rupees)	Rate to be charged for a plot size of 25 Sq. Yds. i.e. 20.9 Sq.mtrs		
				5%	30%	100%
1	Khyala Ph-I	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
2	Chowkhandi	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
3	Pandav Nagar	E	58,400=00	61,028=00	3,66,168=00	12,20,560=00
4	Shakur PurPh-I	E	58,400=00	61,028=00	3,66,168=00	12,20,560=00
5	Shakur PurPh-II	E	58,400=00	61,028=00	3,66,168=00	12,20,560=00
6	Khyala Ph-II	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
7	Khyala Ph-III	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
8	Naraina	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
9	ManglaPuri	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
10	MadiPur	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
11	Khan Pur	F	38,500=00	40,233=00	2,41,395=00	8,04,650=00
12	Jawala PuriPh-I	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
13	Jawala PuriPh-II	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
14	Nand Nagri Block-A to E	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
15	Nand Nagri Block-F to L	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
16	New Seema Puri	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
17	Moti Bagh (SatyaNiketan)	D	1,06,400=00	1,11,188=00	6,67,128=00	22,23,760=00
18	WazirPur	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
19	Old SeemaPuri	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
20	Seelam Pur Ph-I	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
21	Seelam Pur Ph-III	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
22	Trilok Puri Ph-I&II	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
23	Seelam Pur Ph-II	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
24	Khichri Pur	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
25	KalyanPuri	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
26	HimmatPuri	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
27	Seelam Pur Ph-IV	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
28	Nangloi Ph-I	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
29	Nangloi Ph-II	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00



Sl. No.	Name of the JJR Colony	Category Number	Circle rate as notified on 04-12-2012 by the Govt. of NCT of Delhi. (in rupees)	Rate to be charged for a plot size of 25 Sq. Yds. i.e. 20.9 Sq.mtrs		
				5%	30%	100%
30	Nangloi Ph-III	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
31	Mangol Puri.	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
32	Sultan Puri	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
33	Jahangir Puri	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
34	Pankha Road & Hastal	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
35	Raghubir Nager	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
36	Dakshin Puri	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
37	Dakshin Puri Extin.	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
38	Tigri	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
39	Madangir Ph-II	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
40	Madangir Ph-I	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
41	Sunlight Colony	E	58,400=00	61,028=00	3,66,168=00	2,20,560=00
42	Sri Niwas Puri	G	38,500=00	40,233=00	2,41,395=00	8,04,650=00
43	Gokul Puri - - - - -	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
44	Nehru Vihar	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
45	Aruna Colony (Majnu-Ka-Tila)	F	47,200=00	49,324=00	2,95,944=00	9,86,480=00
	Total number of JJR Colonies of different categories.					
	Category - D = 01					
	Category - E = 04					
	Category - F = 09					
	Category - G = 31					

Note: Rates, subject to latest notification of circle rate as on date of conversion. In case of difference in premium of land cost in contradiction of notification of circle rate, difference of amount of rate will be recovered along with interest.

**DELHI URBAN SHELTER IMPROVEMENT BOARD  
JJR BRNACH**

**List of Zonal/ JJ Resettlement Offices**

Sl. No	Name of the Zonal Office	Address
1	East Zone 'A'	Community Center, Block No.15, Near police Station, Kalyanpuri, Delhi
2	East Zone 'B'	Community Center, Seelampur, Welcome, Delhi-53
3	Jahangirpuri	Night Shelter, SaraiPipalThala, Azadpur
4	North Zone 'A'	Ground Floor, Community Hall, A-Block, Jawalapuri, JJ Colony, New Delhi-87
5	North Zone 'B'	Community Hall, E-Block, Shakurpur, Near Samrat Cinema, New Delhi
6	West Zone	1 <sup>st</sup> floor, Community Hall, Block No. 12, Tilak Nagar
7	South Zone	Community Center, H-Block, Dakshinpuri, New Delhi

**UNDERTAKING**

(To be submitted by the person in whose favour conversion is sought on non-judicial stamp paper of Rs.10/- duly attested by Notary Public/First Class Magistrate)

I ..... S/o, W/o, D/o Sh. ....resident of  
(address).....do hereby undertake as under :

1. That I shall pay to CEO DUSIB, GNCT of Delhi, immediately on demand, such amount as may be demanded by it on account of lump-sum amount for freehold status, in respect of Plot No. .... at .....

2. That I shall pay to CEO, DUSIB, GNCT of Delhi, immediately on demand, such amount as may be demanded by it on account of maintenance/service charges applicable, if any.

3. That on my failure to pay any sum referred above the conversion of License rights into free hold rights in respect of the above referred property shall be deemed to be null and void and the lessor/ Authority shall be entitled to recover the same as arrears of land revenue.

5. That if it is found by the CEO, DUSIB, GNCT of Delhi or any other local authority, at any point of time, that the above referred property or any part thereof is being used for the purposes other than specified in the license agreement, I shall, forthwith, stop such use, apart from any action liable under the relevant laws/rules/regulations.

..... day of ..... 013..... Licensee/Allottee/Purchaser.

In the presence of :

- 1. ....
- 2. ....

(on Non-Judicial Stamp Paper worth Rs. 50/-, duly attested by Notary)

**AFFIDAVIT**

I \_\_\_\_\_ S/o, D/o, W/o \_\_\_\_\_  
r/o \_\_\_\_\_ do hereby solemnly affirm and declare as  
under:—

1. That I am the allottee/legal heirs of allottee/bonafide purchaser and occupant of plot No. \_\_\_\_\_;
2. That I am in actual physical possession of the plot No. \_\_\_\_\_
3. That there is no case/suit etc. pending in any court of law / tribunal etc. in respect of above mentioned plot No. \_\_\_\_\_. There is no stay against converting to free-hold.
4. That the above mentioned plot is free from all kind of encumbrances;
5. That the above mentioned plot is not mortgaged;
6. That all the documents submitted by me with the application form No. \_\_\_\_\_ for grant of free hold rights in respect of above mentioned plot are genuine and the same are not forged/fake/bogus/false;
7. That in case any document(s) is found forged/fake/bogus at any stage, it will be my responsibility and I shall be liable for action including the criminal proceedings and the Delhi Urban Shelter Improvement Board shall have every right on the said plot along with its superstructure and fixtures of the building etc.;
8. That I shall abide by the terms and conditions of the Conveyance Deed;
9. That the above mentioned plot is used for residential purposes only;
10. That there is no other claimant/legal heir/ successor/survivor of the allottee etc. in respect of the above mentioned plot;
11. That I shall pay all the dues / fee/ premium/cost of land as may be decided by the Delhi Urban Shelter Improvement Board for grant of free hold rights of the above mentioned plot;

DEPONENT

Verification: Verified at Delhi/New Delhi on \_\_\_\_\_ that the contents of the above affidavit are true to the best of my knowledge and belief and that nothing material has been concealed there from

DEPONENT

To be Attested by Notary Public

(On Non-judicial stamp paper worth Rs100/- and duly witnessed by two persons with address)

Indemnity Bond

This indemnity bond is made at Delhi/New Delhi on this \_\_\_\_\_ day of \_\_\_\_\_ 2013 by Sh/smt. \_\_\_\_\_ son of/wife of sh \_\_\_\_\_ aged about \_\_\_\_\_

years and resident of \_\_\_\_\_ (hereinafter called the Executant) which expression shall unless the context requires otherwise includes his/her heirs, administrators, legal representatives and assigned in favour or the President of India/DUSIB GNCTD (hereinafter called the owner) which expression shall unless the context required include its successors and assignees.

Whereas Sh/Smt. \_\_\_\_\_ son of / wife of Sh. \_\_\_\_\_ (hereinafter called the Executant) is residing/having valid and legal possession of the residential plot bearing no. \_\_\_\_\_ block \_\_\_\_\_ at \_\_\_\_\_

Whereas the Executant has applied to DUSIB for grant of Freehold Right in his/her favor by completing all the coal formalities.

Whereas, on the request of the executants(s) the DUSIB GNCTD has agreed to grant Freehold Rights of the property no. \_\_\_\_\_ in my name and I am executing this Indemnity Bond to indemnify the Delhi Urban Shelter Improvement Board, Govt. of National Capital Territory of Delhi, against all claims or damages which may be made against or incurred by the owner/DUSIB – GNCTD for granting the Freehold Right of the above said property in the name of the executants(s).

And whereas, in consideration to the aforesaid indemnity bond, the DUSIB has agreed to grant free hold right to the Executant(s) and the Executant(s) has/have agreed to furnish this bond to indemnify the DUSIB that his/her heirs, successor, executors, administrators and legal representatives jointly and severely responsible, whatsoever in respect of the aforesaid property against all interests, losses, damages, penalties, legal action, claim, charges, demand and all kind of things whatsoever arising out of the conversion of the above mentioned property/plot from licensee into freehold.

In witness whereon I/we \_\_\_\_\_ son of / wife of Sh. \_\_\_\_\_ have executed and delivered this bond on the day month and year mentioned first herein above in the presence of witnesses,

Executant(s)

Witness:

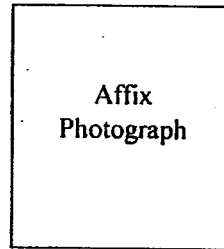
(1) \_\_\_\_\_  
(Sh/Smt. \_\_\_\_\_)  
S/o W/o Sh. \_\_\_\_\_  
R/o \_\_\_\_\_

(2) \_\_\_\_\_  
(Sh/Smt. \_\_\_\_\_)  
S/o W/o Sh. \_\_\_\_\_  
R/o \_\_\_\_\_

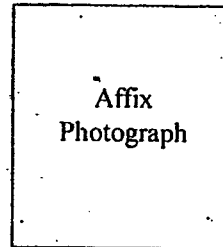
**SPECIMEN SIGNATURES AND PASSPORT SIZE PHOTOGRAPHS OF THE PERSON IN  
WHOSE FAVOUR CONVERSION SOUGHT DULY ATTESTED BY NOTARY/  
FIRST CLASS MAGISTRATE**

Name ..... S/o, W/o ..... Application No. ....  
/ Property No. .... Colony .....

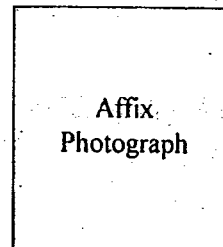
1. \_\_\_\_\_  
(Specimen signature)                      Attestation



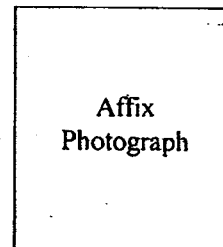
2. \_\_\_\_\_  
(Specimen signature)                      Attestation



3. \_\_\_\_\_  
(Specimen signature)                      Attestation



4. \_\_\_\_\_  
(Specimen signature)                      Attestation



**NOTE :** If the applicant is allottee/Licensee, then his/her photograph and in case of applicant being an attorney the photograph of person named in Column 3 of the application form are required to be submitted as above.

**CHECK LIST OF THE DOCUMENTS ATTACHED**

1.	Copy of Demolition Slip/Possession Slip	
2.	Copy of G-8 Receipt(S) towards licence fee if paid	
3.	Copy of Allotment Letter, if any	
4.	Proof of Identify	
5.	Proof of residence	
6.	Notarized Undertaking (Refer Annex.....)	
7.	Notarized Affidavit (Refer Annex .....,.....)	
8.	Notarized Indemnity Bond (Refer Annex .....,.....)	
9.	Specimen Signature with Four photographs dully attested by Notary Public (Refer Annex .....,.....)	
10.	Original Death Certificate of the deceased allottee	
11.	Registered will, if exists	
12.	Un-Registered will, if any, duly probated by Court	
13.	Documents showing the relationship between the deceased allottee and the applicant	
14.	Registered Relinquishment Deed (from other legal heirs) and Registered indemnity Bond (executed by the applicant), in case freehold to be made in favour of only one legal heir.	
15.	An affidavit of legal heirs declaring that they/he, are/is the only and genuine legal heirs indicating the relationship with deceased allottee	
16.	Complete chain of Sale Purchase Documents	

ANNEXURE-B

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21/9/2020

CC  
DIR(L&L)

No. K-19013/06/2018 DD-IV  
Government of India  
Ministry of Housing and Urban Affairs  
(Delhi Division)

Nirman Bhawan, New Delhi.  
Dated the 19th September, 2020.

To  
The Additional Chief Secretary  
Department of Urban Development  
GNCTD, Delhi

**Subject: Grant of freehold / ownership rights in 45 Jhuggi/  
Jhopri resettlement colonies and 6 multi storey JJ resettlement  
tenements – reg**

Madam.

I am directed to refer to GNCTD letter No.28/Dir(JJR)/DUSIB/ 2015/ 01 dated 02/03.01.2018 and No. F. 391(7)/UD/BSUP/2013/18259 dated 12.07.2013 on the above subject. To take a comprehensive view on the above subject the following information is required:

- (i) Brief background of the proposal; List of colonies; Nature of occupation (Lease/ License/ Unauthorised), Number of beneficiaries; The total quantum of relief proposed through the whole scheme.
- (ii) Why is the permission of the Ministry being sought and under what provisions?
- (iii) What were terms and conditions of the transfer of slum & JJ wing of DDA to MCD in the year 1992. Please provide a copy of the MoUD letter No. K 20014/4/91-DVA/IIB dated 26.08.1992 transferring Slum and JJ wing of DDA to MCD also.
- (iv) Reasons for seeking review of the approval given by this Ministry in the year 2012-13.
- (v) GNCTD's complete proposal of 2012 for grant of freehold/ownership rights to the allottees/ occupants of 45 JJ resettlement colonies for which Ministry of Urban Development gave approval vide letter dated 18.12.2012 and 12.03.2013



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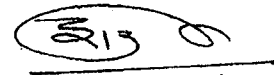
XI

(vi) Complete proposal is also required for the 6 multi storey JJ resettlement tenements proposal submitted by you in 2013.

(vii) Any other record on the above subject available with GNCTD, which illustrates the details of land transfer and terms & conditions of land transfer from DDA.

2. The matter may please be treated urgent.

Yours faithfully,



(Rahul Kashyap)  
Director (Delhi Division)  
Tel-23062387

Copy to . The CEO, Delhi Urban Shelter Improvement Board, Punarwas Bhawan,  
I.P. Estate, New Delhi-110002

1191C ANNEXURE - 'B'

DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVERNMENT OF NCT OF DELHI  
(JJR BRANCH)

ROOM NO. 9,  
PUNERWAS BAHAWAN,  
I.P. ESTATE, NEW DELHI-2

No. Dir(JJR)/DUSIB/2020/D-63

Dated: 08.10.20

To

The Director (Delhi Division),  
Government of India,  
Ministry of Housing and Urban Affairs,  
Nirman Bhawan, New Delhi.

Sub.: Grant of free hold/ownership rights in 45 Jhuggie/jhopri resettlement colonies and 6 multi story JJ resettlement tenements-reg.

Ref.: No. K-19013/06/2018 DD-IV dt. 19.9.2020

Sir,

With reference to letter referred above on the cited subject *vide* which certain information have been sought by the MoH&UA, Govt. of India from the DUSIB and UD Department of Govt. of NCT of Delhi. The point wise reply is as under:-

- (i) **Brief background of the proposal; List of colonies; Nature of occupation (Lease / Licence / Unauthorized), Number of beneficiaries; The total quantum of relief proposal through the whole scheme :-**

There are 45 JJR colonies under the management and control of the DUSIB. A list of the same is enclosed as Annexure - 'A'. There are approximately 2.5 lakhs residential plots measuring 25 sq.yds in the 45 JJR colonies. In 6 colonies, built up multi story tenements were also allotted to the occupants. Tenements and plots were allotted by the DDA/Govt. of India from the year 1950 onwards. All these properties were allotted on Licence fee basis. The allottees were charged Rs.8/- per month as licence fee. The DUSIB Board in its 3<sup>rd</sup> meeting held on 22.6.2011 (copy of order issued thereby is enclosed as Annexure-B) decided to suspend collection of licence fee since September, 2011, due to very poor recovery compared to the cost of collection. The UD Deptt. of Govt. of NCT of Delhi, in consultation with the Government of India, notified scheme for conversion of these plots into free hold in June, 2013. A copy of the brochure of the same is enclosed herewith as Annexure -C. But, there was a very poor response from the occupants of the JJR plots as such a request was made to the Govt. of India, Ministry of Housing and Urban Affairs, by the UD Deptt. of Govt. of NCT of Delhi, *vide* its letter No. F.28/Dir(JJR)/DUSIB/2015/01 dt. 02/01/2018 for modification of premium/ conversion charge (copy enclosed as Annexure-D).

Contd..2/-

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Further, it is submitted that *there is no scheme for grant of free hold rights/ ownership rights as yet in the case of built up JJR tenements situated in 6 JJR colonies.* The same is pending with the MoH&UA, Govt. of India. The tenements were also allotted on licenece fee basis. A request for formulation/approval of the policy regarding grant of free hold/ownership rights to the residents of JJR tenements situated in 6 different JJR colonies vide UD Deptt. Delhi Government letter No. F.391(7)/UD/BSUP/2013/18259 dt. 12<sup>th</sup> July, 2013. A copy of the said letter is enclosed as Annexure-E. UD Deptt. of Delhi Government has been pursuing the matter with the Govt. of India since then and also replied to the queries raised by the Govt. of India from time to time. A copy of such letters is enclosed herewith and being provided as Annexure - F (Colly.).

- (ii) Why is the permission of the Ministry being sought and under what provisions :-

The land of the above mentioned properties is a nazul land and belongs to Govt. of India as such the approval of the Govt. of India is required. Also see Annexure-H.

- (iii) What were terms and conditions of the transfer of Slum & JJ Wing of DDA to MCD in the year -1992. Please provide a copy of the MoUD letter No. K-20014/91-DVA/IIB dt. 26.8.1992 transferring slum & JJ Wing of DDA to MCD also.

Slum & JJ Wing of the DDA was transferred from DDA to MCD w.e.f. 1.9.1992 on as is where is basis. A copy of the Order dt. 26.8.1992 issued by the Govt. of India, Ministry of UD, is attached herewith and being provided as ANNEXURE-G.

- (iv) Reasons for seeking review of the approval given by the Ministry in the year 2012-2013.

There was a very poor response from the occupants of the JJR plots to the scheme launched in the year 2013 despite the fact that wide publicity was given to the scheme and even camps were organized in all the Zonal offices. Approximately only 100 occupants applied and were granted free hold/ownership rights in the above scheme. As such, a request was made to the Govt. of India, Ministry of Housing and Urban Affairs, by the Govt. of NCT of Delhi, vide its letter No. F.28/Dir(JJR)/DUSIB/2015/01 dt. 02/01/2018, for modification of premium / conversion charge. Also refer to point (i) above and Annexure-D.

- (v) GNCTD's complete proposal of 2012 for grant of free hold/ownership rights to the allottees /occupants of 45 JJ Resettlement colonies for which Ministry of Urban Development gave approval vide letter dated 18.12.2012 and 12.3.2013.

A complete set of papers having the proposal in the above matter is already enclosed herewith as Annexure-C.

- (vi) Complete proposal is also required for the 6 multi storey JJ resettlement tenements proposal submitted by you in 2013:-

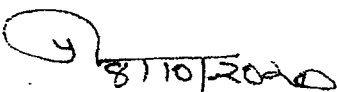
A copy of the proposal as available in the records of the DUSIB is already enclosed herewith as Annexure-E.

- (vii) Any other record on the above subject available with GNCTD which illustrates the details of land transfer and terms and conditions of land transfer from DDA:-

A copy of the some other relevant papers as available in the records of the DUSIB is being provided as ANNEXURE-H.

It is also pertinent to mention here that the higher officers of the DUSIB and UD Deptt. of Govt. of Delhi have also attended meetings with the Addl. Secretary (Delhi Division), Govt. of India, Ministry of Housing and Urban Affairs from time to time on the above issues.

In case, any further information or details are required, this office shall provide the same immediately.

  
(P.K. JHA)  
Director (JJR)  
DUSIB

Copy to:

1. Dy. Secretary (BSUP), Department of UD, Govt. of NCT of Delhi- for kind information and further necessary action. This may also be brought to the kind notice of Addl. Chief Secretary, Department of UD, GNCTD.

File No.

May kindly see the letter dated 19.9.2020 of Director (Delhi Division), Govt. of India, Ministry of Housing and Urban Affairs placed opposite in the file. The Govt. of India has desired some documents related to the framing of policy for grant of free hold rights/ownership rights to the occupants (which includes the allottees, legal heirs and purchasers but except tress passers) of the tenements situated in the various JJR colonies and also about the modification/reduction of rates for the grant of free hold rights to the occupants of residential plots situated in 45 JJR colonies. The record desired by the Govt. of India vide above letter is being provided separately.

2. It is pertinent to mention here that the policy of grant of free hold rights to the occupants of the occupants of the residential plots already exists but there was only a meager response from the occupants in respect of residential JJR plots. About 100 applicants applied for free hold rights, till date.

3. The history/back ground of the JJR scheme is that the DDA/Govt. of India had launched scheme in the year-1960 and onwards for allotment of residential plots in 45 JJR colonies. Tenements were allotted in lieu of the jhuggies demolished at the relevant point of time. Some of the dwellers were also allotted built up flats/tenements and some were allotted residential plots in lieu of demolished jhuggies.

4. The JJR scheme remained under the management and control of the DDA and even only the staff of the DDA was posted in the Zones dealing with the said schemes till the BOARD came into existence w.e.f. 1.7.2010 under the Delhi Urban Shelter Improvement Board Act, 2010. The scheme remained to be looked after by the DDA staff whether the erstwhile Slum & JJ Department remained under the DDA or MCD. The land of the JJR colonies is a nazul land.

5. By the passage of time, sale purchase of the plots and tenements started as it was a common phenomenon. There was no mechanism to find out and take action in such case of sale purchase etc. The Urban Development department of the Govt. of NCT of Delhi sent a policy for grant of free hold /ownership rights in respect of the to the allottees, legal heirs and bonafide purchasers to the Ministry of Urban Development, Govt. of India and the said scheme came into existence in the year 1993. But there was only a little response as only 100 occupants had applied for free hold rights against about 2.50 lakhs residential plots, as such, keeping in view of the weak response, a modified proposal for reduction of rates for free hold of plots was sent to the Govt. of India for its consideration and approval. The main reason could be higher rates to be charged for free hold. Needless to mention here that the said proposals were sent to the Govt. of India after approval of the Cabinet.

6. The scheme of the tenements is still pending with the Govt. of India as the same is yet to be approved. The department has been vigorously pursuing with the Govt. of India.

P-34/c  
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201, anam S. O  
City & District Office

PTO

7. There are instances where the department is getting complaints of sale purchase of the tenements. In a case, even the Hon'ble Minister of UD, Govt. of NCT of Delhi, in a case, had to pass orders that there should be a survey to know the magnitude of the sale purchase etc. A copy of the application and orders of the Hon'ble Minister, placed opposite, may kindly be seen.

8. Recently, in two cases, the tenements have been ordered to be evicted by the orders of the Competent Authority in DUSIB under the section 41/42 of the DUSIB Act, 2010. The said occupants have now filed an appeal under the DUSIB Act, 2010, and mentioned the facts in their appeal, a copy of which is placed opposite in the file, which may kindly be perused.

9. It is also pertinent to mention here that the violation of building bye laws is under the jurisdiction of the concerned Municipal Corporation.

10. As per the appeal, placed opposite in the file, it may be noticed that the occupants are facing hardships despite the fact that the policy is pending for approval before the Govt. of India. They have requested for staying the action of eviction till the policy is approved by the Government of India.

11. Keeping in view of the above, if order, we may place the matter before the Hon'ble Minister of UD, Govt. of Delhi, for consideration and accord of approval that no coercive action to be taken in the case of bonafide sale purchase of the residential plots and tenements in the IJR colonies (except the cases of tress passers), till the policy, which is pending for approval with the Govt. of India, is approved. The senior officers of the DUSIB and UD Department of Govt. of Delhi have also attended various meetings with the Addl. Secretary (Delhi Division), Ministry of Housing and Urban affairs, Govt. of India. The policy is under active consideration of the Govt. of India. We may also place an Agenda for the same before the BOARD in the next Board meeting. It is also pertinent to mention here that the cases of trespassers are not covered under the policy sent to the Govt. of India.

12. Submitted for consideration and passing further orders, please.

(P.K. JHA)  
DIRECTOR(JJR)

MEMBER (ADMN.)- on leave

CEO, DUSIB

G.S. Meena, IAS  
Chief Executive Officer,

Dkry No. R-488/01r (50R)/20  
Date 28/9/2020  
C.E.O. (DUSIB)

RECEIVED  
28.9.20  
25/9/20  
25.9.20  
28/9/20

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R-493/01r (50R)/20  
30/9/20

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DIRECTOR  
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