

**DELHI URBAN SHELTER IMPROVEMENT BOARD**  
Govt. of NCT of Delhi  
Office of the Dy. Director (SCP)  
Room No. A-7, Vikas Kutir, New Delhi- 110002.

No. DD/SCP/DUSIB/2024/D-07

Dated. 24/01/2024

Sub: Uploading of Calculation formula/method of dues as per Policy/Resolution No. 359 dated 08.09.2008.

On the subject cited above, please find enclosed here with 2 pages of above Calculation formula/method as per above said Policy/Resolution for uploading on the DUSIB website to made public as per directions of CIC vide file No. CIC/GNCTD/A/2023/105095.

To

Asstt. Dir. (IT/System)  
Punarwas Bhawan, DUSIB  
New Delhi-110002

*[Signature]*  
24/1/24  
Asst. Director (SCP)

pl. upload.

Programmer

*[Signature]*  
24/1/24

Diary No. 82/DDCI/23P  
Date 24/1/24  
Computer Division (DUSIB)  
Govt. of NCT of Delhi

As per the Policy/Resolution NO. 359 dated 08.09.2008 of erstwhile Municipal Corporation of Delhi Vide which Regularization of Shops/Stalls is to be done under the said policy, subject to payment of all dues, the approximate 3,00,000/- depending upon different cost of Shop Colony wise. This may be illustrated as under:-

Cost of be paid by unauthorized occupant for regularization of shop/thara/stall (allotted under SCP Scheme)	
Total area of each Thara	4.41 Sq. Mtr.
Cost of Tharas	Rs. 10,500.00 (based on average original cost decided by the department from time to time)
Payable by unauthorized occupant	4 times of the Cost of Stall i.e. 4 X 10, 500 = Rs. 42,000/-
Plus	10% compoundable interest required to be paid by the unauthorized occupant/purchaser from 2001
After imposition of 10% compoundable interest, the cost required to be paid by the unauthorized occupant/purchaser form March 2002 up to January 2020 will be approximately Rs. 2,33,000/-	

As per the policy of conversion of the commercial properties, adopted by the SDMC, vide Resolution No. 252 of March 2013, payment to be made is based on the circle rates as prescribed by Delhi Govt. for commercial properties. This may be illustrated as under:-

Uniform Size of Shop/Stall	4.41 Sq. Mtr.
Circle Rates of category 'H'	Rs. 23,280 X 3** = Rs. 69,840/- per Sq. Mtr.
Cost to be paid for shop/thara/stall for leasehold to freehold***	
By unauthorized occupant	Rs. 4.41 X 69,840/ =Rs. 3,07,995/- (plus Rs. 1,00,000/- for every change of hand)
Original allottee (Rebate @ 40%)	Rs. 3,07,995 minus 40% of 3,07,995 = Rs. 3,07,995-1,23,198 = Rs. 1,84,797/-
*Circle rates for category H colony as most of these stalls are in category H colony	
** Circle rate for commercial is three times that for residential	
*** In case the property is on license basis then the fixed conversion charges are also to be paid to make it leasehold	

Thus, it can be seen that while resolving the issue of unauthorized occupancy this policy will also be instrumental in ensuring financial health of DUSIB. In view of the above, this agenda is placed before the Board for regularization of the unauthorized occupation and freehold of Stalls/Shops/Thara allotted under Special Component Plan (Size 6'x8') by adopting the operational guidelines for conversion of commercial properties as issued by the South Delhi Municipal vide Resolution dated 25.03.2013 with suitable modification in the nomenclature to suit the implementation of these guidelines for DUSIB commercial properties in the form of Tharas/stalls under SCP. Further, it is proposed that the recoveries on this account will be accounted for in a separate head of account on the basis of location of the units. This amount will exclusively be used as corpus fund, Deputy Director(SCP) shall be the Competent Authority regarding regularization of the original allottee cases. Rest of the cases shall be decided at the level of Director. The appeals against the orders of Dy. Director/Director shall be decided in terms of the order dated 16.08.2018. This shall be subject to payment of past dues.