



**DELHI URBAN SHELTER IMPROVEMENT BOARD**  
**GOVT. OF N.C.T. OF DELHI**  
**OFFICE OF THE DY. DIRECTOR (BOARD)**  
Punarwas Bhawan, I.P. Estate, New Delhi - 110002

NO: F-11018/20/Board Meeting/DD(B)/2025/D-55

Dated: 20.11.2025

**MEETING NOTICE**

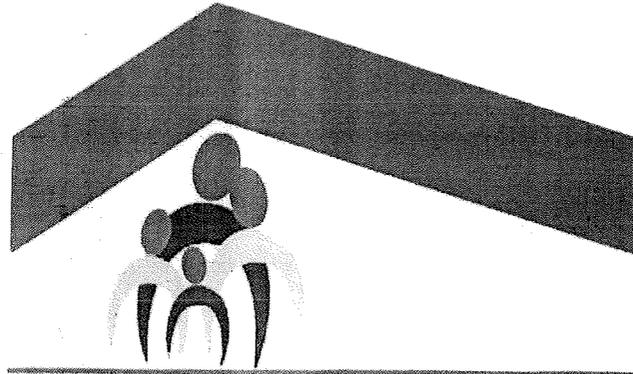
The 34th Meeting of the Delhi Urban Shelter Improvement Board (DUSIB) is scheduled to be held on 21.11.2025 at 12.00 Noon under the Chairmanship of Hon'ble Chief Minister, Delhi at Conference Hall No. 02, Delhi Secretariat.

All the Members are requested to make it convenient to attend the meeting on the scheduled date and time. The agenda of the meeting is enclosed herewith. Being voluminous & bulky, the annexure will be placed on the table at the time of meeting.

  
Pr. Director (Board)

**To:**

1. Hon'ble Chief Minister, GNCT of Delhi/Chairperson of DUSIB.
2. Hon'ble Minister of Urban Development, GNCT of Delhi/Vice Chairperson of DUSIB.
3. Vice Chairman, DDA.
4. Commissioner MCD, (Special Invitee)
5. Jt. Secretary (L&E), M/o UD, Gol, Nirman Bhawan-representative of M/o UD.
6. Pr. Secretary (UD), UD Deptt, GNCT of Delhi.
7. Chairman, NDMC.
8. CEO, Delhi Jal Board.
9. Director (Local Bodies), GNCT of Delhi.
10. CEO, DUSIB.
11. Member (Admn/Finance/Engg./Power), DUSIB.



Delhi Urban Shelter Improvement Board

Agenda Notes for the 34<sup>th</sup> Meeting of  
Delhi Urban Shelter Improvement Board (DUSIB)  
GOVT. OF NCT OF DELHI

Venue: Conference Hall No. 2, Delhi Secretariat  
Date 21.11.2025 at 12:00 Noon

DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT OF NCT OF DELHI

No: F. 11018/20/Board Meeting/DD (B)/2025/D-56

Dated: 20.11.2025

**CORRIGENDUM**

The Agenda Items for 34<sup>th</sup> Board Meeting is issued vide No: F. 11018/20/ Board Meeting/ DD (B)/2025/D-55 dated: 20.11.2025. Certain modifications/ corrections have been made in the Agenda Items and Index as under:

**Agenda Item No. 02**

The word "RATIFICXATION" in the heading of Agenda was inadvertently typed and it may now be read as "RATIFICATION".

**Agenda Item No. 04**

The word "RECTIFICATION" in the heading of Agenda was inadvertently typed and it may now be read as "RATIFICATION".

**Agenda Item No. 05**

The word "RECTIFICATION" in the heading of Agenda was inadvertently typed and it may now be read as "RATIFICATION".

In Para No. 02 of the Agenda Item "*During the inspection conducted by the Ministry of Housing and Urban Affairs (MoHUA) on dated 04.04.2025, directions were issued to DUSIB to prepare and submit the maintenance estimate at the earliest so that the allotment of flats to JJ dwellers can be undertaken immediately after restoration*" is **Deleted** and may now be read as "**The proposal is to make the houses habitable for allotment to JJ dwellers**".

**Agenda Item No. 06**

The word "RATIFICATION OF" in the heading is **Deleted**.

The Para 01 of the Agenda is **Deleted** and may now be read as "**The Hon'ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No. 30607/2022 & 30608/2022, titled Court on its own motion vs. Union of India & Others has issued, directions for making the JNNURM Houses habitable**".

**Agenda Item No. 07**

The word "RATIFICATION OF" in the heading is **Deleted**.

The Para 01 of the Agenda is **Deleted** and may now be read as "**The Hon'ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No.**

**30607/2022 & 30608/2022, titled “Court on its own motion vs. Union of India & Others has issued, directions for making the JNNURM Houses habitable”.**

**Agenda Item No. 08**

The word “*RATIFICATION OF*” in the heading of Agenda is **Deleted** further the word “*SITE NO. II*” may now be read as “**SITE NO. III**”.

The Para 01 of the Agenda is **Deleted** and may now be read as “**The Hon’ ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No. 30607/2022 & 30608/2022, titled Court on its own motion vs. Union of India & Others has issued, directions for making the JNNURM Houses habitable**”.

**Agenda Item No. 09**

The word “*RATIFICATION FOR*” in the heading of Agenda is **Deleted**.

Further, the last sentence in Para No. 03 of the Agenda, “*The agency commenced the work on 04.08.2012 and achieved approximately 97% progress before the COVID-19 pandemic*” may now be read as “**The agency commenced the work on 04.08.2012 but could not complete the work**”.

**Agenda Item No. 11**

The word “*REGARDING*” in the heading of Agenda is **Deleted** and may be read as “**RATIFICATION**”.

**Agenda Item No. 15**

The word “**Proposal**” is added below Para 15 and above “The matter is placed before the Board for its ratification”.

**Agenda Item No. 18**

The word “**Proposal**” is added below Para 12 and above Para No. 13.

Agenda Items No. In Index	Word mentioned	Read as
04	Rectification	Ratification
05	Rectification	Ratification
06	Ratification for the accord of	<b>Deleted</b>
07	Ratification for the accord of	<b>Deleted</b>
08	Ratification for the accord of Site No.II	<b>Deleted</b> Site No.III
09	Ratification for the accord of	<b>Deleted</b>
11	Regarding	Ratification of

The other content of the Index/Agenda Items issued vide No. No: F. 11018/20/ Board Meeting/ DD (B)/2025/D-55 dated: 20.11.2025 remain unchanged.

  
Dy. Director (Board)

**To:**

1. Hon'ble Chief Minister, GNCT of Delhi/Chairperson of DUSIB.
2. Hon'ble Minister of Urban Development, GNCT of Delhi/Vice Chairperson of DUSIB.
3. Vice Chairman, DDA.
4. Commissioner MCD, (Special Invitee)
5. Jt. Secretary (L&E), M/o UD, Gol, Nirman Bhawan-representative of M/o UD.
6. Pr. Secretary (UD), UD Deptt, GNCT of Delhi.
7. Chairman, NDMC.
8. CEO, Delhi Jal Board.
9. Director (Local Bodies), GNCT of Delhi.
10. CEO, DUSIB.
11. Member (Admn/Finance/Engg./Power), DUSIB.

## 34<sup>TH</sup> Board Meeting of DUSIB

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**CONFIRMATION OF THE MINUTES OF THE 33<sup>rd</sup> MEETING OF THE BOARD  
HELD ON 06.01.2025.**

The minutes of the 33<sup>rd</sup> Meeting of the BOARD held on 06.01.2025 were approved by the Hon'ble Chairman, Delhi Urban Shelter Improvement Board / Chief Minister, Govt. of NCT of Delhi. The approved minutes was circulated vide letter No. DD(Board)/DUSIB/2025/D-35 dated 06.01.2025 for the kind information of all Members of the BOARD. No observation/comment has been received from any Member.

Hence, Board may confirm the Minutes of the 33<sup>rd</sup> Meeting held on 06.01.2025.

**AGENDA ITEM NO. 34/01**

**RATIFICATION FOR THE ACCORD OF ADMINISTRATIVE APPROVAL & EXPENDITURE SANCTION (A/A&E/S), AND PERMISSION TO CALL OF TENDER FOR THE WORK OF "REPAIRING OF 2416 EWS HOUSES OUT OF 3560 EWS HOUSES AT SAVDA GHEVRA PH.-III (GR.-II) FOR MAKE THESE EWS HOUSES HABITABLE FOR SLUM DWELLERS".**

1. The instant case is regarding the e-tender invited by Civil Division/C-2 with tender ID No. 2025\_DUSIB\_268510\_1 and NIT No. 118/EE/C-2/DUSIB/2024-25 dated 15.02.2025.

2. The scheme of JNNURM launched in 2005 by the Government of India, aimed at Urban renewal with a focus on providing affordable housing to the economically weaker sections (EWS) and relocating slum dwellers (JJ dwellers) into newly constructed flats. The scheme formally commenced in 2009-10, with financial assistance from both the Central (CSS) and State (SSS) governments. Between 2008 and 2016, under this initiative, DUSIB constructed 18,084 EWS flats across various locations, including Dwarka, Sultanpuri, SavdaGhevra, and Bhalswa, Jahangirpur.

3. Despite significant efforts, only 2,122 units have been allotted to JJ dwellers, leaving 15,902 flats vacant and vulnerable to deterioration due to delayed allotment and inadequate maintenance. The risk of unauthorized occupation has further compounded the issue, underscoring the urgency of effective intervention to ensure the intended beneficiaries receive housing.

4. To address these challenges, on 18.09.2023, the Hon'ble High Court (WP(C) 9470/2022) constituted a High-Powered Committee to expedite the allotment of 9,104 constructed flats. The Committee, chaired by the Secretary of the Ministry of Housing and Urban Affairs (MoHUA), includes representatives from DDA, DUSIB, GNCTD, DJB, and DSIIDC. In line with the Committee's directives, immediate tenders were deemed necessary for repairing 2,500 JNNURM houses at SavdaGhevra. The stipulated time of completion for the said scope of work is six months.

5. In order to facilitate these repairs, the Engineering Division of DUSIB framed a preliminary estimate amounting to Rs.27.49 crores. The competent authority i.e. Hon'ble Chairman of DUSIB/ Chief Minister of Delhi vide dated 03.02.2025, accorded the approval to the following: **[ANNEXURE-A]**

- (i) Accord of in-principle Administrative Approval & Expenditure Sanction (A/A&E/S) to the tune of **Rs. 27.49 crores** for the work of "One Time Repairs to Houses" for these 2500 houses at SavdaGhevra.

- (ii) In-anticipation permission for calling of tender for the provision of "One Time Repairs to Houses" of these JNNURM houses at SavdaGhevra.
- (iii) Accord of 06 months' time period for the smooth transition of carrying out One Time Repair by DUSIB and handing over to the eligible beneficiaries.

**PROPOSAL :-**

This agenda is placed before the Board for its kind ratification of the following:

- (i) Accord of in-principle Administrative Approval & Expenditure Sanction (A/A&E/S) to the tune of **Rs. 27.49 crores** for the work of "One Time Repairs to Houses" for these 2500 houses at SavdaGhevra.
- (ii) In-anticipation permission for calling of tender for the provision of "One Time Repairs to Houses" of these JNNURM houses at SavdaGhevra.
- (iii) Accord of 06 months' time period for the smooth transition of carrying out One Time Repair by DUSIB and handing over to the eligible beneficiaries.

The matter is placed before board for its consideration and decision.

## AGENDA ITEM NO. 34/02

### REGARDING RATIFICATION OF THE APPROVAL AND ACCEPTANCE OF TENDER FOR THE WORK OF "REPAIRING OF 2416 EWS HOUSES OUT OF 3560 EWS HOUSES AT SAVDA GHEVRA PH.-III (GR.-II) FOR MAKE THESE EWS HOUSES HABITABLE FOR SLUM DWELLERS".

1. The instant case is regarding the e-tender invited by Civil Division/C-2 with tender ID No. 2025\_DUSIB\_268510\_1 and NIT No. 118/EE/C-2/DUSIB/2024-25 dated 15.02.2025.

2. The scheme of JNNURM launched in 2005 by the Government of India, aimed at Urban renewal with a focus on providing affordable housing to the economically weaker sections (EWS) and relocating slum dwellers (JJ dwellers) into newly constructed flats. The scheme formally commenced in 2009-10, with financial assistance from both the Central (CSS) and State (SSS) governments. Between 2008 and 2016, under this initiative, DUSIB constructed 18,084 EWS flats across various locations, including Dwarka, Sultanpuri, SavdaGhevra, and Bhalswa, Jahangirpur.

3. Despite significant efforts, only 2,122 units have been allotted to JJ dwellers, leaving 15,902 flats vacant and vulnerable to deterioration due to delayed allotment and inadequate maintenance. The risk of unauthorized occupation has further compounded the issue, underscoring the urgency of effective intervention to ensure the intended beneficiaries receive housing.

4. To address these challenges, on 18.09.2023, the Hon'ble High Court (WP(C) 9470/2022) constituted a High-Powered Committee to expedite the allotment of 9,104 constructed flats. The Committee, chaired by the Secretary of the Ministry of Housing and Urban Affairs (MoHUA), includes representatives from DDA, DUSIB, GNCTD, DJB, and DSIIDC. In line with the Committee's directives, immediate tenders were deemed necessary for repairing 2,500 JNNURM houses at SavdaGhevra. The stipulated time of completion for the said scope of work is six months.

5. In order to facilitate these repairs, the Engineering Division of DUSIB framed a preliminary estimate amounting to Rs.27.49 crores. The competent authority i.e. Hon'ble Chairman of DUSIB/ Chief Minister of Delhi vide dated 03.02.2025, accorded the approval to the following:

- (i) Accord of in-principle Administrative Approval & Expenditure Sanction (A/A&E/S) to the tune of **Rs. 27.49 crores** for the work of "One Time Repairs to Houses" for these 2500 houses at SavdaGhevra.

(ii) In-anticipation permission for calling of tender for the provision of "One Time Repairs to Houses" of these JNNURM houses at SavdaGhevra.

(iii) Accord of 06 months' time period for the smooth transition of carrying out One Time Repair by DUSIB and handing over to the eligible beneficiaries.

6. The Hon'ble High Court, through its orders dated 22.11.2024 and 08.01.2025, directed GNCTD, DJB, DUSIB, and other agencies to immediately operationalize essential services, including sewerage, water, and electricity, at SavdaGhevra within four weeks. Additionally, DJB and GNCTD were instructed to conduct site inspections and submit estimated costs for additional civil amenities, with funding to be sourced from AMRUT or state resources. The objective was to ensure that 1,000 houses become habitable within three months and the remaining 1,500 within the next three months.

7. Subsequently, the tender was invited vide tender ID No. 2025\_DUSIB\_268510\_1 and NIT No. 118/EE/C-2/DUSIB/2024-25; dated: 15.02.2025, by Civil Division, C-2, with the opening date: 04.03.2025, after completion of all codal formalities and approval of Technical Sanction and Draft NIT from the competent authority. Moreover, a technical committee was constituted for the evaluation of Tender documents in respect of the said tender case.

8. Consequent to the opening of the technical bid, it was found that 02 nos. bids participated in the said tender. Further, after the recommendation of the Technical Evaluation Committee (TEC), the permission to open the financial bid was accorded by Chief Engineer, DUSIB on dated 13.03.2025. Subsequently, the financial bids of the eligible agencies have been opened on 15.03.2024. Accordingly, it was found that the agencies have quoted the rates and the comparative statement is as under:-

S.No	Name of Agency(s)	Estimated Cost	Quoted rate	Quoted Amount	Bid Rank
1.	M/s SushilBuildwell Private Limited (New name- M/s T.G. Promoters Pvt. Ltd.)	Rs. 14,74,99,197/-	25.79%above	Rs. 18,55,39,239.91	L-1
2.	M/s PK Gupta and Co.	Rs. 14,74,99,197/-	31.25%above	Rs. 19,35,92,696.06	L-2

9. After completion of all codal formalities, the work was awarded to the lowest bidder, M/s SushilBuildwell Private Limited (New name- M/s T.G.

Promoters Pvt. Ltd.),with the approval of the competent authority, i.e., the Hon'ble Chief Minister of Delhi/ Chairperson, DUSIB. **[ANNEXURE-A]**

**PROPOSAL :-**

This agenda is placed before the Board for its kind ratification of the Approval and Acceptance of the Tender in favour of Lowest Agency M/s SushilBuildwell Private Limited (New name- M/s T.G. Promoters Pvt. Ltd.), for the work of *"Repairing of 2416 EWS houses out of 3560 EWS houses at SavdaGhewra Ph.-III (Gr.-II) for make these EWS houses habitable for slum dwellers"*.

The matter is placed before board for its consideration and decision.

## AGENDA ITEM NO. 34/03

### RATIFICATION FOR ACCORD OF APPROVAL OF TENDER FOR THE WORK OF "REPAIRING AND ONE-TIME MAINTENANCE OF I.E. WORK IN 2416 FLATS OUT OF 3560 EWS HOUSING (GROUP-II) AT SAVDA GHEWRA PHASE-III TO MAKE THESE EWS HOUSES HABITABLE FOR SLUM DWELLERS (IN COMPLIANCE WITH THE ORDERS OF HON'BLE HIGH COURT OF DELHI)".

#### **1. Background**

The Jawaharlal Nehru National Urban Renewal Mission (JNNURM), launched in 2005, aimed at providing affordable housing to the Economically Weaker Sections (EWS) and relocating JJ dwellers into newly constructed flats. Under this scheme, DUSIB constructed 18,084 EWS flats across Delhi, including Dwarka, Sultanpuri, Savda Ghewra, and Bhalswa. However, only 2,122 flats have been allotted, leaving 15,902 vacant, which has led to deterioration and unauthorized occupation.

#### **2. Court Directions**

On 18.09.2023, the Hon'ble High Court (WP(C) 9470/2022) constituted a High-Powered Committee, chaired by Secretary, MoHUA, to expedite allotment of 9,104 flats. The Committee directed immediate repair of 2,500 flats at Savda Ghewra, with a completion target of six months. Further, through orders dated 22.11.2024 and 08.01.2025, the Court directed DUSIB, DJB, GNCTD, and other agencies to operationalize essential services within four weeks and make 1,000 houses habitable within three months and the balance within the next three months.

#### **3. Administrative Approval**

To comply with the above directions, a preliminary estimate of Rs 27.49 crore was framed. The Hon'ble Chairman, DUSIB/Chief Minister of Delhi, accorded approval on 03.02.2025 for:

1. Administrative Approval & Expenditure Sanction (A/A & E/S): Rs 27.49 crore under 'Deposit work under land-owning agencies (Additional work in EWS Flats)'.
2. In-anticipation approval for award of tender for one-time repairing and I.E. works in 2,416 flats at Savda Ghewra (Phase-III).
3. Approval of a six-month time period for execution and handing over to beneficiaries.

#### **4. Tender Process**

Tender invited by Electrical Division (E-1) vide Tender ID 2025\_DUSIB\_271771\_1 and NIT No. 8/EE/E-1/DUSIB/2025-26 dated

06.05.2025. Two agencies participated. The financial bids were opened on 15.03.2025, with the following result:

S.No	Name of Agency(s)	Estimated Cost	Quoted rate	Quoted Amount	Bid Rank
1.	M/s Mathra Dass Ahuja and Sons	Rs. 2,70,22,783/-	16.70%above	Rs. 3,15,35,588.00	L-1
2.	M/s PK Gupta and Co.	Rs. 2,70,22,783/-	17.70%above	Rs. 3,18,05,816.00	L-2

The Justification of Rates (JOR) worked out to 18.70% above the estimate. The L-1 rates of M/s Mathra Dass Ahuja & Sons are within JOR and considered reasonable.

#### **5. PROPOSAL:**

Since the Hon'ble High Court is monitoring the matter and in-anticipation approval has already been granted by the Hon'ble Chairman, DUSIB, the case is now placed before the Board for:

1. Ratification of award of work to M/s Mathra Dass Ahuja & Sons (L-1) at a tendered cost of Rs 3,15,35,588/-.
2. Endorsement of the six-month completion period for execution and handing over to beneficiaries.

The Board may kindly consider and approve the proposal at Para-5 above.

## AGENDA ITEM NO. 34/04

### RECTIFICATION FOR ACCORD FOR RELEASE OF RS 13.62 CRORES FROM THE AVAILABLE FUNDS UNDER HEAD IV(XII) " DEPOSIT WORK L.O.A. " TOWARDS THE REMAINING CAPEX PAYMENT TO DJB FOR THE STP WORK AT SAVDA GHEWRA.

1. Under the Jawaharlal Nehru National Urban Renewal Mission (JnNURM), launched by the Government of India in 2005, a significant number of EWS housing units were constructed across Delhi for the relocation and rehabilitation of JJ dwellers. At Savda Ghevra alone, 7,620 EWS flats were developed by DUSIB with the intention of providing dignified living conditions to slum dwellers.

2. Despite these efforts, a large portion of the constructed flats remained vacant and unutilized due to delays in allotment and lack of adequate infrastructure. Recognizing the urgent need to operationalize these assets, a High-Powered Committee (HPC) constituted by GNCTD, in its 3rd meeting held on 22.10.2024, recommended that 2,500 flats at Savda Ghevra be immediately made habitable for slum rehabilitation purposes

3. The Hon'ble High Court of Delhi, in its order dated 08.01.2025 in W.P. (C) 9470/2022 and connected matters, directed DUSIB to proceed with the implementation of the HPC recommendations and clarified that the agency may utilize the funds collected from land-owning agencies, subject to providing proper accounting

4. It is pertinent to note that a key component of making the flats habitable is the availability of adequate sanitation infrastructure, including sewage treatment. In this regard, a work order amounting to Rs. 23.70 crores (Rs. 16.56 crores as CapEx and Rs. 7.14 crores as O&M for 10 years) was issued to Delhi Jal Board (DJB) on 17.08.2022 for the construction of a Sewerage Treatment Plant (STP) at Savda Ghevra

5. Out of the total work order amount, DUSIB has already disbursed Rs. 2.94 crores to DJB. However, the remaining CapEx amount of **Rs. 13.62 crores** is yet to be paid. Since the STP is critical for ensuring habitability of the 2,500 flats, its timely completion is essential to enable relocation of slum dwellers in accordance with court directives

6. At present, DUSIB has approximately Rs. 55.30 crores available, received from various land-owning agencies. The Accounts Section of DUSIB has also designated a specific Head of Account – IV(xii) "Deposit Works LOA" for utilizing such funds

The agenda for the proposal for utilization of funds received from land owning agencies towards remaining capex payment to DJB for STP works as savda Ghevra has already approved by the Hon'ble Chief Minister of Delhi.

7. In light of the urgency of the matter, ongoing monitoring for the said work by the Hon'ble High Court of Delhi and being time bound for making 1000 flats habitable within three months.

The following proposal is anticipatory approved by the Hon'ble Chief Minister of Delhi on dated 27/06/2025.

- (i) Anticipatory approved for accord for release of Rs 13.62 crores from the available funds under Head IV(xii) " Deposit work L.O.A. " towards the remaining CapEx payment to DJB for the STP works at Savda Ghewra.

**PROPOSAL:**

This agenda is placed before the Board for its kind ratification of the following:

Accord for release of Rs 13.62 crores from the available funds under Head IV(xii) " Deposit work L.O.A. " towards the remaining CapEx payment to DJB for the STP works at Savda Ghewra.

## AGENDA ITEM NO. 34/05

### RECTIFICATION FOR ACCORD OF ADMINISTRATIVE APPROVAL & EXPENDITURE SANCTION (A/A&E/S) IN RESPECT OF URGENT MAINTENANCE/REPAIR OF 1060 (G+4) EWS HOUSING PROJECT AT SITE A-3, NEAR C BLOCK SULTANPURI (A.C.-10) UNDER JNNURM FOR MAKING THESE EWS HOUSES HABITABLE FOR SLUM DWELLERS.

At Site A-3, near C Block, Sultanpuri (A.C.-10), a total of 1060 (G+4) EWS flats were constructed under JNNURM and completed in March 2016. These flats were subsequently utilized as a Quarantine Centre by the District Magistrate (North-West) during the COVID-19 pandemic from March 2020 to February 2022. At present, the flats are lying vacant and have suffered considerable wear and tear due to prolonged non-occupation.

As per the directions of higher authorities, the flats are to be put to use for JJ dwellers under the Affordable Rental Housing Complex (ARHC) scheme after undertaking necessary repair and maintenance works. Further, during the inspection conducted by the Ministry of Housing and Urban Affairs (MoHUA) on dated 04.04.2025, directions were issued to prepare and submit the maintenance estimate at the earliest so that allotment of the flats to JJ dwellers can be taken up after restoration. During the inspection conducted by the Ministry of Housing and Urban Affairs (MoHUA) on dated 04.04.2025, directions were issued to DUSIB to prepare and submit the maintenance estimate at the earliest so that the allotment of flats to JJ dwellers can be undertaken immediately after restoration.

Accordingly, a **Preliminary Estimate (P.E.)** amounting to **Rs. 14,79,76,100.00** has been prepared. The estimate includes the cost of civil, electrical, fire-fighting, and horticulture works, along with provisions for contingencies, labour cess, departmental charges, and third-party quality assurance, duly adjusted as per **DSR 2023 for Civil and DSR 2022 for Electrical**.

The preliminary estimate has been examined and concurred in principle by the Planning Section, and indispensable consent from the Finance Section has also been obtained. Further, the financial concurrence from the competent authority has been accorded for the proposed work.

#### **PROPOSAL:**

This agenda is placed before the Board for its kind ratification of the following:

In view of the above and considering the inevitable and time-bound nature of the work, it is proposed that **Administrative Approval and Expenditure Sanction (A/A&E/S)** amounting to **Rs. 14,79,76,100.00** may kindly be accorded, along with in-principle permission to call the tender for the urgent repair and maintenance of **1060 (G+4) EWS flats at Site A-3, near C Block, Sultanpuri (A.C.-10)**, to make these flats habitable for slum dwellers.

**AGENDA ITEM NO. 34/06**

**RATIFICATION OF ADMINISTRATIVE APPROVAL & EXPENDITURE SANCTION (A/A&E/S) AND PERMISSION TO CALL TENDER FOR THE WORK OF MAKING 980 NOS. FIVE STOREYED EWS LOW COST HOUSES HABITABLE FOR SLUM DWELLERS (UNDER JNNURM) AT SITE NO. I SECTOR 16-B, DWARKA.**

A meeting was held under the chairmanship of the Additional Chief Secretary, GNCTD, on 22.08.2024, in compliance with the order dated 18.09.2023 passed by the Hon'ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No. 30607/2022 & 30608/2022, titled "Court on its own motion vs. Union of India & Others." During the meeting, directions were issued to DUSIB to identify JNNURM flats suitable for rehabilitation and to make the requisite number of houses habitable at the earliest.

In compliance with the directions of the Hon'ble High Court and the decision taken in the aforesaid meeting, the Preliminary Estimate (P.E.) amounting to Rs. 4,84,48,800.00 has been prepared, for the work of making 980 nos. five storeyed ews low cost houses habitable for slum dwellers (under JNNURM) at Site No. I Sector 16-B, Dwarka. The said estimate covers essential works required to make the identified EWS flats habitable, including structural repairs, civil maintenance, electrical fittings, quality control provisions, and statutory obligations such as ESI and EPF contributions.

The Preliminary Estimate(P.E) was duly examined by the Planning Section of DUSIB on 20.08.2025. Subsequently, the same was referred to the P&M Section for detailed scrutiny. After comprehensive vetting, the estimate was cleared to be booked under the Head of Scheme '*Repair of JNNURM Flats*'.

Further, the indispensable consent and financial concurrence in respect of the said Preliminary Estimate (P.E.) were obtained from the Finance Section of DUSIB. The financial concurrence for the said work has been duly accorded by the competent authority vide noting dated 24.10.2025.

**PROPOSAL:**

In view of the above and considering the inevitable and time-bound nature of the work, it is proposed that Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 4,84,48,800.00 may kindly be accorded, along with the permission to call of tender for the work of making 980 nos. five-storeyed EWS Low Cost Houses habitable for slum dwellers (under JNNURM) at Site No. I, Sector 16-B, Dwarka.

## AGENDA ITEM NO. 34/07

### RATIFICATION OF ADMINISTRATIVE APPROVAL & EXPENDITURE SANCTION (A/A&E/S) AND PERMISSION TO CALL TENDER FOR THE WORK OF MAKING 736 NOS. FOUR STOREYED EWS LOW COST HOUSES HABITABLE FOR SLUM DWELLERS (UNDER JNNURM) AT SITE NO. II SECTOR 16-B, DWARKA.

A meeting was held under the chairmanship of the Additional Chief Secretary, GNCTD, on 22.08.2024, in compliance with the order dated 18.09.2023 passed by the Hon'ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No. 30607/2022 & 30608/2022, titled "Court on its own motion vs. Union of India & Others." During the meeting, directions were issued to DUSIB to identify JNNURM flats suitable for rehabilitation and to make the requisite number of houses habitable at the earliest.

In compliance with the directions of the Hon'ble High Court and the decision taken in the aforesaid meeting, the Preliminary Estimate (P.E.) amounting to Rs. 7,33,80,232.00 has been prepared, for the work of making 736 nos. four storeyed EWS low cost houses habitable for slum dwellers (under JNNURM) at Site No. II Sector 16-B, Dwarka. The said estimate covers essential works required to make the identified EWS flats habitable, including structural repairs, civil maintenance, electrical fittings, quality control provisions, and statutory obligations such as ESI and EPF contributions.

The Preliminary Estimate(P.E) was duly examined by the Planning Section of DUSIB on 22.09.2025. Subsequently, the same was referred to the P&M Section for detailed scrutiny. After comprehensive vetting, the estimate was cleared to be booked under the Head of Scheme '*Repair of JNNURM Flats*'.

Further, the indispensable consent and financial concurrence in respect of the said Preliminary Estimate (P.E.) were obtained from the Finance Section of DUSIB. The financial concurrence for the said work has been duly accorded by the competent authority vide noting dated 28.10.2025.

#### PROPOSAL:

In view of the above and considering the inevitable and time-bound nature of the work, it is proposed that Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 7,33,80,232.00 may kindly be accorded, along with the permission to call of tender for the work of making 736 nos. four-storeyed EWS Low Cost Houses habitable for slum dwellers (under JNNURM) at Site No. II, Sector 16-B, Dwarka.

## AGENDA ITEM NO. 34/08

### RATIFICATION OF ADMINISTRATIVE APPROVAL & EXPENDITURE SANCTION (A/A&E/S) AND PERMISSION TO CALL TENDER FOR THE WORK OF MAKING 288 NOS. FOUR STOREYED EWS LOW COST HOUSES HABITABLE FOR SLUM DWELLERS (UNDER JNNURM) AT SITE NO. II, SECTOR 16-B, DWARKA.

A meeting was held under the chairmanship of the Additional Chief Secretary, GNCTD, on 22.08.2024, in compliance with the order dated 18.09.2023 passed by the Hon'ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No. 30607/2022 & 30608/2022, titled "Court on its own motion vs. Union of India & Others." During the meeting, directions were issued to DUSIB to identify JNNURM flats suitable for rehabilitation and to make the requisite number of houses habitable at the earliest.

In compliance with the directions of the Hon'ble High Court and the decision taken in the aforesaid meeting, the Preliminary Estimate (P.E.) amounting to Rs. 3,16,31,960.00 has been prepared, for the work of making 288 nos. four storeyed ews low cost houses habitable for slum dwellers (under JNNURM) at Site No. II, Sector 16-B, Dwarka. The said estimate covers essential works required to make the identified EWS flats habitable, including structural repairs, civil maintenance, electrical fittings, quality control provisions, and statutory obligations such as ESI and EPF contributions.

The Preliminary Estimate (P.E.) was duly examined by the Planning Section of DUSIB on 22.09.2025. Subsequently, the same was referred to the P&M Section for requisite scrutiny. After comprehensive vetting, the estimate was found technically sound and was cleared to be booked under the Head of Scheme "*Repair of JNNURM Flats*".

Further, the indispensable consent and financial concurrence in respect of the said Preliminary Estimate (P.E.) were obtained from the Finance Section of DUSIB. The financial concurrence for the said work has been duly accorded by the competent authority vide noting dated 23.10.2025.

#### PROPOSAL:

In view of the above and considering the inevitable and time-bound nature of the work, it is proposed that Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 3,16,31,960.00 may kindly be accorded, along with the permission to call of tender for the work of making 288 nos. four-storeyed EWS Low Cost Houses habitable for slum dwellers (under JNNURM) at Site No. II, Sector 16-B, Dwarka.

## AGENDA ITEM NO. 34/9

### RATIFICATION FOR THE ACCORD OF ADMINISTRATIVE APPROVAL & EXPENDITURE SANCTION (A/A&E/S) AND IN-ANTICIPATION PERMISSION TO CALL TENDER FOR THE WORK OF DEVELOPMENT OF ROADS, PARKS, SEWER SYSTEM AND PATHS OF 7400 NOS. FIVE STOREYED EWS FLATS FOR SLUM DWELLERS AT BHALASWA, JAHANGIRPURI POCKET-II.

1. The instant case pertains to the anticipatory estimate prepared as per the directions of higher authorities of DUSIB. A Preliminary Estimate (P.E.) amounting to Rs. 7,88,45,650.00 (Rupees Seven Crore Eighty-Eight Lakh Forty-Five Thousand Six Hundred Fifty Only) has been framed for the work of making 4000 EWS Flats habitable and for undertaking development works for 7400 EWS Flats at Village Bhalaswa, Jahangirpuri. The estimate includes 3% contingencies. 1% labour cess, 2% quality assurance, 5% departmental charges, and 3.94% ESI & EPF charges.
2. DUSIB has constructed 7400 EWS (G+4) five-storeyed flats at Village Bhalaswa, Jahangirpuri under the JNNURM scheme in two phases. Phase-I comprised construction of 4000 EWS flats by M/s N.C.C. Ltd., and Phase-II comprised construction of 3400 EWS flats along with associated development works such as sewerage, water supply, roads, and parks by M/s Supreme Infrastructure India Ltd.
3. The work for Phase-II was awarded to M/s Supreme Infrastructure India Ltd. vide letter dated 28.07.2012 for construction of 3400 (G+4) EWS houses, including internal water supply, sanitary installation, internal electrification, and external development works such as roads, paths, drainage, boundary wall, and sewerage for S.T.P. complete, The agency commenced the work on 04.08.2012 and achieved approximately 97% progress before the COVID-19 pandemic.
4. During the COVID-19 period, the agency discontinued the work. Several letters and 'Show-Cause notices' were issued by the then Executive Engineer to direct the agency to resume the work. Despite repeated notices, the agency did not restart the work. At present, no security arrangement exists at site, resulting in theft and damage to materials and assets, which were under the agency's responsibility.
5. As per the directions of the competent authority, a final show-cause notice draft has been submitted for approval. Upon approval of the Draft for Approval (DFA), the Division will pursue the matter to rescind the contract awarded to M/s Supreme Infrastructure India Lid. It is also stated that a Bank Guarantee

amounting to Rs. 27,36,46,063/- has been secured in favour of DUSIB in respect of the above-mentioned work.

6. The work of 4000 EWS flats (Phase-1) was awarded to M/s N.C.C. Ltd vide letter dated 28.07.2012. The structural works were completed during 2015-16, and the inventory of 3800 flats has been physically verified by the Division staff. The work is nearly complete

7. In view of the above, the higher authorities of DUSIB have directed that an anticipatory estimate be prepared to undertake essential development and rehabilitation works. Accordingly, the said estimate has been prepared, which includes construction of cement-concrete pavements and bituminous roads of widths 6 m, 9 m, 14 m, and 15.5 m; repair and rejuvenation of 19 deteriorated parks; reconstruction of 1000 m of sewer line (out of 7400 m total) and cleaning of the remaining 6400 m of choked sewer; as well as repair of damaged boundary walls and construction of new boundary walls where required.

8. Accordingly, the Preliminary Estimate (P.E.) amounting to Rs. 7,88,45,650.00 has been duly examined by the Planning Section of DUSIB on dated: 31.10.2025. Prior to that, the said P.E. was sent to the P&M Section for requisite examination, and after comprehensive vetting, it was cleared to be booked under the Head of Scheme "JNNURM".

9. Further, indispensable consent regarding the instant Preliminary Estimate (P.E.) was obtained from the Finance Section of DUSIB. The financial concurrence for the said work has been duly accorded by the competent authority vide dated: 28.10.2025.

**PROPOSAL:**

In view of the above and considering the inevitable and time-bound nature of the work, it is proposed that ratification for the accord of Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 7,88,45,650.00 may kindly be accorded, along with in-anticipation permission to call tender for the work of development of roads, parks, sewer system, and paths of 7400 nos. five-storeyed EWS flats for slum dwellers at Bhalaswa, Jahangirpuri Pocket-II.

## AGENDA ITEM NO. 34/10

### REGARDING RATIFICATION FOR THE ACCORD OF ADMINISTRATIVE APPROVAL AND EXPENDITURE SANCTION (A/A&E/S) AND PERMISSION TO CALL OF TENDER FOR THE WORK OF PROVIDING WATER PROOF & FIRE RETARDANT EUROPEAN/GERMAN STYLE PAGODA TENTS AS TEMPORARY SHELTER HOMES ON HIRING BASIS AT VARIOUS LOCATIONS IN NCT OF DELHI FOR THE YEAR 2025-26.

1. There are about 197 Shelter Homes which are being run by DUSIB, Govt. of NCT of Delhi through SMAs for providing Shelter facilities and other basic amenities to the homeless people in Delhi under Plan scheme of Delhi Govt. The Shelter Homes are being run on regular basis throughout the year and round the clock. Moreover, during the winter season, the quantity of the Shelter Homes has to be increased additionally by around 250 nos. temporary Shelter homes erected in the form of Pagoda tents at designated places after the commencement of the Winter Action Plan.

2. As per the previous practice, the Winter Action Plan for the year 2025-26 shall be operative from the fortnight of November, 2025 to fortnight of March, 2026. Considering the Winter Season and to safeguard the lives of homeless people of Delhi, it is desired that Pagoda Tents be installed at designated places for homeless people. It is pertinent to mention that as per DUSIB occupancy records there are approximately 7,000 homeless people in Delhi and which generally increases considerably during the winter season at odd places.

3. Accordingly, the preliminary Estimate amounting **Rs.4,74,75,300/-** has been framed for the work of "*Providing Water Proof & Fire Retardant European/German Style Pagoda Tents as Temporary Shelter Homes on hiring basis at various locations in NCT of Delhi for the year 2025-26*" under the plan head of Night Shelters, considering the provision of 250 Pagoda Tents as stated above. The estimate has already been got duly examined from the Planning Section of DUSIB on dated: 02.09.2025. Moreover, the financial concurrence of the said work has already been accorded by the competent authority vide dated: 17.09.2025.

To avoid delay in publishing the tender and in view of the essential nature of the work, Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 4,74,75,300.00, along with permission to invite the tender, was accorded by the Hon'ble Chief Minister of Delhi / Chairperson, DUSIB, vide order dated 23.09.2025. **[ANNEXURE-A]**

Further, the tender was invited by DUSIB and, after completing all codal formalities, the work was awarded to the lowest bidder, M/s J.B. Decore Pvt. Ltd., on 14.11.2025, with the approval of the competent authority, i.e., the CEO, DUSIB, as the quoted amount of Rs. 2,56,14,590.00 was less than Rs. 3 crores.

**PROPOSAL:**

Regarding ratification for the accord of Administrative Approval and Expenditure Sanction (A/A&E/S) of amounting to Rs. 4,74,75,300.00 and permission to call of tender for the work of providing Water Proof & Fire Retardant European/German Style Pagoda Tents as Temporary Shelter Homes on hiring basis at various locations in NCT of Delhi for the year 2025-26.

## AGENDA ITEM NO. 34/11

### REGARDING ADMINISTRATIVE APPROVAL AND EXPENDITURE SANCTION (A/A & E/S) FOR OPERATION AND MANAGEMENT (O&M) OF SHELTER HOMES.

1. At present, approximately 197 Shelter Homes are being operated by the Delhi Urban Shelter Improvement Board (DUSIB), Government of NCT of Delhi, through various Shelter Management Agencies (SMAs). These Shelter Homes, functioning under the Plan scheme of the Delhi Government, provide shelter and essential amenities to homeless individuals on a 24x7 basis throughout the year.
2. These Shelter Homes have been organized into Clusters, and their Operation and Management (O&M) have been entrusted to SMAs selected through an open tendering process, duly approved by the DUSIB Board. The works were awarded to selected SMAs from 31.08.2023 onwards, valid for a period of two years, i.e., up to 31.08.2025. However, due to the urgency and to get the *status quo* vacated in the meantime, an extension of further three (03) months i.e. upto 30.11.2025, was granted to all the Shelter Management Agencies (SMAs) only after taking prior approval from the competent authority i.e. Hon'ble Chief Minister of Delhi/ Chairman, DUSIB vide dated: 01.09.2025.
4. As the extension is nearing its completion, it is necessary to ensure continuity of operations beyond 30.11.2025. In this context, a Preliminary Estimate (P.E) amounting to Rs. 133.71 crores has been prepared and got duly examined from the Planning Section of DUSIB. Subsequently, the said P.E was sent to the P&M Section of DUSIB for requisite examination and after comprehensive vetting, the said estimate was cleared to be booked under the Head of Scheme '**Construction & management of Night Shelter (Revenue)**'.
4. Moreover, the indispensable consent in regard to the instant Preliminary Estimate (P.E.) was obtained from the Finance Section of DUSIB. The financial concurrence of the said work has already been accorded by the competent authority vide dated: 03.10.2025.
5. Accordingly, it is proposed to accord Administrative Approval and Expenditure Sanction (A/A&E/S) for an amount of Rs. 133.71 crores, which is estimated to cover the operation and management of about 197 Shelter Homes for a further period of three years. Initially, tender would be called for two (02) years, with the subsequent 01-year extension with the approval of the competent authority. The Request for Proposal (RFP), including its modalities and terms & conditions, is under formulation and shall be dealt with separately.
6. To prevail the delay in publishing the tender and keeping in view the inevitable nature of work, permission may please be accorded to call the tender for the work of Operation and Management of Shelter Homes

**PROPOSAL:**

Regarding ratification for the accord of Administrative Approval and Expenditure Sanction (A/A & E/S) of amounting to Rs. 133.71.00 crores and permission to call of tenders for the work of Operation and Management of Shelter Homes under DUSIB, by appointing Shelter Management Agencies (SMAs) for a period of 02 years (further extendable up to one years).

The agenda is placed before the Board for its consideration and approval please.

## AGENDA ITEM NO. 34/12

### GUIDELINES FOR REFUND/TRANSFER OF RELOCATION CHARGES/ BENEFICIARIES SHARE MONEY TO LAND OWNING AGENCY/JJ DWELLERS.

1. The Department of Urban Development, Govt. of NCT of Delhi, vide its order No. F.No.730(7)/UD/BSUP/2016/CDNo.021366111/3041-22 Dated: 11/12/2017 issued the Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015.
2. In terms of the Delhi Slum and JJ Rehabilitation and Relocation Policy, 2015 (renamed as Mukhya Mantri Awas Yojna), the DUSIB has been nominated as Nodal Agency for the implementation of Policy for relocation / rehabilitation of JJ basti upon the land belonging to MCD and Delhi Government and its Department/Agencies. It relocates the JJ basti on the request of Land Owning Agency after receipt of relocation charges in advance as per provisions of Rehabilitation Policy, 2015.
3. In case of Jhuggi Jhopri colonies existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB.
4. There is nothing mentioned in the Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015 (renamed as Mukhya Mantri Awas Yojna) in respect of refund of relocation charges/beneficiaries share money in the situation where the Land Owning Agency not willing/interested for rehabilitation from DUSIB for whatever the reason may be.
5. As per clause '6' of Part-B of the Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015, Chief Executive Officer, Delhi Urban Shelter Improvement Board is authorized to approve the operational guidelines keeping in view the overall spirit of the policy.
6. Earlier, in some cases where relocation charges and beneficiaries share money was received in DUSIB but later, the concerned Land Owning Agency not willing/ interested for rehabilitation from DUSIB or not deposited full relocation charges as per prevailing Policy dated 11.12.2017 or the rehabilitation/relocation could not materialized due to administrative reason or any unforeseen, the CEO, DUSIB had approved for refund of the relocation charges and beneficiary share money. Accordingly, the relocation charges deposited by the Land Owning Agency has been refunded to the concerned Land Owning Agency. Accordingly, the beneficiaries share money deposited by the JJ dwellers in DUSIB for such JJ bastis are also being refunded to the beneficiary JJ dweller on written receipt of request alongwith bank details, copy of bank challan by which beneficiary share money was deposited, eligibility letter, address proof and other requisite documents if any.

7. DUSIB in its 16<sup>th</sup> Board meeting held on 11.04.2016, has accorded the approval for relocation of JJ Basti 5855, Near NDMC Water Supply Control Room, Kali Bari Marg, New Delhi (Cluster Code-490 in the list of 675 identified JJ Bastis), vide Agenda Item No.16/7. Accordingly, Joint Survey of the JJ Basti had been carried out along with the representative of Land Owning Agency i.e. RML Hospital, on 9<sup>th</sup> and 10<sup>th</sup> August, 2016. There were total 122 surveyed units in this JJ Basti. The Eligibility Determination Committees (EDCs) had decided the eligibility of JJ dwellers. EDC declared 95 JJ dwellers provisionally eligible and issued provisional eligibility letters to them.
8. An amount of total Rs. 1,65,00,000/- was deposited by the Land Owning Agency (Dr. RML Hospital) as relocation charges for rehabilitation of JJ Basti 5855, Near NDMC Water Supply Control Room. However, the allotments of alternate dwelling units could not been made to such provisionally eligible JJ dwellers due to administrative reasons and Circular/directions on ARHCs by MoHUA, Govt. of India.
9. The Director & Medical Superintendent, Atal Bihari Vajpayee Institute of Medical Sciences (ABVIMS) & Dr. Ram Manohar Lohia Hospital, New Delhi vide his letter dated 02.05.2023 informed that in the interest of public, the work of relocation of the cluster, Dr. RML Hospital will decide the further course of action in consultation with Ministry of Housing and Urban Affairs (MoHUA) & Ministry of Home and Family Welfare (MoH & FW). It is requested to hand over the survey report, EDC and other relevant papers related to the above mentioned plot for the eligible beneficiary (**Annexure-1**). Accordingly, all the records i.e. the photocopy of the joint survey report and all the details/records of eligible beneficiaries including original Bank Challans of beneficiary share money along with the individual files of the JJ dwellers of JJ Basti 5855, Near NDMC Water Supply Control Room, Kalibari Marg, have been sent to Director & Medical Superintendent, ABVIMS & Dr. Ram Manohar Lohia Hospital, New Delhi on 16.05.2023 (**Annexure-2**).
10. Atal Bihari Vajpayee Institute of Medical Sciences, Dr. Ram Manohar Lohia Hospital, New Delhi vide letters dated 07.03.2024, 11.07.2024, 30.08.2024 and 18.10.2024 has requested for refund of the relocation charges amounting to Rs. 1,65,00,000/- deposited in DUSIB by them for rehabilitation of JJ Basti 5855, Near NDMC Water Supply Control Room, Kalibari Marg and beneficiaries share money deposited by the eligible JJ dwellers of said JJ basti with interest accrued. **Annexure-3 (Colly)**
11. In view of above, the following proposal is placed before the Board for consideration for refund of relocation charges and beneficiaries share money to the Land Owning Agency/JJ dwellers:
  - i. Where relocation charges partly received and beneficiaries share money received in DUSIB but later on, the concerned Land Owning Agency is not willing/ not cooperating for rehabilitation of JJ basti/Jhuggis from DUSIB despite several request letters for deposit of complete relocation charges, the amount of relocation charges/beneficiary share money received may be

refunded with the approval of CEO, DUSIB. The name of such JJ bastis are as under:

S.No	Name of JJ Basti	Name of Land Owning Agency	Relocation Charges deposited by LOA	No. of JJ dwellers deposited share money	Tentative amount received from JJ dwellers
1.	Sri Ram Camp, Near Spring dale School, Dhaula Kuan South Camps, Delhi University	Delhi University	Rs.66,07,500/- (Part payment)	--	--
2.	Rajiv Camp, Aram Bagh	CPWD	Rs.24,00,000/- (Part payment)	15	6,93,953/-
3.	Bandhu Camp/Vasant Kunj, Delhi	Central Social Welfare Board	Rs.46.60 Lac (Part payment)	--	--
4.	JJ Basti N.C Joshi Memorial Hospital, Karol Bagh	N.C Joshi Memorial Hospital,	Rs.1,90,43,430/- - received on 07.03.2012 and already refunded to the LOA-N.C Joshi Memorial Hospital on 14.10.2019 after approval of CEO, DUSIB.	323	99,13,000/-
5.	JJ Cluster Taimoor Nagar, New Friends colony	Delhi Police	Rs.4,08,84,200/- - received on 29.01.2013 & 04.02.2013 and already refunded to the LOA on 31.10.2019 after approval of CEO, DUSIB.	549	2,02,03,692/-
6.	Pratap Camp Nehru Nagar	L&DO	Not received	326	1,81,10,748/-
7.	Dhobi Ghat Kirby Place	Defence	Not received	508	2,90,95,297/-
8.	Press Road Old	CPWD	Not received	49	25,53,448/-

	Sectt.				
9.	Ramesh Nagar, Kirti nagar.	MCD (SDMC)	Not Received	183	1,21,09,000/-

Some of requests from JJ dwellers for refund of beneficiary share money is annexed as **Annexure-4 (colly)**

- ii. Where beneficiaries share money received in DUSIB as per previous Policy dated 25.02.2013 or prevailing Policy dated 11.12.2017 and the eligible beneficiary requested for refund of his/her share money for whatever the reason may be, the beneficiary share money may be refunded to the eligible JJ dweller, however, the eligibility of said JJ dweller may not be cancelled and the share money shall be deposited by the said JJ dweller before allotment of alternate dwelling unit. The amount of beneficiary share money received, may be refunded with the approval of CEO, DUSIB. The name of such JJ bastis are as under:

S.No.	Name of JJ Basti	Name of Land Owning Agency	No. of JJ dwellers deposited share money	Tentative amount received from JJ dwellers
1.	P-1 Block Sultanpuri	DUSIB	62	24,54,650/-
2.	HGI Labour Colony Sultanpuri	DUSIB	34	22,83,925/-
3.	F-7 Sultanpuri	DUSIB	111	46,06,203/-
4.	A-2 Block Sultanpuri	DUSIB	16	4,96,000/-

- iii. Where relocation charges and beneficiaries share money received in DUSIB but later on, the concerned Land Owning Agency is not willing/ interested for rehabilitation of JJ basti/Jhuggis from DUSIB to carry out the relocation/rehabilitation by itself or from DDA as also provided in the Policy dated 11.12.2017, the amount of relocation charges and beneficiary share money received in DUSIB may be refunded to the concerned land owning agency with the approval of CEO, DUSIB. The name of such JJ basti and the cases to be resolved under this category are as under:

S.No.	Name of JJ Basti	Name of Land Owning Agency	Relocation Charges deposited by LOA	No. of JJ dwellers deposited share money	Tentative amount received from JJ dwellers	Remarks
1.	JJ Basti 5855, Near NDMC Water	R.M.L. Hospital	1,65,00,000/- received from LOA.	85	53,09,953/-	Both Relocation charges and beneficiary

	Supply Control Room, Kali Bari Marg, New Delhi					share money to be refunded to the LOA- R.M.L. Hospital.
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In view of above following proposal is submitted before the Board:

- a. Where relocation charges partly received and beneficiaries share money received in DUSIB but later on, the concerned Land Owning Agency is not willing/ not cooperating for rehabilitation of JJ basti/Jhuggis from DUSIB despite several request letters for deposit of complete relocation charges, the amount of relocation charges/beneficiary share money received may be refunded with the approval of CEO, DUSIB.
- b. Where beneficiaries share money received in DUSIB as per previous Policy dated 25.02.2013 or prevailing Policy dated 11.12.2017 and the eligible beneficiary requested for refund of his/her share money for whatever the reason may be, the beneficiary share money may be refunded to the eligible JJ dweller, however, the eligibility of said JJ dweller may not be cancelled and the share money shall be deposited by the said JJ dweller before allotment of alternate dwelling unit. The amount of beneficiary share money received, may be refunded with the approval of CEO, DUSIB.
- c. Where relocation charges and beneficiaries share money received in DUSIB but later on, the concerned Land Owning Agency is not willing/ interested for rehabilitation of JJ basti/Jhuggis from DUSIB to carry out the relocation/rehabilitation by itself or from DDA as also provided in the Policy dated 11.12.2017, the amount of relocation charges and beneficiary share money received in DUSIB may be refunded to the concerned land owning agency with the approval of CEO, DUSIB.

The matter is placed before the Board for consideration.

## AGENDA ITEM NO. 34/13

### AMENDMENT IN CLAUSE 2(G)(III) OF DUSIB ACT

As per Section 2(g) of DUSIB Act, 2010, "jhuggi jhopri basti" means any group of jhuggis which the Board may, by notification, declare as a jhuggi jhopri basti in accordance with the following factors namely:-

- (i) the group of jhuggis is unfit for human habitation;
- (ii) it, by reason of dilapidation, overcrowding, faulty arrangement and design of such jhuggis, narrowness or faulty arrangement of streets, lack of ventilation, light or sanitation facilities, or any combination of these factors, is detrimental to safety, health or hygiene; and
- (iii) it is inhabited at least by fifty households as existing on 31st March, 2002:

Provided that the Board may, by order, attach any jhuggi or jhuggis scattered in the nearby areas to any jhuggi jhopri basti and such jhuggi or jhuggis shall be deemed to be part of such jhuggi jhopri basti;

The qualifying date was extended from 31.03.2002 to 01.01.2006 in consonance with the Section 3 of National Capital Territory of Delhi (Special Provision) Second act, 2011. The Amendment of Section 2 clause (g) in DUSIB Act, 2010 is made and sub-clause (iii) for the words and figure "31" March, 2002", the words and figures "**1st January, 2006**" is substituted vide Notification dated 5th October, 2020 in Delhi Gazettee. **(Annexure-I)**

The above needs a slight modification so as to facilitate any changes in policy of Rehabilitation and implementation in any new scheme without having to amend DUSIB Act, 2010 again and again with reference to date of inhabitation as referred in Section 2(g) (iii).

In view of above, it is submitted that in the Delhi Urban Shelter Improvement Board Act, 2010 in Section 2, in clause (g), in sub-clause (iii), after the words and figures "1<sup>st</sup> January, 2006", the following shall be added :-

"or as per date decided by the Government of NCT of Delhi from time to time."

Section/Clause of DUSIB ACT	Existing	Proposed
2(g) (iii)	it is inhabited at least by fifty households as existing on 1st January, 2006	it is inhabited at least by fifty households as existing on 1st January, 2006 or as per date decided by the Government of NCT of Delhi from time to time.

This would do away with the requirement of amending the act with reference to the date mentioned in Section 2(g)(iii) and facilitate easier implementation of policies/schemes for JJ dwellers.

**PROPOSAL:**

To amend the clause 2(g)(iii) in DUSIB Act as "it is inhabited at least by fifty households as existing on 1st January, 2006 or as per date decided by the Government of NCT of Delhi from time to time".

The matter is placed before the Board for consideration.

## AGENDA ITEM NO. 34/14

### RATIFICATION OF THE AGENDA FROM THE BOARD IN RESPECT OF ISSUANCE OF NOC ESTABLISHMENT OF AYUSHMAN AROGYA MANDIR (AAM) IN BVKS ON THE LAND BELONGS TO DUSIB AND OTHER DEPARTMENTS ON "AS IS WHERE IS" BASIS.

The Cabinet of Ministers approved implementation – of PM Ayushman Bharat Health Infrastructure Mission in Delhi vide Cabinet Decision No. 3174 dated 20<sup>th</sup> Feb 2025 and MoU for implementation of PM-ABHIM has been signed between Deptt. Of Health & Family Welfare, GNCTD and MoHFW Gol on 10<sup>th</sup> April 2025. 1139 Urban Ayushman Arogya Mandirs (Sub Centres) have been approved under the scheme for Delhi.

Requests were received from Delhi Health Services, GNCTD for issuance of NOC for opening of Aushman Arogya Mandir (AAM) in Basti Vikas Kendras/Community Halls irrespective of the fact that DUSIB is/is not the Land Owning Agency (LOA). Subsequently, meetings were held in Govt. of NCT of Delhi wherein it was directed that NOC be granted for all the BVKs/sites requested by Health Department irrespective of whether DUSIB is the Land Owning Agency or not. On the basis of report furnished by Engineering Wing, NOC were issued to Health & Family Welfare Department, GNCTD in respect of the following sites as per details given below:-

Sr. No.	Locations	Reference No.
1.	C. Hall at Block 12, near 288 slum tenements Tilak Nagar	NOC issued vide letter No. F-14/303/AAM/IAL/DUSIB/204805604/2025/D-104 dated 01.07.2025. (Copy enclosed). <b><u>Annexure-1.</u></b>
2.	Social Welfare Centre at Tilak vihar	
3.	Community Centre, site no. II sector 16-B Dwarka	
4.	C. Hall at SRS Bindapur pocket IV (Triple Storey)	
5.	DUSIB, Block JJ Colony Bindapur, Becodap	
6.	Basti Vikas Kendra A Block JJ Colony Sawda Ghewra	
7.	Mangolpuri UT Block Barat Ghar	
8.	C/Hall J – Block Mangolpuri	
9.	Mangolpuri K Block Barat Ghar	
10.	BVK at K Block Wazirpur	
11.	Shah Ganj Property No- 2919-2921, Ground Floor Lahori Gate	
12.	Chatta Lal Mia Behind Deloght Cinema , Propoerty No-193-96/X , Ground Floor , Daryaganj , Delhi	
13.	Community Centre Sunlight Colony	

14.	Shishu Vatika Shastri Camp Block 6,7 and 8 Trilokpuri		
15.	Community Center, Sarai Basti		
16.	Community Hall Chupal at C-Block Budh Nagar Inder Puri		
17.	Community Hall Chupal at F-Block Budh Nagar Inder Puri		
18.	BVK at C-10 Block Sultanpuri.		
19.	P-2 Block Sultanpuri Barat Ghar		
20.	Balmiki Basti Vikas Kendra Samudayik Bhawan Bada Gurudwara Shiv Mandir		
21.	Chaupal Behind G-Block, Balmiki Mandir, Old Seemapuri	NOC issued vide letter No. F-14/303/AAM/IAL/DUSIB/204805604/2025/D-159 dated 25.08.2025. (Copy enclosed). <b>Annexure-2.</b>	
22.	BVK at JJC Double Storey Sweeper Tenement Tilak Vihar		
23.	A- Block SRS Savda Ghewra Ph-I (Single storeyed)		
24.	BVK at X Block , Mangolpuri		
25.	Hans Raj Mulk Raj Bhatta Jwalapuri (Single Storey)		
26.	BVK at JJ cluster UN block, Old Chandrawal village.		
27.	BVK near Creamation Ground at Sunlight colony		
28.	BVK at Sonia Camp, Jhilmil Industrial area		
29.	B-Block, Jhilmil Colony (Balmiki Basti) (New)		
30.	Aradhik Nagar, Delhi UP Border		
31.	BVK/Community Room at B-Block, Jhilmil Colony (Balmiki Basti Old)		
32.	Dr. Ambedkar Camp Jhilmil Ind. Area (New)		
33.	JJ Cluster Tahirpur Road No. 64		
34.	BVK in JJC D-Block, Sanjay Camp		
35.	INDIRA CAMP SURROUNDED BY BLOCK 28,29 & 19 TRILOKPURI. (SITE-I)		NOC issued vide letter No. F-14/315/AAM/IAL/DUSIB/204812123/2025/D-170 dated 17.09.2025. (Copy enclosed). <b>Annexure-3.</b>
36.	INDIRA CAMP SURROUNDED BY BLOCK 28,29 & 19 TRILOKPURI. (SITE-II)		
37.	SHASTRI CAMP BLOCK 6,7, 8 TRILOKPURI.(OPP. BLOCK-7).SITE-I		

38.	Block-35/174, Trilokpuri
39.	Block-9 (along MANDIR), near block-6,7,8, Trilokpuri
40.	Block-17-21 Kalyanpuri (Site II).
41.	Saheed Bhagat Singh Camp Block-19 Kalyanpuri.
42.	BVK at 5698 XV, Gali Sohan Lal, Nabi Karim
43.	BVK at Prop. No.5955-56 XV, Gali Sikligran, Nabi Karim
44.	BVK at JJ Cluster T-10, Gulshan Chowk, Opposite F- Block, Baljit Nagar
45.	BVK at Block-F, Budh Nagar, Inderpuri
46.	Block-G, Jahangirpuri Site-II
47.	Bihari Samaj Vishwanath Puri (Part-B) Kalander Colony Near Bhalaswa Dairy
48.	Basti Vikas Kendra at Balmiki Basti, Prem Nagar, Samaypur, Badli
49.	BVK, Integrated Complex at Pkt.-11 Sect. A-6 Narela (Double)
50.	BVK, Nursary Cum-crech at Pkt. -11 A-6 Narela (single)
51.	BVK, Holambi B-Block Metro Vihar Ph-I(single)
52.	BVK, Holambi C-Block Metro Vihar Ph-I(single)
53.	BVK, Pocket-14/A-5, Narela(single)
54.	BVK, SRS Bawana Block-E
55.	BVK, SRS Rohini, Sector-23
56.	Higher Secondary School behind Patparganj.
57.	Block 6,7 & 8 Khichripur.(Site-I)
58.	Block 6,7 & 8 Khichripur near Mohalla clinic
59.	Ramesh Park Near Peer Baba Ki Mazar
60.	Community Room at Anand Vihar
61.	Mazboor Camp Joshi Mohalla Police Chowki Mandawali.
62.	BVK, Suraj Park Samay Pur Badli-I(single)
63.	BVK, Suraj Park Samay Pur

	Badli(single)
64.	Moti Lal Nehru Camp No 2
65.	BVK at Indira Gandhi Camp No.3 near Rly. Line Hari Nagar Ashram
66.	BVK at Nehru Ekta Camp, Sec-VII, RK Puram BVK No. 2.
67.	BVK at South Moti Bagh Shastri market (BVK No. 2).
68.	SARDAR PATEL EKTA CMP (EKTA VHR) BVK NO.3
69.	RAVI DASS CMP SEC-3 R.K. PURAM
70.	Jagdamba Camp Near SFS Flats Sheikh Sarai
71.	Karotia Camp Kalka Ji
72.	Gandhi Camp Behind DTC Depot Okhla-I Site -I GF
73.	OKHLA OVER HEAD TANK OKHLA PH-II
74.	B.V.K. at JJ Cluster, Outram lane, Kingsway Camp.
75.	B.V.K. at JJ Cluster, Mauji wala Bagh, B-block.
76.	B.V.K. at JJ Cluster, Chowki No.4, G.T.K. Road.
77.	BVK at old chandrawal near Transformer Magzine road.
78.	BVK at JJ cluster N-68, Aruna Colony, Majnu Ka Tilla
79.	BVK at Bhairon Ki bagichi
80.	WH 58-59 Mayapuri
81.	BVK at Sarai Phoos
82.	BVK at Mahatma Gandhi Camp Road No 77 Punjabi Bagh
83.	BVK at Chameli Park Raghubir Nagar.
84.	BVK at JJ Cluster Press area behind Old Secretariat
85.	BVK at Gas Godown Todapur

86.	BVK in JJ cluster Takia Kale Khan		
87.	BIW JJ CAMP BADARPUR NEAR NTPC SITE-2		
88.	Chanderpuri Railway. Lines old Seelampur (NEW)		
89.	B.V.K. at Milakpur Kohi Rangpuri Pahari.		
90.	CSR Govt. building, Palam/CSK, Sec-1, Dwarka		
91.	Bindapur SRS Pkt-4 (DS) G.F.		
92.	SRS Sector 1, Dwarka		
93.	EWS Housing Complex DUSIB Sec-16 B Dwarka / 980 EWS Houses at Sector 16B, Dwarka		
94.	Barat Ghar Pratap Garden bindapur/Dwarka (C 1 Block Pratap Garden Barat Ghar)(Bindapur)		
95.	BVK at Jawahar Camp Kirti Nagar		
96.	BVK in JJ Cluster at Sham Nagar		
97.	TC-1120 Chopal, Raghubir Nagar		
98.	Basai Dara Pur Village		
99.	DUSIB centre New Four Storey building opposite double storey near Rajouri Garden Police Station (In front of RG Stone).		
100.	C-56 ASHA Dispensary Kusumpur Pahari		
101.	BVK at Indira Camp No. 3 near Railway line Hari Nagar Ashram		
102.	Mahiwal Saraswati Camp Sec-3, R.K. Puram		
103.	Basti Vikas Kendra No. 1, Nehru Ekta Camp, R.K. Puram , Sec-7		
104.	DGD Moti Bagh Near BVK and Shastri Market	NOC issued vide letter No. F-14/315/AAM/IAL/DUSIB/204812123/2025/D-224 dated 10.11.2025. (Copy enclosed). <b><u>Annexure-4.</u></b>	
105.	Basti Vikas Kendra No. 2, Ambedkar Basti R.K.Puram		
106.	Maharishi Valmiki Chaupal, behind B.R. Hospital Moti Bagh		
107.	Basti Vikas Kendra Gali No. 1 Shanti		

	Camp Mandi Pahadi
108.	Sewa Bharti(DUSIB), Mauji Wala Bagh, Lal Bagh
109.	BVK JJ Cluster Block F-1, Sunder Nagri
110.	BVK B-Block, Old Seemapuri
111.	Chaupal A Block, Budhnagar, Inderpuri
112.	Sarai Pipal Thala
113.	AAMC A-3 Block Bhalaswa
114.	DUSIB Community Centre H3/H4 Jhangirpuri Running
115.	Block B-4 Bhalaswa Relocation Dairy
116.	Nirankari Bawana
117.	Built up structure in H-2 Block Gujrati Mohalla Jhangirpuri
118.	Builtup structure in H-4 Block Mangal Bazaar Majlis Park
119.	Community Centre, A-Block, Bawana, JJ Colony, Bawana Narela
120.	Community Centre, B-Block, Bawana, JJ Colony, Bawana Narela
121.	EKTA Camp, AU Block, Pitampura, near Varun Niketan
122.	Community Hall, JJ Cluster, Ring Road no. 26, Haiderpur
123.	Nirman Majdoor Camp Haidepur Ring Road 26, Khadar JJ Cluster
124.	DUSIB, Building Parwana road Pitampura

### **PROPOSAL**

The proposal is placed before the Board for ratification of issue of NOC in respect of **124 sites (17+04+68+35=124)** for establishment of Ayushman Arogya Mandir (AAM) in Basti Vikas Kendras/Community Halls and other lands irrespective of the fact that DUSIB is/is not the Land Owning Agency (LOA).

**AGENDA ITEM NO. 34/15**

**RATIFICATION OF AGENDA PERTAINING TO RECOVER THE CHARGES ON ACCOUNT OF 50% UNEARNED INCREASE IN "MARKET VALUE" AS PER "CIRCLE RATE" IN RESPECT OF 17 NOS. OF SHOPS/STALLS (03 TIMES OF CIRCLE RATE) FOR TRANSFER OF PERPETUAL LEASE PROVIDED THAT PURCHASERS ARE DEEMED ELIGIBLE AS PER REQUISITE DOCUMENTS.**

01. The NCRTC vide letter dated 07.07.2023 had requested DUSIB to permit the relocation of 17 nos. of shops/structures of Apna Bazar on adjoining DUSIB land and has also submitted the survey report in this regard(**Annexure-A& B**).

02. These shops were auctioned in the year 1985. DUSIB has also got the survey report from DD(Survey) in respect of these 17 Fruits & Vegetables stalls/shops (**Annexure-C**) which are falling in shadow area of elevated road connecting Ring Road to NCRTC Complex at Jangpura and the details are given hereunder:

S. No	Sh op No.	Occupant name as per record of RP Cell, DUSIB	Occupant name as per survey report by survey branch of DUSIB	Area of shop and stalls	Original allottee	Remarks
1	1	-----	Sh.SanjayMadan s/o Late Mohan LalMadan	12.46 sqm	Purcha ser	No-record found
2	2	Sh. JaidevWad hava S/o Late BishanWad hwa	Sh. JaidevWadhava S/o Late BishanWadhva	12.00 sqm	Original Allottee	RP Cell
3	3	Sh.D.D. Chawala	Sh.Nityananda S/o Late paramanand	12.00 sqm	Purcha ser	RP Cell
4	9	Sh.Ramesh Kumar Wadava S/o Late Bishan Das Wadhva	Sh.Ramesh Kumar Wadava S/o Late Bishan Das Wadhva	12.00 sqm	Original Allottee	RP Cell
5	10	ShNandLal	Sh.Krishan Kumar S/o Late Sadhu Ram	12.46 sqm	Purcha ser	RP Cell
6	11	Sh. Mahesh Puri	Sh. Sanjay Kumar S/o Late Malkiat Singh	12.46 sqm	Purcha ser	RP Cell
7	12	Sh. ChanderSh	Sh. Sanjay Madan S/o Late	12.00 sqm	Purcha ser	RP Cell

		ekharPuri	Mohan lalMaan			
8	13	Sh. Baldev Raj Wadhava	Sh. SachinVij (2) Sh. TarunVij both S/o Sh. Harish Vij	12.00 sqm	purchas er	RP Cell
9	14	Smt. NeelamDha wan	Sh. Tarvender Pal Singh S/o Late Surender Singh	12.00 sqm	purchas er	RP Cell
10	15	Sh. Mool Chand	Sh. Thakur Lal S/o Sh. Sarupi	12.00 sqm	purchas er	RP Cell
11	16	Smt. Asha Rani	Sh. Ramesh Duggal S/o Late Om PrakashDuggal	12.46 sqm	purchas er	RP Cell
12	71	Ramesh Chand	Sh. Md. Farukh S/o Late Mabbu Mia	4.82 sqm	purchas er	SCP Cell
13	72	Ramchand	Sh. Md. Farukh S/o Late Mabbu Mia	4.82 sqm	purchas er	SCP Cell
14	S-1	-----	Smt. RajniTandon W/o Sh. SonuTandon	5.13 sqn	purchas er/occu pant	No record found
15	S-2	-----	Locked	----	----	No record found
16	S-3	-----	Smt. Madhu W/o Late MahenderPrakash	4.82 sqm	purchas er/occu pant	No record found
17	S-4	-----	Sh. Rajendera Kumar Kukreja S/o Late GangadharKukreja	4.82 sqm	purchas er/occu pant	No-record found

03. On perusal of record, it revealed that out of these 17 shops, the records of shops no. 71 & 72 are available in SCP Cell. It presumed that rest 15 shops were disposed of by RP Cell with 13 nos. of the shopkeepers are not being the original allottees. Further, the record/files of shop no. 1, S-1, S-2, S-3 & S-4 of Apna Bazar are not found in RP Cell and the details of these shops would be seek from the occupants to ascertain the actual status of allotment.

04. Further, as per request of NCRTC, the IAL branch of DUSIB had allotted a land measuring 235 sqm vide letter No. F-14/273/NCRTC/IAL/DUSIB/204744859/D-925 dated 13.10.2023 **(Annexure-D)**

for development of these 17 shops. The NCRTC vide letter No. NCRTC/DM/CPM-INA/RR/External Agencies/2021/131-B/2049 dated 01.10.2024 has informed that the shops for relocation has already been constructed on the allotted land and requested DUSIB to take over the possession of these 17 shops for further allotment to the shopkeepers whose shops are falling in the shadow area of elevated road **(Annexure-E)**. Accordingly, this office vide letter No. F/2724/18/Misc./RP/DUSIB/2023/D-808 dated 11.10.2024 has directed the Ex. Engineer, C-05 to take over the possession of these shops under intimation to this office. Accordingly, the AE, C-05 has taken over the possession of these new built up shops from the officials of NCRTC on 23.11.2024 **(Annexure-F)**

05. Further, before relocation, this office has to recover outstanding dues on account of Ground Rent and the requisite transfer charges, as per the terms and conditions of tender documents/Perpetual Lease which is being reproduced as under:

*IV(v) In the event of consent being given the Lessor/DDA(Slum Wing) may impose such terms & conditions as it think fits. The Lessor/DDA(Slum Wing) shall also be entitled to claim and recover a portion being 50% of the unearned increase in the value of the land (i.e. difference between the premium paid and the market value) of the shop at the time of sale, transfer, assignment or parting with possession. Provided that the Lessor shall have pre-emptive right to purchase the shop after deducting 50% of the unearned increase as aforesaid. The decision of the Lessor in respect of market value of the shop shall be final and binding.(Annexure-G)*

Brief background:

06. DUSIB has auctioned small shops in various locations all over Delhi including Nehru Nagar as per terms & conditions of auction which are annexed as Annexure-F. There is no proper mechanism available to ascertain the market value of property and accordingly DDA has approved and adopted the policy of calculating the market value on the basis of circle rates decided by GNCTD, wherein for each type of property there is a different multiplying factor. The details are as below:

Rates decided by DDA

Use	Residential	Public purposes, e.g. government, schools, hospitals, etc.	Public Utility, e.g., private schools, colleges, hospitals	Industrial	Commercial
Factor	1	1	1.5	1.5	2

07. Similarly, GNCTD has its own Factors for different types of properties as mentioned below:

Rates decided by Delhi Government

Use	Residential	Public utility e.g. private school, college, hospitals etc.	Industrial	Commercial
Factor	1	2	2	3

08. As per above mentioned tables, the factor for commercial properties in DDA is 2 i.e. the market value to be considered is twice the circle rate while, for commercial properties in GNCTD the factor is 3 i.e. the market value to be considered is thrice the circle rate (for calculating the stamp duty). Accordingly, DDA and GNCTD charge 2 times and 3 times the circle rate respectively in case of commercial properties.

09. The earlier proposal placed by RP Cell was based on the policy adopted by DDA i.e. charging two times the circle rate for collecting stamp duty in respect of commercial properties as such to attract more and more participants in auction and for better revenue generation aspects in DUSIB.

10. The matter was placed before the then CEO, DUSIB for his approval but the views of Finance Department and Law Department were sought. Accordingly, the matter was forwarded to Finance of DUSIB i.e. HAU branch and the same have already been concurred by the Finance subject to Administrative decision. However, Law Officer, DUSIB was of the opinion that, three times the Circle Rates of Delhi Government shall be considered by the Competent Authority. **(Annexure-H)**

11. Hence, the matter was again forwarded to Finance for consideration to recover the requisite charges in respect of 50% unearned increase in market value based on 3 times the Circle Rate for commercial property. There appears no uniform mechanism to arrive at Market Value and accordingly DDA has adopted a policy wherein charges to be considered are 2 times the circle rate for commercial properties. However, Delhi Govt. is charging the said fee on 3 times the circle rate in case of commercial properties for collecting stamp duty, as per area wise list **(Annexure-I)**. Now, calculation of stamp duty in respect of commercial properties @ 3 times the circle rate can be explained by illustration given below:

Area	Original cost/Premium	Land Cost as per Rates of Delhi Government (Category E)	Total Amount	50% unearned increase
	Rs.	70080/-*	12.28X3X	(25,81,747-35,000)/

12.2 8 sqm *	35,000/ -*		70080 = 25,81,747/-*	2 =12,73,374/-* (To be recovered from purchasers for transfer of Perpetual Lease)
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\*Subject to change in area/category/rate etc. in respect of shop/commercial plots etc. (Colony wise)

12. Finance and Law Department has concurred the proposal to treat "Circle Rate" as "Market Value" as per rate decided by Delhi Government (**Annexure-J**). It is therefore submitted that the charges shall be recovered from the purchaser as per the above calculation at 3 times the circle rate for transfer etc. of Perpetual Lease, to those deemed eligible subject to verifications of documents for the shops situated at Apna Bazar, Nehru Nagar which are falling in shadow area of elevated road connecting ring road through NCRTC complex at Jungpura only.

13. In order to implement the terms & conditions of the lease/agreement/Perpetual Lease IV(v) as outlined in para 04 on the aspect sale/purchase of the property, it is proposed that it may done at "03 time the circle rate for transfer of Perpetual Lease to those deemed eligible" subject to verification of documents for the shops, situated at Apna Bazar, Nehru Nagar which are falling in shadow area of elevated road connecting ring road through NCRTC complex at Jungpura only.

14. Due to urgency of matter for relocation of aforementioned 17 nos. shops from the shadow area of NCRTC project, the anticipatory approval has already been obtained from Hon'ble Chief Minister, GNCTD/ Hon'ble Chairperson, DUSIB (**Annexure-K**).

15. Subsequently in order bearing No. F/2708/CE/S/Nagri/1985/D-408 dated 30.10.2025 regarding recovery of charges on account of 50% unearned increase in "Market Value" as per "Circle Rates" i.e. 3 times of Circle rates in terms of Clause IV(v) of the Lease/ Agreement/ Perpetual Lease Deed for transfer of Perpetual Lease was issued (**Annexure-L**).

The matter is placed before the Board for its ratification.

**AGENDA ITEM NO. 34/16**

**REGARDING CHANGE IN NOMENCLATURE OF THE POST OF B&FO TO DIRECTOR (FINANCE).**

**Brief History of DUSIB:** The Slum & JJ Department which was earlier part of MCD has now been transferred to this Board. The Slum & JJ Department was not set up under any statute, but as part of the MCD in 1962. The Department was entrusted with the working of operating the provisions of Slum Areas (Improvement & Clearance) Act, 1956. In 1967 JJ Wing was transferred to DDA and subsequently, merged with DDA. However, Slum & JJ Department was transferred back & forth from MCD to DDA from 1974 till 1980 and was finally with MCD, since September, 1992 vide order dated 01.09.1992, with a condition that the employees of the Slum Wing, DDA would become the employees of the Slum & JJ Department of MCD "as is where is basis" and will continue to be governed by their present terms and conditions of service.

Subsequently, The Delhi Urban Shelter Improvement Board Act, 2010 was passed by the Legislative Assembly of the National Capital Territory of Delhi on 01st April, 2010 which replaced the Slum & JJ Department of MCD with DUSIB. As per section 30 of DUSIB Act, 2010, employees shall hold office for the same tenure, and at the same remuneration and on same terms and conditions of service, as they would have held if the Board had not been established and shall continue to do so until such tenure, remuneration and terms and conditions are duly altered by the Board. **Accordingly, The RRs of Delhi Development Authority (DDA) are still being followed by DUSIB for its Recruitment as well as for Promotion.**

Now, it is submitted that **there are two (2) post of Budget and Finance Officer (B&FO)** in DUSIB in the Pay Level-12 (Pay Band-II Rs. 78800-209200; Grade Pay-7600/-). A copy of DUSIB Budget showing sanctioned post of B&FO is annexed at **Annexure-A**.

Further, it is informed that there is no such post of B&FO is presently exist in DDA. However, DDA have the post of Director (Finance) in the Pay Level-12 (Pay Band-II Rs. 78800-209200; Grade Pay-7600/-). A copy of Recruitment Rules of Director (Finance) of DDA is annexed at **Annexure-B**.

It is pertinent to mention that, due to the absence of Recruitment Rules for the post of B&FO, DUSIB is facing difficulties in advertising the post for deputation. Presently, both B&FO posts are lying vacant, and no officer is eligible for promotion to this position. In order to ensure the efficient functioning of the department, it is essential to fill the B&FO post through deputation, as it is a crucial position. The proposed change in nomenclature will facilitate recruitment on deputation.

Further, as per DDA's Recruitment Rules for the post of Director (Finance), the feeder cadre is Deputy Chief Accountant(Dy. CA), which is also the same promotional channel for the post of B&FO in DUSIB. Since both the posts i.e. Director (Finance) and B&FO in DUSIB are equivalent in terms of pay level, promotional hierarchy, and functional responsibilities, it is proposed that the nomenclature of the post of B&FO in DUSIB be changed to Director (Finance), in line with the existing structure in DDA.

**PROPOSAL:**

The Board may consider the proposal that nomenclature of the post of Budget & Finance Officer (B&FO) in DUSIB be changed to Director (Finance), in line with the existing structure in DDA.

**AGENDA ITEM NO. 34/17**

**RATIFICATION THEREOF FROM THE BOARD IN RESPECT OF CONFERRING OF POWERS UPON THE OFFICERS RELATING TO EXECUTION OF LEASE DEED/CONVEYANCE DEED ON BEHALF OF DELHI URBAN SHELTER IMPROVEMENT BOARD.**

1. The instant case is regarding grant of Ex-Officio Powers to the Officers at level of Dy. Directors/Directors for signing the communications, orders, Lease Deed/Conveyance Deed for and on behalf of DUSIB.
2. It is submitted that Lease Deed/Conveyance Deed have been issuing in the following branches of DUSIB:
  - a) Allotment Branch
  - b) JJR Branch
  - c) Institutional Allotment Land (IAL) Branch
  - d) RP Cell
  - e) Lease & Liquidation Branch
  - f) Housing Branch
  - g) CDF Branch
  - h) Rehabilitation Branch
3. Different officers are looking after the work of above branches in the capacity of Pr. Director/Director/Dy. Directors in DUSIB. As such, the officers, who are assigned the respective branch, may not be given the powers for execution of Lease Deed/Conveyance Deed of the same branch in order to check and cross examination of the case and to maintain the transparency in the government offices.
4. Apart from the above, it is also proposed that in order to avoid any inconvenience henceforth, CEO, DUSIB may be authorized under Section 50 of the DUSIB Act, 2010 vide which the Board may delegate the powers imposed on it to any officer for execution of Lease Deed/Conveyance Deed on behalf of DUSIB. The Section 50 of DUSIB Act, 2010 is reproduced as under:

**“Section 50: Delegation of powers by the Board:** *The Board may, by order, direct that any power conferred or any duty imposed on it by or under this Act shall, in such circumstances and under such conditions, if any, as may be specified in the order, be exercised and performed also by any officer or employee specified in the order.*
5. As per noting of Secretary to Hon'ble CM, Delhi dated 21.06.2025 Hon'ble CM has approved the draft agenda for placing the same before the Board in its next meeting, which is placed opposite, with all details (**Noting of Secretary to Hon'ble CM, Delhi dated 21.06.2025 is annexed as Annexure-1**).
6. Large number of public is visiting frequently in DUSIB office for execution of freehold. Some of them are above the age of 90 years. This department becomes helpless of such senior citizens due to non availability of Vendor/Lessor.

7. Due to above reason, the matter was placed before Hon'ble Chairperson, DUSIB/Hon'ble CM, Delhi seeking anticipatory approval to the aforementioned proposals in order to expedite the clearance of pending cases and mitigate public inconvenience and preventing further revenue loss to the department in the larger public interest.

8. Hon'ble Chairperson, DUSIB/Hon'ble CM, Delhi has approved the above proposal authorizing CEO, DUSIB under Section-50 of the DUSIB Act, 2010 for issuance of subsequent orders, related to conferring of powers upon the officers relating to Execution of Lease Deed/Conveyance Deed on behalf of Delhi Urban Shelter Improvement Board (**Annexure-2**).

9. Accordingly, the order bearing No. D-876 dated 18.07.2025 was issued authorizing CEO, DUSIB under Section-50 of the DUSIB Act, 2010 for issuance of subsequent orders (**Annexure-3**).

**PROPOSAL:**

- a) That the officers of DUSIB i.e. Pr. Director/Directors/Dy. Directors may be automatically designated as Lessor/Vendor for signing/execution of Lease Deed/Conveyance Deed for and on behalf of Delhi Urban Shelter Improvement Board.
- b) That apart from the officers of DUSIB, officers posted from Delhi Government in DUSIB on deputation may also be automatically designated as Lessor/Vendor for signing/execution of Lease Deed/Conveyance Deed for and on behalf of Delhi Urban Shelter Improvement Board.
- c) Different officers are looking after the work of above branches in the capacity of Pr. Director/Director/Dy. Directors in DUSIB. Officers, who have assigned the respective branch, may not be given the powers for execution of Lease Deed/Conveyance Deed of the same branch in order to check and cross examination of the case and to maintain the transparency in the government offices.
- d) CEO, DUSIB may be authorized under Section-50 of the DUSIB Act, 2010 for issuance of subsequent orders, if any, related to conferring of powers upon the officers relating to Execution of Lease Deed/Conveyance Deed on behalf of Delhi Urban Shelter Improvement Board.

**The above proposals are placed before the Board for its ratification.**

## AGENDA ITEM NO. 34/18

### APPROVAL OF DUSIB ANNUAL ACCOUNTS FOR THE YEAR 2019-20, 2020-2021 AND 2021-2022.

1. Delhi Urban Shelter Improvement Board (DUSIB) has come in existence under Delhi urban improvement Board Act -2010 which has been passed by the Legislative Assembly of the National Capital Territory of Delhi on the 01<sup>st</sup> April 2010 and has come in force by the order of Hon'ble Lt. Governor of Delhi on 01<sup>st</sup> July 2010. The Slum and JJ Department which was earlier part of MCD was transferred to this Board. The Slum and JJ Department was not Set up under any statute, but as part of MCD in 1962. The Department was entrusted with the work of operating the provisions of Slum Areas (Improvement & Clearance) Act, 1956. In 1967 JJ Wing was transferred to DDA and subsequently merged with DDA. However, Slum and JJ department was transferred back & Forth from MCD to DDA from 1974 till 1980 and was finally with MCD, Since September 1992.
2. DUSIB has 17 divisions across Delhi and a HQ which is subdivided into 5 branches i.e. Non Plan, Plan, GPF, Pension and JJR. Accounting of Each division /branch is decentralized and is on cash basis. Each division prepare accounts in single entry basis which are consolidated at HQ for preparation of Annual Accounts. The accounts of Each Financial Year are approved by Board of DUSIB.
3. Government had already decided that all the accounts of Government and autonomous bodies will be converted into Double Entry System and further the same be prepared in Double Entry System not into cash basis/single entry system. C&AG also insisted for early conversion of all accounts of DUSIB from single entry system to Double Entry System. Accordingly, the process of conversion of accounts from single entry system to Double Entry system initiated by DUSIB. The accounts for financial year 2019-20, 2020-2021 and 2021-2022 have been prepared by Chartered Accounts firms appointed by DUSIB. The opening Balance for preparation of DUSIB's Annual Account in Double Entry system/Financial statement has been taken from Financial Statement ending 31.3.18 respectively. The Financial statement is prepared from the Annual/Monthly Accounts, Classified Register, Trial Balance, Utilization certificates, Cash Book and FDR Register. The figures from Monthly Accounts, Classified Register, Utilization certificates and Cash Book have been compiled after making necessary adjustments as per accounting system.

4. The expenditure and Grant received has been taken as per Abstract Register/Trial Balance on actual basis and the closing balances of Grant taken on the basis of Utilization Certificates submitted for the financial year 2019-20,2020-2021 and 2021-2022 to GNCTD wherein unspent balances for the relevant year has been reflected.

5. The earmarked funds i.e. G.P.F, Pension and New Pension scheme have been adjusted by working out the actual G.P.F, Pension and New Pension scheme. The interest accrued on GPF has been added to earmarked funds of GPF.All Debit and Credit entries have been taken from Abstract Registers, Monthly accounts ofDUSIB.

6. The depreciation to fixed assets have been taken as written down value method which is as under:-

Particulars	Rate of Depreciation
Land	Nil
Dustbin & Dhalaos	20.00%
CTCs (Conventional)	20.00%
CTCs (YAP)	20.00%
Pre fab JSCs	20.00%
MTVs	20.00%
MTVs (YAP)	20.00%
Sewer Treatment Plant (YAP)	20.00%
Sanitation Equipments (YAP)	20.00%
Lavatory Blocks & Urinals	20.00%
Roads, Streets, Lanes	20.00%
Structural repair & Maintenance of Slum	20.00%
Development of Sewerage	20.00%
Drainage	20.00%
Shishuvatika	10.00%
Building	1.61%
Building District Center	1.61%
CWIP- Building School	1.61%
Electrical Cables	7.07%
Computers	15.50%
Furniture, Fixtures & Office Equipments	9.50%
Lamp Post & Luminary Fittings	10.00%
Books	100.00%
Plants & Machinery	4.75%
Vehicles	10.00%
Developments of Site	0.00%
Environmental Improvement in Slum	20.00%
Slum Katra Repair/Renewal Programme	20.00%

Construction & Management of Night Shelter	1.61%
Jan Suvidha Complexes	20.00%
Kendra OR Adg. Built up Facilities of C/Halls,	1.61%
Construction of Flats at Mata Sundari Road	1.61%
Shishu Vatikas /Common spaces	20.00%
Centrally Assisted Slum Development Programme	20.00%
C/o Houses Under JNNRUM	20.00%
Improvement of services in SRS pockets	20.00%
Rajiv Awas Yojna	20.00%
Development Work Trans Yamuna Area Development Board	1.61%
GIA to DUDIB, ID C/o&R/o O.Building& Staff Qtr	1.61%
M/o Slum/JJ Cluster & informal shelter	1.61%
Property, Plant & Machinery	4.75%
Furniture	9.50%
Swachh Bharat Mission	20.00%
National Urban Livelihood Mission	20.00%

7. The capital work in progress has now been capitalized and also transferred in fixed assets while preparing the financial statements. The capital works in progress capitalized and taken as fixed assets. However, actual fixed asset register is to be finalized for which agency is to be assigned through call of tender to carry out the work of preparation of Fixed Assets Register. Actual figures so arrived after finalization of fixed asset register will be transferred / adjusted in financial statement of the financial year during which the same will be finalized.

8. The details of investment made by the DUSIB under various scheme as on 31.03.2020, 31.3.2021 and 31.3.2022 have been prepared on the basis of FDR Registers, Accrued interest for the financial year 2019-20, 2020-2021 and 2021-2022 have been calculated on the basis of investments of DUSIB which have been taken as per available records of FDRs i.e. FDR Registers/Cash Books/Monthly Accounts.

9. A "General Reserve (Plan Fund)" created for Income from Investment from Plan Fund. The Expenditure through Capital Grants is transferred to Capital Reserve Account considered the Expenditure of Capital Grants on Construction or/and Purchase of Fixed Assets. But in the absence of capitalisation certificate, date of capitalisation, actual date of put to use and other details. The exact fixed assets details will be incorporated/adjusted as and when completed by the department.

The amount of Capital Reserve decreases with the same of the depreciation charged on the Fixed Assets created through the Capital Grants.

**10.** The extract of Section 24 of DUSIB Act-2010 is as under:-

(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.

11. The Balance sheet, Profit and loss accounts of DUSIB for the period 2019-20,2020-2021 and 2021-2022 are as under:-

(a) **Financial Statement for the year 2019-2020**

**DELHI URBAN SHELTER IMPROVEMENT BOARD  
BALANCE SHEET AS AT 31ST MARCH 2020**

<b>LIABILITIES</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current Year</b>	<b>Previous Year</b>
Corpus/Capital Fund	1	-1,86,41,45,034.06	73,80,62,660.73
Grants	2	2,01,93,09,880.00	3,90,47,47,804.50
Earmarked Fund/Endowment Funds	3	1,89,37,13,754.36	1,92,29,32,136.36
Secured Loans and Borrowings	4	0.00	0.00
Unsecured Loans and Borrowings	5	11,08,40,81,837.00	5,88,15,51,837.00
Deferred Credit Liabilities	6	0.00	0.00
Current Liabilities and Provisions	7	5,06,47,43,227.81	4,61,64,53,192.55
<b>Total</b>		<b>18,19,77,03,665.11</b>	<b>17,06,37,47,631.14</b>
<b>ASSETS</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current Year</b>	<b>Previous Year</b>
Fixed Assets	8	7,20,88,78,161.37	7,73,21,70,167.50
Investment-From Earmarked Funds	9	0.00	0.00
Investment-Others	10	7,44,56,79,064.00	5,42,95,93,504.60
Current Assets, Loans, Advances Etc.	11	3,54,31,46,439.74	3,90,19,83,959.04
<b>Total</b>		<b>18,19,77,03,665.11</b>	<b>17,06,37,47,631.14</b>

**DELHI URBAN SHELTER IMPROVEMENT BOARD**  
**INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST MARCH 2020**

<b>INCOME</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current year</b>	<b>Previous Year</b>
Income from Sales / Services	12	0.00	0.00
Fees /Subscriptions	13	37,55,60,454.41	30,61,91,085.39
Grant from GNCTD (WAYS & MEANS)	13A	0.00	0.00
Grant Income	-	1,15,88,17,474.00	1,10,38,31,316.68
Income from Investments	14	8,83,37,249.93	7,85,78,536.00
Income from Royalty, Publication etc.	15	0.00	0.00
Interest Earned	16	1,31,74,890.00	3,09,79,613.00
Other Income	17	16,12,21,604.00	14,43,74,071.36
Increase/(decrease) in stock of Finished goods an works-in-progress	18	0.00	0.00
<b>Total (A)</b>		<b>1,79,71,11,672.34</b>	<b>1,66,39,54,622.43</b>
<b>EXPENDITURE</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current year</b>	<b>Previous Year</b>
Establishment Expenses	19	1,80,26,22,071.00	1,73,43,30,414.00
Other Administrative Expenses etc.	20	4,49,22,320.00	63,91,21,589.00
Expenditure related to Grant	-	1,15,88,17,474.00	1,10,38,31,316.68
Finance Cost	21	86,87,95,753.00	46,90,42,839.00
Depreciation	8	8,50,97,371.61	10,04,25,684.30
<b>Total (B)</b>		<b>3,96,02,54,989.61</b>	<b>4,04,67,51,842.98</b>
<b>Balance being excess of Income over Expenditure (A-B)</b>		<b>-2,16,31,43,317.27</b>	<b>-2,38,27,97,220.55</b>
Transfer to Special Reserve (Specify each)			
Transfer to/ from General Reserve			
<b>BALANCE BEING SURPLUS/(DEFICIT) CARRIED TO CORPUS/CAPITAL FUND</b>		<b>-2,16,31,43,317.27</b>	<b>-2,38,27,97,220.55</b>

(b) Financial Statement for the year 2020-2021

**DELHI URBAN SHELTER IMPROVEMENT BOARD**  
**BALANCE SHEET AS AT 31ST MARCH 2021**

<b>LIABILITIES</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current Year</b>	<b>Previous Year</b>
Corpus/Capital Fund	1	-5,00,29,74,613.25	1,86,41,45,034.06
Grants	2	2,25,26,58,045.00	2,01,93,09,880.00
Earmarked Fund/Endowment Funds	3	1,77,33,15,079.36	1,89,37,13,754.36
Secured Loans and Borrowings	4	0.00	0.00
Unsecured Loans and Borrowings	5	14,00,66,11,837.00	11,08,40,81,837.00
Deferred Credit Liabilities	6	0.00	0.00
Current Liabilities and Provisions	7	4,65,36,27,845.89	5,06,47,43,227.81
<b>Total</b>		<b>17,68,32,38,194.00</b>	<b>18,19,77,03,665.11</b>
<b>ASSETS</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current Year</b>	<b>Previous Year</b>
Fixed Assets	8	6,64,55,14,416.06	7,20,88,78,161.37
Investment-From Earmarked Funds	9	0.00	0.00
Investment-Others	10	8,66,89,35,747.00	7,44,56,79,064.00
Current Assets, Loans, Advances Etc.	11	2,36,87,88,030.94	3,54,31,46,439.74
<b>Total</b>		<b>17,68,32,38,194.00</b>	<b>18,19,77,03,665.11</b>

**DELHI URBAN SHELTER IMPROVEMENT BOARD**  
**INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST MARCH 2021**

<b>INCOME</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current year</b>	<b>Previous Year</b>
Income from Sales / Services	12	0.00	0.00
Fees /Subscriptions	13	15,19,11,624.87	37,55,60,454.41
Grant from GNCTD (WAYS & MEANS)	13A	0.00	0.00
Grant Income	-	1,07,01,29,069.00	1,15,88,17,474.00
Income from Investments	14	7,08,42,597.00	8,83,37,249.93
Income from Royalty, Publication etc.	15	0.00	0.00

Interest Earned	16	1,87,11,526.36	1,31,74,890.00
Other Income	17	16,13,84,553.60	16,12,21,604.00
Increase/(decrease) in stock of Finished goods an works-in-progress	18	0.00	0.00
<b>Total (A)</b>		<b>1,47,29,79,370.83</b>	<b>1,79,71,11,672.34</b>
<b>EXPENDITURE</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current year</b>	<b>Previous Year</b>
Establishment Expenses	19	1,78,83,78,295.00	1,80,26,22,071.00
Other Administrative Expenses etc.	20	3,64,74,431.00	4,49,22,320.00
Expenditure related to Grant	-	1,07,01,29,069.00	1,15,88,17,474.00
Finance Cost	21	1,00,17,12,627.70	86,87,95,753.00
Depreciation	8	7,25,38,129.71	8,50,97,371.61
<b>Total (B)</b>		<b>3,96,92,32,552.41</b>	<b>3,96,02,54,989.61</b>
<b>Balance being excess of Income over Expenditure (A-B)</b>		<b>-2,49,62,53,181.58</b>	<b>-2,16,31,43,317.17</b>
Transfer to Special Reserve (Specify each)			
Transfer to/ from General Reserve			
<b>BALANCE BEING SURPLUS/(DEFICIT) CARRIED TO CORPUS/CAPITAL FUND</b>		<b>-2,49,62,53,181.58</b>	<b>-2,16,31,43,317.17</b>

(c) Financial Statement for the year 2021-22

**DELHI URBAN SHELTER IMPROVEMENT BOARD  
BALANCE SHEET AS AT 31ST MARCH 2022**

<b>LIABILITIES</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current Year</b>	<b>Previous Year</b>
Corpus/Capital Fund	1	-8,49,03,01,602.86	-5,00,29,74,613.25
Grants	2	7,32,91,97,140.09	2,25,26,58,045.00
Earmarked Fund/Endowment Funds	3	1,76,48,69,852.36	1,77,33,15,079.36
Secured Loans and Borrowings	4	0.00	0.00
Unsecured Loans and Borrowings	5	15,75,41,41,837.00	14,00,66,11,837.00
Deferred Credit Liabilities	6	0.00	0.00
Current Liabilities and Provisions	7	4,84,48,14,696.90	4,65,36,27,845.89

<b>Total</b>		<b>21,20,27,21,923.49</b>	<b>17,68,32,38,194.00</b>
<b>ASSETS</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current Year</b>	<b>Previous Year</b>
Fixed Assets	8	6,19,05,12,825.97	6,64,55,14,416.06
Investment-From Earmarked Funds	9	0.00	0.00
Investment-Others	10	8,90,16,05,370.04	8,66,89,35,747.00
Current Assets, Loans, Advances Etc.	11	6,11,06,03,727.48	2,36,87,88,030.94
<b>Total</b>		<b>21,20,27,21,923.49</b>	<b>17,38,32,38,194.00</b>

**DELHI URBAN SHELTER IMPROVEMENT BOARD**  
**INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST MARCH 2022**

<b>INCOME</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current year</b>	<b>Previous Year</b>
Income from Sales / Services	12	0.00	0.00
Fees /Subscriptions	13	20,85,77,481.99	15,19,11,624.87
Grant from GNCTD (WAYS & MEANS)	13A	0.00	0.00
Grant Income	-	67,86,70,630.08	1,07,01,29,069.00
Income from Investments	14	6,61,21,499.34	7,08,42,597.00
Income from Royalty, Publication etc.	15	0.00	0.00
Interest Earned	16	11,54,46,324.57	1,87,11,526.36
Other Income	17	38,82,32,891.00	16,13,84,553.60
Increase/(decrease) in stock of Finished goods an works-in-progress	18	0.00	0.00
<b>Total (A)</b>		<b>1,09,25,17,005.98</b>	<b>1,47,29,79,370.83</b>
<b>EXPENDITURE</b>			
<b>Particulars</b>	<b>Sch.</b>	<b>Current year</b>	<b>Previous Year</b>
Establishment Expenses	19	1,61,54,62,689.50	1,78,83,78,295.00
Other Administrative Expenses etc.	20	3,87,08,571.93	3,64,74,431.00
Expenditure related to Grant	-	67,86,70,630.08	1,07,01,29,069.00
Finance Cost	21	1,69,57,04,615.00	1,00,17,12,627.70
Depreciation	8	6,26,65,582.66	72,53,8,129.71
<b>Total (B)</b>		<b>4,09,12,12,089.17</b>	<b>3,96,92,32,552.41</b>
<b>Balance being excess of Income over Expenditure (A-B)</b>		<b>-2,99,86,95,083.19</b>	<b>-2,49,62,53,181.58</b>

## AGENDA ITEM NO.34/19

### Approval for implementation of Atal Canteen Scheme for Preparation, Supply, and Distribution of Two Freshly Cooked Meals (Lunch and Dinner) to the Residents of JJ Clusters through Established Atal Canteens across Delhi

The Atal Canteen Scheme is an initiative of the Government of NCT of Delhi (GNCTD), being implemented through the Delhi Urban Shelter Improvement Board (DUSIB), with the objective of providing hygienic, nutritious, and affordable meals to the residents of JJ Clusters and urban poor across Delhi.

Under this scheme, each Atal Canteen shall serve two freshly cooked meals—Lunch and Dinner—at a subsidized rate of ₹5 per meal, with ₹25 per meal reimbursed by DUSIB to the implementing agency.

The Government of NCT of Delhi has approved the Atal Canteen Scheme in Cabinet Meeting No. 15 vide Decision No. 3256 dated 18.09.2025 (**Annexure-I**) and a budget provision of ₹104.24 Crores has been approved for its implementation through DUSIB.

A Preliminary Estimate amounting to ₹104.24 Crores has been prepared for the operation and management of 100 Atal Canteens to be established across various JJ Clusters or nearby locations in Delhi for a period of 12 months.

The RFP (**Annexure-II**) for the work "Atal Canteen sub-head- Preparation, Supply, and Distribution of two freshly cooked meals, i.e., Lunch and Dinner to the people of JJ Clusters through established Atal Canteens at subsidized rates of ₹5/- per meal" was published on the Government e-Procurement website.

The Project estimate of Rs.104.24 Crores annually for meal distribution, Kitchen rental and operational expenses, Digital-based real-time tracking systems for transparent monitoring and prevention of misuse, token-based meal distribution to prevent duplication and ensure accurate beneficiary tracking through faced detection or biometric system, third-party inspection of meal quantity and quality, digital monitoring and real-time tracking systems was prepared. However a revised draft Cabinet Note has been submitted due to escalation of cost as implementation of latest DSR and change in distribution centre's design from Rs 104.24 to 118.81 Crores annually has been submitted.

Each Atal Canteen will serve approximately 1,000 meals per day (500 Lunch + 500 Dinner), totalling 1,00,000 meals per day across all canteens.

As per the Cabinet decision, an Inter-Departmental Committee was constituted under the Chairmanship of the Member, DUSIB. The committee framed the modalities for the Request for Proposal (RFP) for the establishment of Atal Canteens in various JJ clusters across Delhi. The detailed RFP was prepared thereafter.

Tenders for the RFP titled "*Atal Canteen - Preparation, Supply, and Distribution of Two Freshly Cooked Meals (Lunch and Dinner) to the Residents of JJ Clusters through Established Atal Canteens across Delhi*" were invited on the Government e-Procurement portal. A total of 22 bids were received upon opening of the RFP on 14.11.2025.

An Inspection Committee, constituted to assess the reference kitchens of eligible participants, conducted inspections on 15.11.2025 and 16.11.2025 under videography. The committee submitted its report to the Chief Engineer (Chairman), with proper evaluation and marking as per the prescribed norms.

A meeting of the Technical Evaluation Committee was held on 18.11.2025. After scrutiny of all submitted documents, the committee awarded marks to each participant based on their experience, turnover, and reference kitchen inspection. Based on the evaluation of the 22 bids received, 11 (eleven) agencies have been recommended by the evaluation committee for award of work while 3 (three) agencies have been kept in waiting list (**Annexure-III**).

### **PROPOSAL:**

Accordingly, the following proposal is placed before the Board for its consideration and approval please.

1. Approval to implement the decision taken in the Cabinet Meeting No. 15 vide Decision No. 3256 dated 18.09.2025 for the operation and management of 100 Atal Canteens for a period of 12 months under the Atal Canteen Scheme of GNCTD.
2. Administrative approval and expenditure sanction amounting to Rs 104.24 Crores for implementation of Atal Canteen Scheme and ratification of call of RFP for Preparation, Supply, and Distribution of two freshly cooked meals (Lunch and Dinner) to the proposed 100 Atal Canteens.
3. Approval to split up the work for construction of Atal Canteen Distribution Centres among multiple Divisions- Civil Divisions (C-1 to C-12) and Electrical Divisions (E-1 to E-4)-considering the time-bound nature of the project.

4. Approval of the following eligible agencies which have been duly recommended by the Technical Evaluation Committee after due process of evaluation (Minutes enclosed) in its meeting held on 18.11.2025 for *Preparation, Supply, and Distribution of Two Freshly Cooked Meals (Lunch and Dinner) for the aforesaid 100 Atal canteens as mentioned below.*

<b>S. No</b>	<b>Participants</b>	<b>Proposed Group for work allocation</b>	<b>Location of canteen</b>
1	Surya Charitable & Welfare Society	1,2	The locations of the canteen is annexed as <b>Annexure-IV.</b>
2	Micro Education & Social Welfare Society	19,20	
3	Stri Shakti	6,9	
4	Bhartiya Manav Kalyan Parishad	17,18	
5	Ekta Shakti Foundation	10,11	
6	Nav Prayas	13,14	
7	Dalit Manav Uttan Sansthan	3,4	
8	The Peoples Welfare Society	7	
9	Sanraj Hospitality Pvt. Ltd.	15,16	
10	Rural Environment & Water Assets Reproductive Development Society	12,8	
11	Rao Raghbir Singh Sewa Samiti	5	

Encl:

- Annexure-I: Decision No. 3256 of Cabinet Meeting No. 15 dated 18.09.2025  
Annexure-II: RFP for the work "Atal Canteen sub-head- Preparation, Supply, and Distribution of two freshly cooked meals"  
Annexure-III: List of 11 agencies recommended by the evaluation committee & list of 3 agencies in waiting list.  
Annexure-IV: The locations of the canteen

**ACTION TAKEN REPORT OF 33<sup>rd</sup> BOARD MEETING HELD ON 06.01.2025.**

<b>S. No.</b>	<b>SUBJECT</b>	<b>ATR</b>
33/03	Regarding ratification for the accord of Administrative Approval and Expenditure Sanction (A/A&E/S) and permission to call of tender for the work of providing water proof & fire retardant European/German style Pagoda tents as temporary Shelter Homes on hiring basis at various locations in NCT of Delhi for the year 2024-25.	The work of installation of Pagoda Tents was carried out during the Winter Action Plan i.e. 15 <sup>th</sup> November, 2024 to 15 <sup>th</sup> March, 2025. The work has been satisfactorily completed by the agency.
33/04	Regarding ratification for the accord of permission to award the work of Providing water proof and Fire Retardant European/German style PAGODA Tents as temporary Shelter Homes on hiring basis at various locations in Delhi for the year 2024-25.	The work of installation of Pagoda Tents was carried out during the Winter Action Plan i.e. 15 <sup>th</sup> November 2024 to 15 <sup>th</sup> March 2025. The work has been satisfactorily completed by the agency.
33/05	Ratification for the acceptance of 04 zones tender cases for the work of "preparation, supply and distribution fresh cooked three meals i.e. Breakfast, Lunch & Dinner for a period of 02 years to Homeless People of Delhi Residing in Shelter Homes of DUSIB, Govt. Of NCT of Delhi".	The Food Supply works divided in 04 Zones have been awarded to the respective Food Supplying Agencies for duration of 02 years, and the services have been operational since 01.10.2024.  Name of Agencies: - Zone-1: - M/s Ghanshyam Sewa Samiti Zone-2: - M/s Bal Vikas Sewa Sansthan Zone-3: - M/s REWARDS Zone-4: - M/s Rao Raghubir Singh Sewa Samiti
33/06	Agenda regarding acceptance of tender in respect of, Reconstruction of third floor roof and renovation of homeless shelter and night shelter at commercial building, Ram	The said work is in progress. Physical progress = 85% Financial progress = NIL The work will be completed within

	Kumar Marg, Motia Khan in AC-22 Ballimaran.	30 days.
33/07	Proposal for the revised Administrative Approval & Expenditure Sanction (A/A&E/S) of works on a/c of the Operation, Management and Maintenance of Jan Suidha Complexes (JSCs) classified in 04 Groups i.e. Group- 1, 2, 3 & 4.	No payment of 50% of revised A/A & E/S approved by DUSIB Board has been made so far and the committee is yet to be constituted, as per decision of Board.
33/08	Regarding ratification of A/A&E/S amounting Rs.18,42,52,241.00 and Acceptance of Rates of the lowest tenderer M/s Saraplast Pvt. Ltd for the work providing of portable toilets as service facility including Operation Management and Maintenance at various locations where proper water supply and sewage disposal facilities are not available.	The Board considered and ratified the agenda. The A/A & E/S amounting Rs. 18,42,52,241.00 circulated. The rates of L-1 Bidder M/S Saraplast Pvt. Ltd. Accepted. The work is in progress.
33/09	Proposal for the Ratification of Administrative Approval & Expenditure Sanction of amounting to Rs.18,42,52,241.00 from pay & use JSC Capital head to Pay & Use JSC Revenue head of account forthe work of providing of portable toilets as service facility including Operation Management and Maintenance at various locations in JJ Clusters in Delhi where proper water supply and sewage disposal facilities are not available.	The Board considered and accepted the agenda. The A/A & E/S amounting Rs. 18,42,52,241.00 circulated in Pay & Use JSC (Revenue) head. Work is in progress.
33/10	Ratification of A/A&E/S for amounting Rs. 19,41,04,762.00 forreplacement of pre-fabricated fully assembled toilet cubicles made with HDPE material with squatting pan and western type toilet W.C. Conforming to specification and drawing and HDPE bathroom cubicles to be	The Board considered and ratified the agenda. The A/A & E/S amounting Rs. 19,41,04,762.00 circulated in Pay & Use JSC (Revenue) head. Work is in progress.

	provide by E-3 Division at different JSCs at various locations under jurisdiction of DUSIB.	
33/11	Ratification of Acceptance of Rates and Award of Work for replacement of pre-fabricated fully assembled toilet cubicles made with HDPE material with squatting pan and western type toilet WC conforming to specification and drawing and HDPE bathroom cubicles to be provided by E-3 division at different JSCs at various locations under jurisdiction of DUSIB.	The Board considered and ratified the agenda. The Rates of L-1 Bidder M/s Bhutani International Pvt. Ltd. Accepted. The work is in progress.
33/12	Agenda regarding acceptance of tender for 3 <sup>rd</sup> Party Quality Inspection/Assurance for operation Management and Maintenance of JSCs at various Locations spread across Delhi for Two Years Further Extendable upto Two Years.	The tender for 3 <sup>rd</sup> party quality inspection/assurance for JSCs has been awarded vide letter no. :AL-09/EE/C-3/DUSIB/2025-26/D-181 dated 22.07.2025 to M/s Tecxpert software Pvt. Ltd. and now, the work is in progress.
33/13	Agenda regarding acceptance of tender for up gradation & strengthening of common space stair case shaft of JJ tenement Block 23-53 at Kalkaji.	The tender for upgradation and strengthening of common spaces and staircase shafts of Block-44 to 53 JJ Tenements at Kalkaji (AC-50) has been awarded vide letter no.: AL-05/EE C-6/DUSIB/2025-26/d-108 dated 09.05.2025 to M/s Raj Builders. The work has been completed by the agency, and the performance has been found satisfactory.
33/14	Appeal under Rule 8(6A) (b) of Central Civil Service (Pension) Amendment Rules, 2022 by Sh. Kundan Lal, Jt. Director (Retd.) against the penalty of "100% cut in pension for life time".	The Board considered the appeal submitted by Kundan Lal Jt. Director (Retd.) during the 33 <sup>rd</sup> Board Meeting. After due deliberation, the Board found no merit in the appeal and accordingly "Rejected" it and the same was conveyed to Sh. Kundan Lal, Jt. Director (Retd.) vide no. VG/1204/200/Misc./Vig./DUSIB/2025/D-265 dt. 23.05.2025.
33/15	Annual Account for the Financial Year 2016-17 & 2017-18 in r/o	Approval of Annual Accounts for the financial year 2016-17 & 2017-18

	DUSIB.	was duly approved by the Board in the 33 <sup>rd</sup> Board Meeting. The Annual Accounts duly approved by Board, has been forwarded to the Dy. Accountant General (TSC) office of the Pr. Accountant General (Audit) vide no. letter No. BF/24015(1)/AO(DES)/DUSIB/2025-26/D-51 dated 01/05/2025 and the same has also been sent to the Secretary (U.D), vide letter no. BF/2405(13)/B&C/DUSIB/2025-26/D-48 dated 06/03/2025.
33/16	Approval of DUSIB Annual Accounts for the year 2018-19.	Approval of Annual Accounts for the Financial year 2018-19 was duly approved by the Board in the 33 <sup>rd</sup> Board Meeting. The annual Accounts duly approved by Board have been forwarded to the Dy. Accountant General (TSC) office of the Pr. Accountant General (Audit) vide no. letter No. BF/24015(1)/AO(DES)/DUSIB/2025-26/D-51 dated 01/05/2025 the same has been sent to the Secretary (U.D), vide letter no. BF/2405(13)/B&C/DUSIB/2025-26/D-48 dated 06/03/2025.
33/17	Approval of DUSIB Budget for the year 2024-25.	Approval of DUSIB Budget for the year 2024-25, was duly approved by the Boards in the 33 <sup>rd</sup> Board Meeting. The same has been forwarded to the Dy. Secretary (UD) GNCTD, Planning Department, vide this office letter bearing No BF/2405(13)/B&C/DUSIB/2025-26/D-49 dated 06/03/2025.