ANNEXURES

(34TH BOARD MEETING)

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13/N

Annexure-A

for making 2500 flats (approx) habitable at the earliest is awaiting permission from F.D. to utilize funds received from LOAs. In the meantime, paras 59 & 60 are submitted for kind approval so that the directions of Hon. High Court in this matter are complied without delay. Work would be ordered only on receipt of funds / permission to utilize funds as outlined above. May kindly approve.

R-06-(IF)
O/o Chief Engineer (DUSIB)
Diary No. R-06-(IF)
Date 03/02/25

5/12/24
RAVI DHAWAN, IAS
Chief Executive Officer

Diary No. G-09
Date 03/02/2025
O/o the C.E.O. (DUSIB)
G.N.C.T. of Delhi

ACS (UD)

5-12-24
NAVIN K. CHOUDHARY, IAS
Additional Chief Secretary (UD)

Hon. Min (UD) / VC, DUSIB

R-187/M(A)/25
03/2/25

17/12/24

Hon. CM / Chairperson, DUSIB

Office of the Minister of Health, Water, UD, Industries, I&FC, Services and Vigilance
05 DEC 2024
Mtn#

70) Proposal is approved. However, the basic causes for deterioration also need to be addressed otherwise flats may deteriorate even after repairs. DUSIB needs to have a comprehensive plan for utilisation of these flats

NAVIN K. CHOUDHARY, IAS
Additional Chief Secretary (UD)

ACS UD

3-2

Atishi
Chief Minister

CEO
BFO
CE
Pl. process on above lines.
3/2/25
M(A/F/E)
3/2
3/2

22/11/24
02/12/24

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34/2

27/N

I/C
85/

Subject: **Regarding in-anticipation approval for the Acceptance of the Rates and accord of permission to award the work of repairing of 2416 EWS houses of 3560 EWS houses at Savda Ghewra Ph.-III (Gr.-II) for make these EWS houses habitable for slum dwellers.**

86/C

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. 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, Savda Ghevra, 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 Savda Ghevra. The repair process was estimated to require six months-three months for tendering and formalities, and another three months for execution by the assigned agency/contractor.

I/C
86

5. In order to facilitate these repairs, the Engineering Division of DUSIB framed a preliminary estimate, processed under File No: WF/4701/43/AE-I/EEC-2/24. 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:
   a. 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 Savda Ghevra.
   b. In-anticipation permission for calling of tender for the provision of "One Time Repairs to Houses" of these JnNURM houses at Savda Ghevra.
   c. 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,

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CT of

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water, and electricity, at Savda Ghevra 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 after completion of all codal formalities and approval mof Technical Sanction and Draft NIT from the competent authority 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. 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: on dated: 13.03.2025 [Refer page- 9/N]. Subsequently, the financial bids of the eligible agencies have been opened on dated: 15.03.2024. Accordingly, it was found that the agencies have quoted the rates and the comparative statement is attached at page. [Refer Page-104/C]

The rates quoted by the agencies are as follows:

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

9. Moreover, the Justification of Rates (JOR) was framed and the same has been examined by Planning Section of DUSIB on dated: 01.04.2025 [Refer page- 19/N]. In 73 the JOR, it has been mentioned that the rates quoted by the agency M/s Sushil Buildwell Private Limited (New name- M/s T.G. Promoters Pvt. Ltd.) is reasonable & justified and was accordingly, recommended for acceptance from the competent authority.
10. It is pertinent to mention that as the matter is being monitored by Hon'ble high Court of Delhi and the next Board Meeting date has not been finalized, the case may please be placed before Hon'ble Chairman of DUSIB regarding in-anticipation approval for the Acceptance of the Rates and accord of permission to award the said work to the agency, so that the repairing the work of repairing of 2416 EWS houses of 3560 EWS houses at Savda Ghewra Ph.-III (Gr.-II) for make these EWS houses habitable for slum dwellers. The said proposal would be placed before the next DUSIB Board meeting for its ratification

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11. The said proposal has financial concurred by the competent authority i.e. Member (Finance) at P-26/N, Subsequently, the case may please be placed before Hon'ble Chairman of DUSIB, Chief Minister of Delhi regarding in-anticipation approval for the Acceptance of the Rates and accord of permission to award the said work to the agency M/s Sushil Buildwell Private Limited (New name- M/s T.G. Promoters Pvt. Ltd.)

PROPOSAL:

In view of the foregoing paragraphs and considering the matter is being monitored by Hon'ble High Court of Delhi, approval is being sought from Hon'ble Chairman of DUSIB for the following:

1. In-anticipation approval for the Acceptance of Rate of the L-1 bidder for the work of "The repairing the work of repairing of 2416 EWS houses of 3560 EWS houses at Savda Ghewra Ph.-III (Gr.-II) for make these EWS houses habitable for slum dwellers.
2. Accord of the in-anticipation approval to award the said work to the respective Agency i.e. M/s Sushil Buildwell Private Limited (New name- M/s T.G. Promoters Pvt. Ltd.). so that the 'Letter of Acceptance' for the work can be issued in favour of the agency.
3. The proposal shall be placed before the next DUSIB Board meeting for its ratification.

Submitted for kind consideration and approval please.

Chief Engineer, DUSIB

Home, Power, UD, Education, Higher Education, Training & Technical Education, T&T Education
15 MAY 2025
Min3/

Diary No. R-714/A(A)/25
Date 16/5/25
O/o the C.E.O. (DUSIB)
G.N.C.T. of Delhi

Diary No. 3560
Date 16/5/25
O/o the C.E.O. (DUSIB)
G.N.C.T. of Delhi

Office of the Hon'ble Minister of Home, Power, UD, Education, Higher Education, T&T Education
16 APR 2025
Min5/

ACS(UD)

Hon. Min (UD) / VC, DUSIB

HCM / Chairperson, DUSIB

Rekha Gupta

Hon'ble Minister (UD) has seen

SECRETARY TO MINISTER
Home, Power, UD, Education,
Higher Education, TTE
Govt. of NCT of Delhi

-4-

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304|02

Annexure-A

Note # 1

Note: Previous Noting Sheets having **Para-1 to 12**, of the file, is enclosed at attachment.

Subject:- Accord of Administrative Approval & Expenditure Sanction (A/A&E/S) of amounting to Rs. 4,74,75,300.00 and in-anticipation permission to call of tender for the work of providing Pagoda tents to be used as temporary Shelter Homes during forthcoming winter season 2025-26.

13. 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 the 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, 2025-26.

14. 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, 2025. Considering the Winter Season and in order to safeguard the lives of homeless from extreme cold, it is desired that Pagoda Tents be installed at designated places for homeless people during Winter Season. 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.

15. Further, a preliminary estimate amounting to **Rs. 4,74,75,300.00** has been prepared and got duly examined from the Planning Section of DUSIB on dated: 26.07.2024, which was submitted to the Competent Authority for accord of Administrative Approval and Expenditure Sanction (A/A&E/S) [***Refer-A***] Moreover, the financial concurrence of the said work has already been accorded by the competent authority vide dated: 17.09.2025 at page- 5 of the Noting attached.

16. It is pertinent to mention that being the said estimate is for amounting to Rs. 4,74,75,300.00 i.e. more than Rs. 03.00 crores and as per the delegations of power, the competency to accord the Administrative Approval and Expenditure sanction (A/A&E/S) vests with DUSIB Board. However, the accord of permission for the DUSIB Board will take considerable time.

17. Contemplating the above cited facts and circumstances, it is to inform that as the date of next Board Meeting has not been finalized and

to prevent the delay in publishing the tender and keeping in view the inevitable nature of work, the case may please be placed before the competent authority for the accord of Administrative Approval and Expenditure Sanction (A/A&E/S) and permission to call of tender for the work of providing Pagoda Tents to be used as temporary shelter homes during forthcoming Winter Season of 2025-26. A draft agenda has also been enclosed as *'Agenda'*, for kind approval of the competent authority, so that the same could be placed in next DUSIB Board meeting for ratification.

PROPOSAL: -

18. In view of the foregoing paragraphs, the matter may please be placed before the Hon'ble Chief Minister of Delhi/ Chairman of DUSIB for the accord of approval to the following: -

a. Accord of in-principle Administrative Approval & Expenditure Sanction (A/A&E/S) to the tune of Rs. 4,74,75,300.00 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.

b. In-anticipation permission for calling of tender for the provision of providing Pagoda Tents during forthcoming Winter Season of 2025-26.

c. Approval of the draftAgenda, to be placed in the next DUSIB Board meeting for its ratification.

Submitted for kind consideration and approval please.

Noting (Pagoda).pdf

eSign

18/09/2025 05:40 pm

RAMNIWAS
DEPUTY DIRECTOR

Note # 2

18/09/2025 05:43 pm

RAJVIR SINGH
DIRECTOR

Note # 3

18/09/2025 05:59 pm

V.S.FONIA
CHIEF ENGINEER

Note # 4

19/09/2025 09:59 am

D .VERMA
MEMBER

Note # 5

19/09/2025 10:24 am

RUPESH KUMAR THAKUR
CEO

Note # 6

22/09/2025 03:45 pm

Ashish Sood
MINISTER

Note # 7

278388.pdf

23/09/2025 05:33 pm

Rekha Gupta
CHIEF MINISTER

Note # 8

Note.pdf

24/09/2025 11:55 am

Ashish Sood
MINISTER

Note # 9

24/09/2025 02:43 pm **RUPESH KUMAR THAKUR**
CEO

Note # 10

24/09/2025 03:02 pm **D .VERMA**
MEMBER

Note # 11

eSign

24/09/2025 03:13 pm **V.S.FONIA**
CHIEF ENGINEER

Note # 12

24/09/2025 03:19 pm **RAJVIR SINGH**
DIRECTOR

Note # 13

Subject: Submission regarding the suggestion for utilization of Porta Cabins (earlier used for Mohalla Clinics) as Night Shelters.

1 . The instant case pertains to the kind suggestion of the Hon'ble Chief Minister of Delhi/Chairman DUSIB, conveyed vide Note # 7 above, wherein it has been directed that:

..."Porta cabins earlier for Mohalla Clinic can also be used for Night Shelters."

2. In this regard, it is to inform that in order to assess the present condition of these Mohalla Clinics and to determine their suitability for use as shelters, DUSIB had requested the Health & Family Welfare Department for a joint inspection, vide letter bearing No:D-87/Dir(NS)/DUSIB/25; dated: 14.05.2025. However, no response has been received so far.

3. It is pertinent to mention thatunder the Winter Action Plan (15th November to 15th March), Pagoda tents are generally erected in highly concentrated areas, which experience the maximum occupancy of homeless persons. These tents are dismantled after the winter season. By contrast, Mohalla Clinics are permanent structures that would need to be maintained throughout the year. Ensuring their upkeep, security, and preservation even during non-winter months would entail significant additional financial implications for DUSIB.

4. Moreover, it is important to note that the Hon'ble Supreme Court of India in Writ Petition (Civil) No. 55/2003, dated 28.03.2023 has passed an order, which is reproduced as below:

> ..." ***The DUSIB, the Delhi Police, Delhi Development Authority (DDA) and all other authorities in the State of NCT of Delhi are hereby directed not to demolish the three shelter, operating presently at Geeta Ghat and any other temporary shelter, without approaching this Court.*** "

5. Therefore, the conversion of Mohalla Clinics into Night Shelters would fall under the category of additional temporary shelters and in case of closing/ removal of any, could lead to legal complications in future.

6. Moreover, the estimated recurring expenditure to operate and manage a single Mohalla Clinic as a shelter home is about ₹1.00 lakh per month. This includes costs related to daily operations, manpower, and basic management services. Further, an estimated one-time expenditure of around ₹10.00 lakh per clinic would be required for necessary repair, renovation, and procurement of essential items (beds, mattresses, blankets, etc.) to make them fully functional as Shelter Homes.

7. In view of the foregoing, and keeping in mind that the Winter Action Plan is scheduled to commence from 15th November 2025, DUSIB would face considerable challenges in utilizing the Mohalla Clinics as Night Shelters within such a short timeframe. Therefore, it is most respectfully submitted that the matter may kindly be placed before the competent authority i.e. Hon'ble Chief Minister of Delhi/Chairman DUSIB, for the accord of approval to the following:

(a) Accord of in-principle Administrative Approval & Expenditure Sanction (A/A&E/S) to the tune of Rs. 4,74,75,300.00 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.

(b) In-anticipation permission for calling of tender for the provision of providing Pagoda Tents during forthcoming Winter Season of 2025-26.

(c) Approval of the draft *Agenda*, to be placed in the next DUSIB Board meeting for its ratification."

Submitted for kins consideration and approval please.

eSign

26/09/2025 12:41 pm

RAMNIWAS
DEPUTY DIRECTOR

Note # 14

26/09/2025 12:52 pm

RAJVIR SINGH
DIRECTOR

Note # 15

26/09/2025 02:47 pm

V.S.FONIA
CHIEF ENGINEER

Note # 16

May please see the above notes. The Hon'ble CM/Chairperson DUSIB has mentioned that "Porta Cabin earlier used for Mohalla Clinic can also be used for Night Shelters". It is presumed that the proposal submitted by DUSIB for the Winter Action Plan at note 1 is approved by the Honble Chairperson and the above remarks are in addition to the proposal .The Health Department has not handed over any Mohalla Clinics to DUSIB so far.In view of the above, we may proceed with the tender process so that the preparation is not delayed and then place before Honble CM/ Chairperson again with the tendered rates and details pl.

29/09/2025 11:17 am

D .VERMA
MEMBER

Note # 17

29/09/2025 02:52 pm

RUPESH KUMAR THAKUR
CEO

Note # 18

29/09/2025 04:55 pm

D .VERMA
MEMBER

Note # 19

01/10/2025 11:39 am

V.S.FONIA
CHIEF ENGINEER

Note # 20

01/10/2025 12:00 pm

RAJVIR SINGH
DIRECTOR

34/10

Annexure – 1

R-654/DDC(Rehab) (IP)
02/05/2023

भारत सरकार GOVERNMENT OF INDIA
डॉ राम मनोहर लोहिया अस्पताल,
अटल बिहारी वाजपेयी आयुर्विज्ञान संस्थान, नई दिल्ली
DR. RAM MANOHAR LOHIA HOSPITAL,
ATAL BIHARI VAJPAYEE INSTITUTE OF MEDICAL SCIENCES, NEW DELHI - 1100

सं./No.12-04/2023/RMLH(MS)/ नई दिल्ली /New Delhi, the 02.05.2023

To

The CEO,
DUSIB,
New Delhi

Sub: Re: Rehabilitation of Jhuggi at JJ Basti, NDMC Water supply 5855 Kalibari Marg.

Sir

The ABVIMS and Dr RML Hospital has requested the DUSIB several times since 2017 for the relocation of Jhuggi Basti at NDMC Water supply 5855 Kalibari Marg. In spite of payment of relocation charges, No action has been taken by the DUSIB towards relocation of Jhuggi. This is causing delay in the the execution of an important project of Public Health importance.

Further in case of any legal implications and court cases Dr. R.M.L. hospital will fight on the basis of available record. In the interest of public, the work of relocation of the clusters, Dr. R.M.L. Hospital will decide the further course of action in consultation with MOHUA & MOH & FW.

I, therefore request you to please hand over the survey report, EDC and other relevant papers related to the above mentioned plot for the eligible beneficiary.

Thanking You,

03/05/2023

Dr (Prof.) Ajay Shukla
Director & Medical Superintendent,
ABVIMS & Dr RML Hospital, New Delhi

DUSIB, Raja Garden, N.D.

Annexure-2

15/c 45/c

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
(Rehabilitation Section)
Raja Garden, New Delhi-110027

No. F/808/DD (Rehab) /DUSIB/2012/D-321 Date: 16.05.2023

To,

Dr.(Prof.) Ajay Shukla,
Director, & Medical Superintendent,
ABVIMS, Dr. Ram Manohal Lohia Hospital,
New Delhi-110001

Sub:- Relocation of JJ Basti, N.D.M.C. Water Supply 5855, Kali Bari Marg.

Sir,

This is with reference to your letter No. 12-04/2023/RMLH(MS)/79 dated 01.05.2023 and letter No. 12-04/2023/RMLH(MS)/ dated 02.05.2023 on the above cited subject.

In this regard, I am directed to inform that there are 122 surveyed units in the JJ Basti, 5855 N.D.M.C. Water Supply Control Room, Kali Bari Marg. Out of 122 surveyed units, 95 JJ dwellers declared eligible by the Eligibility Determination Committee held w.e.f. 19.09.2019 to 30.09.2019 and on 04.01.2021. Further course of procedural formalities for rehabilitation was under process. But in the meantime, the Under Secretary to Govt. of India, Ministry of Housing and Urban Affairs, (HFA-V Division) issued a circular vide No. N-11022/51/2020-HFA-V-UD/FTS-9088338 dated 31.12.2020 titled as conversion of completed/incomplete houses under erstwhile schemes of BSUP and IHSDP of JnNURM and RAY into ARHCs and are to be utilized as Affordable Rental Housing Complexes (ARHCs) for urban migrants/poor only and for no other purpose. Hence further course of rehabilitation in the matter could not be processed due to ARHCs.

It is pertinent to mention that the Hon'ble High court, Delhi vide orders dated 02.03.2023 in C.C.(P) 864/2017, 515/2019 and 936/2021 directed that:

Since this Court has clarified that letters issued by UOI dated 31.05.2021 and 9.09.2021 cannot pertain to and have no bearing on the provisional eligibility letters for allotment, which already stand issued prior to the said dates, Respondent, DUSIB, is directed to take immediate steps for complying with the orders of this Court. In case of any further delay, it will be construed that the disobedience by DUSIB is wilful. The said two (2) letters which were relied upon by DUSIB for not complying with the orders of the Court

It is also added that Under Secretary to GoI, MoHUA vide letter dated 21.04.2023 informed that MoHUA was not made party in the WPC 3430/2017(in the matter of Mathura Prasad & ors) and thereafter, in the review petition 81/2022, MoHUA has been impleaded as a party and filed its affidavit in said writ petition. The appeal has already been filed by it on 15.04.2023 against the orders dated 02.03.2023 before the Double Bench of Hon'ble High Court of Delhi.

As requested by Director & Medical Superintendent, ABVIMS & Dr. RML Hospital vide above referred letter dated 02.05.2023, the joint survey report and the details of eligible beneficiaries along with the individual files of the JJ dwellers of JJ basti NDMC water supply 5855 are enclosed herewith.

Yours faithfully,

16-05-2023

Dy. Director (Rehab.)
E.mail - jnnurmdusib@gmail.com
Phone: 011-20853044

Encl: As above

1. Jt. survey report.
2. 95 files of eligible JJ dwellers
3. List of 95 JJ dwellers

Received

hsmnephro@gmail.com

9968474 85

निदेशक आचार्य (डॉ.) हिमांशु शेखर महापात्र
Dir. Prof. (Dr.) Himansu Sekhar Mahapatra
निदेशक आचार्य एवं विभागाध्यक्ष (नेफ्रोलॉजी) Director Professor
& Head Deptt. of Nephrology & Renal
ए.बी.वी.आई.एम.एस./A.B.V.I.M.S.
डॉ. राम मनोहर लोहिया अस्पताल, नई दिल्ली-01
Dr. R.M.L. Hospital, New Delhi-01

Annexure-3 (colly)

GOVERNMENT OF INDIA
ATAL BIHARI VAJPAYEE INSTITUTE OF MEDICAL SCIENCES,
DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI
(REDEVELOPMENT CELL)

No: Redev-14/4/2023-Redev-Dr. RMLH Dated, the 18 th October, 2024

2nd Reminder

To,

Shri P.K. Jha,
Pr. Director (Rehabilitation),
Delhi Urban Shelter Improvement Board,
NCT of Delhi, Rehabilitation Branch, (Punarvas Bhawan),
I.P. Estate, New Delhi - 110002

Sub:- Regarding refund of Relocation Charges in respect of JJ Basti 5855, Near NDMC Water Supply Control Room received from Dr. RML Hospital.

Sir,

I am directed to refer to this office letters of even number dated 07th March, 2024 and 11th July, 2024 in reference to your letter No.F/808/DD/Rehab/I/DUSIB/2012/D-23 dated 15.01.2024, on the above cited subject and to say that relocation charges of Rs.1,65,00,000/- and beneficiaries share money has yet not been received by this hospital, in spite of the reminder dated 30th August, 2024. Copy of this office letters referred above are enclosed for your reference.

Therefore, you are once again requested to refund the relocation charges and beneficiaries share money (with details) to this hospital, immediately, along with the interest accrued on the same.

This issues with the approval of Director & Medical Superintendent.

Yours faithfully,

[Dir. Prof. (Dr.) Himansu Sekhar Mahapatra]
Chairman, Redevelopment

Encls: As above.
Copy to: PA to Medical Superintendent, Dr. RML Hospital, New Delhi

26/c

GOVERNMENT OF INDIA
ATAL BIHARI VAJPAYEE INSTITUTE OF MEDICAL SCIENCES,
DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI
(REDEVELOPMENT CELL)

No: Redev-14/4/2023-Redev-Dr. RMLH Dated, the 30th August, 2024

To,

Shri P.K. Jha,
Pr. Director (Rehabilitation),
Delhi Urban Shelter Improvement Board,
NCT of Delhi, Rehabilitation Branch, (Punarvas Bhawan),
I.P. Estate, New Delhi – 110002

Sub:- Regarding refund of Relocation Charges and beneficiaries share money in respect of JJ Basti 5855, Near NDMC Water Supply Control Room received from Dr. RML Hospital.

Sir,

I am directed to refer to your letter No.F/808/DD/Rehab/I/DUSIB/2012/D-23 dated 15.01.2024 and this office letter of even number dated 07th March, 2024 and 11th July, 2024, on the above cited subject and to say that relocation charges and beneficiaries share money has yet not been received by this hospital. Copies of our letters refereed above are enclosed for ready reference.

In this regard, it is also informed that the eligible dwellers of above JJ Basti have been shifted to the flats at Narela by the Delhi Development Authority. The dwellers who have deposited their share money are regularly coming to this hospital for refund their money.

Therefore, you are requested to refund the relocation amount of Rs.1,65,00,000/- and beneficiaries share money with details, immediately, with interest accrued.

This issues with the approval of Director & Medical Superintendent.

Yours faithfully,

[Dir. Prof. (Dr.) Himansu Sekhar Mahapatra]
Chairman, Redevelopment

Encls: As above

Copy to: PA to Medical Superintendent, Dr. RML Hospital, New Delhi

21/C

GOVERNMENT OF INDIA
ATAL BIHARI VAJPAYEE INSTITUTE OF MEDICAL SCIENCES,
DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI
(REDEVELOPMENT CELL)

No: Redev-14/4/2023-Redev-Dr. RMLH Delhi, the 08th July, 2024
11th

To,

Shri P.K. Jha,
Pr. Director (Rehabilitation),
Delhi Urban Shelter Improvement Board,
NCT of Delhi, Rehabilitation Branch, (Punarvas Bhawan),
I.P. Estate, New Delhi – 110002

Sub:- Regarding refund of Relocation Charges in respect of JJ Basti 5855, Near NDMC Water Supply Control Room received from Dr. RML Hospital.

Sir,

I am directed to refer to your letter No.F/808/DD/Rehab/I/DUSIB/2012/D-23 dated 15.01.2024 and this office letter of even number dated 07th March, 2024, on the above cited subject and to say that a current account **No.26020200000454** has been opened by this hospital for meeting the **maintenance and other expenses related to Rehabilitation of dwellers of above JJ Basti.**

You are requested to transfer the beneficiaries share money of the dwellers of above JJ Basti with full details (name, amount, interest accrued, etc.) in the above account at the earliest. Mandate Form is attached.

It is also informed that the relocation amount of Rs.1,65,00,000/- has also yet not been received, in-spite of conveying the account details vide our letter dated 07th March, 2024. Hence, you are again requested to refund the relocation amount also in the account already intimated, immediately, with interest accrued.

This issues with the approval of Director & Medical Superintendent.

Yours faithfully,

11.7.24
[Dir. Prof. (Dr.) Himansu Sekhar Mahapatra]
Chairman, Redevelopment

Encls: Mandate Form

Copy to:

PA to Medical Superintendent, Dr. RML Hospital, New Delhi

19/c

GOVERNMENT OF INDIA
ATAL BIHARI VAJPAYEE INSTITUTE OF MEDICAL SCIENCES,
DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI
(REDEVELOPMENT CELL)

File No: Redev-14/4/2023-Redev-Dr. RMLH

New Delhi, the 07th March, 2024

To,

Shri P.K. Jha,
Pr. Director (Rehabilitation),
Delhi Urban Shelter Improvement Board,
NCT of Delhi, Rehabilitation Branch, (Punarvas Bhawan),
I.P. Estate, New Delhi – 110002

Sub:- Regarding refund of Relocation Charges in respect of JJ Basti 5855, Near NDMC Water Supply Control Room received from Dr. RML Hospital.

Sir,

I am directed to refer to your letter No.F/808/DD/Rehab/I/DUSIB/2012/D-23 dated 15.01.2024 on the above cited subject and to enclose herewith the Mandate Form, showing account details, for refund of relocation charges of Rs.1,65,00,000.00.

As regards refund of beneficiaries share, the details will be shared separately.

This issues with the approval of Director & Medical Superintendent.

Yours faithfully,

[Dir. Prof. (Dr.) Himansu Sekhar Mahapatra]
Chairman,
Redevelopment

Encls: Mandate Form

Copy to:

PA to Medical Superintendent, Dr. RML Hospital, New Delhi

Annexure-4 (Colly)

Dy. Dir (Rehab)

सेवा में,,

श्रीमान राष्ट्रीय राजधानी क्षेत्र दिल्ली
सरकार कार्यालय D.U.S.I.B
पनार वास भावन (I.T.O)
दिल्ली-110002

R. 7916/CR
9/12/24

AD(R) IV (on leave)
10/12/24

महोदय,,

सविनय निवेदन यह है कि मैं गिरिराज पुत्र श्री० जगदीश निवासी CN-100 ब्लॉक न०-6 खिचड़ीपुर झुग्गी दिल्ली-110091 का निवासी हूँ। 30/04/2013 को मुझे बवाना में फ्लैट अलाट हुआ था जिसके लिए मैंने 71491 रुपये जमा किये थे। लेकिन मुझे अभी तक फ्लैट नहीं मिला। सर मेरे घर में मेरे बेटी कि शादी है तो मैं चाहता हूँ मुझे मेरे पैसे वापस दे दिजिए अतः मेरा आपसे अनुरोध है कि मेरे पैसे जल्द-जल्द मेरे अकांउट में डाल दिजिए आपकी अति कृपा होगी

(धन्यवाद)

mobile no 9718994224
9266402318

गिराज

Sh. Hansraj

Anand 13-12-24

R-456/AD(R)-IV/2024
11/12/24

Dy. Director (I/C)
DUSIB, Raja Garden, N.D.
Receipt No. 1188
Date 16-12-24

(UP+Ichal...) R-44/Pr. Dir. (Rehab.)/25
06.02.25

R-9539/CRU2
06/02/2025

सेवा में,
श्री प्रधान निर्देशक (Rehab) - on leave
दिल्ली शहरी आश्रय सुधार बोर्ड
राजा गार्डन, नई दिल्ली

(UP)
Sh. Hans Raj Pankaj
Sh. Ravi
Sh. Ravi
DD (Rehab.)
13/2/2025
27/C

विषय : रूपय वापस लेने हेतु

Dy. Director (H/Q) Rehab
DUSIB, Raja Garden, N. D.
Receipt No. 97
Date 06-2-25

UP + Ichallan

महोदय

मैं सीमा रावत निवास पता: S-265/451
I.G Camp-I New friends Colony New Delhi
Taimoor Nagar Pin 110065।

आपके कार्यालय के पत्र के अनुसार मैंने रू 71491 सेन्ट्रल बैंक ऑफ इंडिया विकास कुटीर आई.टी.ओ शाखा में जमा करा दिये थे। आदरणीय इसलिए मैं आपसे निवेदन करती हूँ कि मुझे तात्काल अपने रूपय की आवश्यकता आन पड़ी है। कृप्या मुझे रू 71491 वापस (Return) करा दिए जाए। मैं अपने सभी आवश्यक दस्तावेज़ साथ दे रही हूँ। आपकी बड़ी मेहरबानी होगी

धन्यवाद

दिनांक 6/02/25

नाम : सीमा रावत
पता : S-265/451
I.G Camp-I New friends Colony Taimoor Nagar New Delhi-110065
Phone No: 9899425729
Alternate No: 8383887792.
सीमा रावत

Inclose :-
1. Provisional Eligibility lettler D.No 429 Date 17/05/2013
2. Challan No: 2441 Date 15/7/13 Amount: 71491
3. Photocopy of (front page) pass Book of Canara Bank

सेवा में

मुख्य प्रबंधक महोदय / CEO
दिल्ली शहरी आश्रम सुधार बोर्ड
राजा गार्डन नई दिल्ली 110015

16/12/2024

R-8185/CRU2
18/12/2024

R-744/Pr.Dir(R)/24
19/12/24

विषय: मेरी द्वारा जमा कराई गई राशि वापस लेने हेतु।

श्रीमान जी

सविनय निवेदन यह है कि मेरा नाम श्री सोनी यादव पुत्र संत राम (एवं) श्रीमति सवरी देवी पुत्री राम अभिलाख और मेरा पता = C-14 टी-ब्लॉक-सी नजदीक नाला किर्तीनगर दिल्ली 110015 है। श्रीमान जी, मैं आपके विभाग डिमांड ड्राफ्ट के द्वारा 68000/- जमा कराया गया था। अब मुझे अपना पैसा वापस लेना चाहती हूँ इसलिए आप से अंत निवेदन है कि मेरे पैसे वापस करने की कृपा करें

प्रार्थी
श्री सोनी यादव
पता C-14 टी-ब्लॉक-सी नजदीक नाला
किर्तीनगर दिल्ली 110015

श्री सोनी यादव
सोनी

Dy. Director (H/Q) Rehab.
DUSIB, Raja Garden, N. D.
Receipt No. 1224
Date 20-12-24

AD/(R)
20/12

Smt. J.K. UDC
20-12-24

R-8099/CRU2 16/12/2024
16/12/2024
(LPS) (LPS)
R-740/Pr. Dir. (Rehab.)/24
17.12.24
29/C

सेवा में
प्रधान निदेशक (Rehab.)
मुख्य प्रबंधक महोदय।
दिल्ली शहरी आश्रम सुधार बोर्ड
राजा गार्डन नई दिल्ली 110015

विषय:- मेरी द्वारा जमा कराई गई राशि वापस लेने हेतु।

श्री मानजी:

सविनय निवेदन यह है कि मेरा नाम श्री राम तीरथ (पुत्र) नानकचंद एवं श्रीमती चन्द्रकला पुत्री राम धनी और मेरा पता C-12 टी-हट्स कैम्प कीर्ति नगर दिल्ली 110015 है श्री मानजी आपके विभाग डिमांड ड्राफ्ट के द्वारा 68000/- जमा कराया गया था। अब अपना पैसा वापस लेना चाहती हूँ इसलिए आपसे अंत निवेदन है कि मेरे पैसे वापस करने की कृपा करें।

17/12/24
Dy. Dir. (Rehab.)

(LPS)
Dy. Director (H/Q) Rehab.
DUSIB, Raja Garden, N. D.
Receipt No. 1219
Date 18-12-24

प्रार्थी
राम तीरथ
C-12 टी-हट्स कैम्प कीर्ति नगर 110015

Dy. Director (H/Q) Rehab.
DUSIB, Raja Garden, N. D.
Receipt No.
Date

19/12
AD (R) II

Smt. J.K, use.
20-12-24

RTI
Chander Kala
श्री मति चन्द्र कला

३७८ 20/01/2025

R-9145/CRU2

20/01/2025

सेवा में,

Dupty Director (Rehab)
Dusib Punarvas Bhawan,
I.P Estate, New Delhi - 110002

Dy. Director (H/Q) Rehab.
DUSIB, Raja Garden, N. D.
Receipt No. 54
Date 21/1/2025

विषय - भुगतान राशी को वापस पाने के लिए,

महोदय,

सविनय निवेदन है कि, मैं ऊषा w/o Late Lalit Kumar निवासी T-Huts दुर्गा मंदिर, करोल बाग की निवासी हूं, हमने दिल्ली सरकार की पुनर्वास नीति 2013 के अंतर्गत प्रार्थनापत्र एवं दस्तावेज जमा किए थे जिसमे हमे जुग्गी के बदले वैकल्पिक आवास (फ्लैट) मिल सके उसके लिए हमने अंतिकालीन पात्रता पत्र मे दर्शाई गई राशी 68000/- रुपये जमा किए थे,

अभी तक हमे फ्लैट प्राप्त नही हुआ। ~~[illegible]~~ और अब मेरे पति भी इस दुनीया मे नही रहे उनकी मृत्यु 16/10/2023 को हुई थी उनके जाने के बाद मेरी आर्थिक स्थीति खराब हो गई जिस कारण अब मैं अपने बच्चो के साथ गाँव मे रहूँगी।

मेरी आपसे बीनती है कि जो राशी मैंने जमा की थी वह मुझे वापस दे दिया जाए।

आवश्यक दास्तावेज मैंने इस आवेदन पत्र के साथ जोड़ दिया है, जैसे- अंतिकालीन पात्रता पत्र, भुगतान रशीद, आधार कार्ड, बैंक पासबुक और मृत्यु प्रमाण पत्र।

अतः आपसे निवेदन है कि कृपया मेरे इस आवेदन पर ध्यान दे

धन्यवाद

फोन नं० - 84475773-58 ऊषा

पता - J-589 T-Huts Durga mandir Jhandewalan Karol Bagh New Delhi-110005

ऊषा

प्रधान: कृपाल सिंह

जे. जे. कैंप

सचिव सोनू

M. 9818147026 सी. 33, हैबलैक स्केयर, काली बाड़ी, नई दिल्ली - 1 M: 95603464

स्थित एन. डी. एम. सी. जल नियंत्रण कछ

25/c

R-540/Pr. Dir. (Rehab) 06.09.24

Pr Dir Rehab

सेवा में,

R-5087/CR02 06/09/2024

आदरणीय प्र० डायरेक्टर साहब जी,

डी० यू० एस० आई० वी०

नई दिल्ली - 1

Dy. Director (H/Q) Rehab.
DUSIB, Raja Garden, N. D.
Receipt No. 873
Date 09-09-24

महोदय जी,

6/09/24

विषय : रुपये वापस लेने हेतु पत्र: 35 नि० पुर्नवार

सविनय निवेदन यह है कि हम लोग सी- 33 जै० जै० कैम्प, काली बाड़ी मार्ग, नई दिल्ली-1 मे रहते थे। अब हम लोगो को आर० एम० एल० होस्पीटल वालो ने जी-7-पोकेट 5-नरेला शिफ्ट कर दिया गया है। मै० हिमांशु पाता जी आपको तीन लेटर लिख चुके है वह मुझे कह रहे थे कि मैने एक खाता खुलवा दिया है उसमे आपके रुपये जब डी० यू० एस० आई० वी० वाले भेज देगें हम आपको सभी लोगो को चैक काट कर एक-एक को दे देंगे।

आपसे निवेदन यह है कि आप हमारे रुपये आर० एम० एल० के खाते मे भेज दे जिससे हमे पैसा मिल सके।

धन्यवाद,

Pr. Dir (Rehab)
DD (Rehab)

भवदीय:
Kirpal Singh

तिथि
3/09/24

सदस्य : गोपाल गुप्ता, राजेन्द्र, पवन (बब्लू)

सेवा में,

R- 0211/CRU2
04/04/2025

135/c

(पूर्णवास)

4-4-2025

आदरणीय डी० डी० साहब जी
डी० यू० एस० आई० वी०
आई० पी० स्टेट, नई दिल्ली

R- 255/D-D(R)/ACC
04-4-25

महोदय जी

Sh. Raghuvendra
7-4-25

विषय: सी-33 जै० जै० कैम्प का पैसा वापसी हेतु

सविनय निवेदन यह है कि हम लोग सी-33 जै० जै० कैम्प, काली बाड़ी मार्ग, नई दिल्ली-1 मे रहते थे। हमने 2013 मे जर्नल के मकान के 142000 रु तथा 31000 रुपये जमा कराए एस सी० के हमे 2023 मे डी० डी० ए ने आपकी शाखा मे आपसे निवेदन यह है कि हमारे कैम्प का पैसा लौटाने की कृपा करे।

धन्यवाद,
सी-33 जै० जै० कैम्प
[illegible]

भवदीय:
Kirpal Singh P.

Reference page 1/N onwards. It is submitted that:

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 cany 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 foe operational guidelines keeping in view the overall spirit of the policy.

5. 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 coulod 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.

6. DUSIB in its 16th 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 9th and 10th 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.

7. 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.

8. The Director & Medical Superintendent, 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 MOHUA & 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. 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.

9. 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.

10. 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 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, the amount of relocation charges 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 Beneficiary deposited share money	Remarks
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	--
3.	Bandhu Camp/Vasan	Central Social	Rs.46.60 Lac (Part payment)	--	--

	t Kunj, Delhi	Welfare Board			
4.	JJ Basti N.C Joshi Memorial Hospital, Karol Bagh	Basti 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.	333	Requests for refund of beneficiary share have been received from the JJ dwellers.
5.	JJ Cluster Taimoor Nagar, New Friends colony	Delhi Police	Rs.40884200/- received 29.01.2013 & 04.02.2013 and already refunded to the LOA on 31.10.2019 after approval of CEO, DUSIB.	550	Beneficiary share money already refunded Rs.28,84,470/- after approval of CEO, DUSIB. Further requests for refund of beneficiary share have been received from the JJ dwellers.
6.	Pratap Camp Nehru Nagar	L&DO	Not received	326	--
7.	Dhobi Ghat Kirby Place	Defence	Not received	508	Request from JJ dwellers are being received for refund of beneficiary share money.
8.	Press Road Old Sectt.	CPWD	Not received	49	--
9.	Ramesh Nagar Kirti nagar.	MCD (SDMC)	Not Received	183	Request from JJ dwellers are being received for refund of

10/W

					beneficiary share money.

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	Remarks
1.	P-1 Block Sultanpuri	DUSIB	Requests for refund of beneficiary share have been received
2.	HGI Labour Colony Sultanpuri	DUSIB	--
3.	F-7 Sultanpuri	DUSIB	--
4.	A-2 Block Sultanpuri	DUSIB	--

iv. 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 returned or transferred to the concerned land owning agency or DDA with the approval of CEO, DUSIB. The name of such JJ basti is as under:

S.No.	Name of JJ Basti	Name of Land Owning Agency	Relocation Charges deposited by LOA	No. of Beneficiary deposited share money	Remarks
1.	JJ Basti 5855, Near NDMC Water Supply Control Room, Kali	R.M.L. Hospital	Rs.1,65,00,000/- received from LOA.	85	Request letters for refund of Relocation charges have been received from the LOA.

11/N

	Bari Marg, New Delhi				Request for refund of beneficiary share money also received from the JJ dwellers.

In view of above following proposal may be 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 above matter may be placed before the Board for consideration. Draft Agenda is prepared accordingly and the same alongwith annexsures, placed opposite.

Submitted please.

DA

Asstt. Director(Rehab)

Rekha Gupta
Chief Minister

34/12

रजिस्ट्री सं. डी.एल.- 33002/99 REGD. No. D. L.-33002/99

भारत सरकार
GOVERNMENT OF INDIA

दिल्ली राजपत्र
Delhi Gazette

एस.जी.-डी.एल.-अ.-07102020-222273
SG-DL-E-07102020-222273

असाधारण
EXTRAORDINARY

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 205] दिल्ली, मंगलवार, अक्तूबर 6, 2020/आश्विन 14, 1942 [रा.रा.रा.क्षे.दि. सं. 151
No. 205] DELHI, TUESDAY, OCTOBER 6, 2020/ASVINA 14, 1942 [N. C. T. D. No. 151

भाग IV
PART IV

राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली सरकार
GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

विधि, न्याय एवं विधायी कार्य विभाग

अधिसूचना

दिल्ली, 5 अक्तूबर, 2020

सं. फा. 14(30)/एलए–2020/cons2law/96-103.—राष्ट्रीय राजधानी क्षेत्र दिल्ली की विधानसभा के निम्नलिखित अधिनियम ने भारत के माननीय राष्ट्रपति की सहमति दिनांक 18 अगस्त, 2020 को प्राप्त कर ली है और इसे जन साधारण की जानकारी के लिये प्रकाशित किया जाता है :–

"दिल्ली शहरी आश्रय सुधार बोर्ड (संशोधन) अधिनियम, 2015"

(2020 का दिल्ली अधिनियम 05)

(24 जून, 2015 को राष्ट्रीय राजधानी क्षेत्र दिल्ली की विधानसभा द्वारा यथा–पारित)

[18 सितंबर, 2020]

दिल्ली शहरी आश्रय सुधार बोर्ड अधिनियम, 2010 में आगे संशोधन के लिए एक अधिनियम।

भारत गणराज्य के इकहत्तरवें वर्ष में राष्ट्रीय राजधानी क्षेत्र दिल्ली की विधान सभा द्वारा निम्नलिखित रूप में यह अधिनियमित हो :–

संक्षिप्त शीर्षक एवं प्रारंभ

1. इस अधिनियम को दिल्ली शहरी आश्रय सुधार बोर्ड (संशोधन) अधिनियम, 2015 कहा जाएगा ।

2. यह सरकारी राजपत्र में अधिसूचना द्वारा नियत तिथि से प्रभावी होगा।

धारा 2 का संशोधन:

दिल्ली शहरी आश्रय सुधार बोर्ड (संशोधन) अधिनियम, 2010 की धारा 2 के खण्ड (छ) उपखण्ड (iii) में "31 मार्च 2002" शब्दों तथा अकों के स्थान पर "1 जनवरी, 2006" शब्दों तथा अकों को प्रतिस्थापित किया जाएगा।

राजय कुमार अग्रवाल, प्रधान सचिव (विधि, न्याय एवं विधायी कार्य)

DEPARTMENT OF LAW, JUSTICE AND LEGISLATIVE AFFAIRS

NOTIFICATION

Delhi, the 5th October, 2020

No. F.14(30)/LA-2020/cons2law/96-103.—The following Act of the Legislative Assembly of the National Capital Territory of Delhi received the assent of the Hon'ble President of India on the 18th August, 2020 and is hereby published for general information:-

"THE DELHI URBAN SHELTER IMPROVEMENT BOARD (AMENDMENT) ACT, 2015

(DELHI ACT 05 OF 2020)

(As passed by the Legislative Assembly of the National Capital Territory of Delhi on the 24th June, 2015)

[18th September, 2020]

An Act to amend the Delhi Urban Shelter Improvement Board Act, 2010

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

Short title and commencement

1. This Act may be called the Delhi Urban Shelter Improvement Board (Amendment) Act, 2020.

2. It shall come into force on such date as the Government may, by notification in the Official Gazette, appoint.

Amendment of Section 2 –

In the Delhi Urban Shelter Improvement Board Act, 2010 in section 2, in clause (g), in sub-clause (iii), for the words and figures "31st March, 2002", the words and figures "1st January, 2006" shall be substituted.

SANJAY KUMAR AGGARWAL, Pr. Secy. (Law, Justice & L.A.)

Uploaded by Dte. of Printing at Government of India Press, Ring Road, Mayapuri, New Delhi-110064
and Published by the Controller of Publications, Delhi-110054. SURENDER MAHADASAM

34/13

Annexure-01 33/C

(TO BE PUBLISHED IN PART-IV OF THE DELHI GAZETTE-EXTRAORDINARY)

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DEPARTMENT OF URBAN DEVELOPMENT
9TH LEVEL, C-WING, DELHI SECRETARIAT, NEW DELHI

Dated: 26th August, 2021

NOTIFICATION

F.No.112/DY.DIR(REHB)/HQ/DUSIB/2020/411-427 .In exercise of the powers conferred by sub-section (3) of section 1 of the Delhi Urban Shelter Improvement Board Act, 2010 (Delhi Act 07 of 2010), the Lieutenant Governor of the National Capital Territory of Delhi hereby, appoints the 5th day of August, 2021, as the date to come into force of the Delhi Urban Shelter Improvement Board (Amendment) Act, 2020.

By order and in the name of the Lieutenant Governor of the National Capital Territory of Delhi,

(Subhash Chandra, IAS)
Special Secretary
Urban Development

F.No.112/DY.DIR(REHB)/HQ/DUSIB/2020/411-427 Dated: 26th August, 2021

Copy forwarded for information to: -

1. The Principal Secretary (GAD), GNCTD, 2nd Level, A-Wing, Delhi Secretariat, I.P. Estate, New Delhi -- with two copies of English and Hindi version of this notification for publishing in Delhi Gazette Part-IV (Extra-ordinary). It is requested that at least 10 copies of the Gazette Notification may be sent to this department for official use as soon as received from the press.
2. The Secretary, Govt. of India, Ministry of Home Affairs, North Block, New Delhi.
3. The Secretary, Govt. of India, Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi.
4. The Joint Secretary & Legislative Counsel, Government of India, Ministry of Law, Justice, Legislative Deptt. (Correction Cell), Shastri Bhavan, New Delhi.

5. The Principal Secretary to the Lt. Governor, Delhi, Raj Niwas, Delhi.
6. The Secretary to the Chief Minister, Govt. of NCT of Delhi, Delhi Secretariat, I.P. Estate, New Delhi.
7. The Secretary to the Minister of Urban Development, Govt. of NCT of Delhi, Delhi Secretariat, I.P. Estate, New Delhi.
8. Shri Bipin Kumar Rai, Expert (non-officials), Delhi Urban Shelter Improvement Board, C/o Shri Rakesh Agrawal, A-8, Street No.1, Kotla Extn. Mayur Vihar, Phase-1, Pocket-2, East Delhi-110091.
9. Shri A.K. Gupta, Expert (non-officials), Delhi Urban Shelter Improvement Board.
10. The Joint Secretary (DL), Ministry of Housing and Urban Affairs, Govt. of India, Nirman Bhawan, New Delhi
11. The Principal Secretary, Law & Justice Department, Govt. of NCT of Delhi, Delhi Secretariat, I.P. Estate, New Delhi.
12. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi
13. The Chairperson, New Delhi Municipal Council, Palika Kendra, New Delhi.
14. The Chief Executive Officer, Delhi Jal Board, Varunalaya, Karol Bagh, New Delhi.
15. The Principal Secretary (LA), Delhi Legislative Assembly Sectt., Old Secretariat, Delhi.
16. The Chief Executive Officer, DUSIB, Punarwas Bhawan, I.P. Estate, New Delhi.
17. The SO to the Chief Secretary, Govt. of NCT of Delhi, Delhi Secretariat, I.P. Estate, New Delhi

(Subhash Chandra, IAS)
Special Secretary
Urban Development

o/c

34/13

AHH-1

63/C

दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी दिल्ली सरकार

संस्थागत भूमि आंवटन शाखा

कमरा न.5-सी-. विकास कुटीर.इस्टेट .पी.आई , नई दिल्ली110002-.

No..F-14/303/AAM/IAL/DUSIB/204805604/2025/D-104

Dated: 01/07/2025

To,

Spl. Secretary, (Health & FW),
Mission Director (DSHM), GNCTD,
Health & Family Welfare Department,
9th Level, A-Wing, Delhi Secretariat,
I.P. Estate, New Delhi-110002.

Sub: **Regarding issuance of NOC for Ayushman Arogya Mandir at various Locations.**

Ref: F3-17/2/2021-ESTT./Part File-1(e-file No.4859)/sshfw1/368 dated 08.05.2025.

1. This has reference to your letter dated 08.05.2025 addressed to CEO, DUSIB for providing NOC to H & FW for Ayusman Arogya Mandir. In this regard, I am directed to inform you that out of 95 sites provided vide your letter dated 08.05.2025, 29 sites reported as feasible by Engineering Wing, DUSIB for issuance of NOC for using the sites for Urban Ayusman Arogya Mandir (Sub Centers) under PM-Ayusman Bharat Health Infrastructure Mission. Out of these 29 sites, 17 sites have been reported as DUSIBs property.

2. In this regard, I am directed to convey the approval of Hon'ble Minister UD/Vice Chairperson, DUSIB for issuance of NOC on "as is where is" basis & temporary basis for establishment of **Ayushman Arogya Mandir** to Health and Family Department, GNCTD in terms of Cabinet Decision No. 3174 dated 20.02.2025 for below mentioned 17 sites, for which title of land vests with DUSIB have been considered:-

S. No.	Div.	District	Area / address identified/Name as per DUSIB record	Remarks from Engineering Wing	Remarks
1	C-01	West	C. Hall at Block 12, near 288 slum tenements Tilak Nagar	Feasible	--
2	C-01	West	Social Welfare Centre at Tilak vihar, Tilak Nagar	Feasible (ARMO already done).	--
3	C-01	South West	Community Centre, site no. II sector 16-B Dwarka	Feasible	--
4	C-01	South West	C. Hall at SRS Bindapur pocket IV (Triple Storey)	Feasible	NOC issued vide No. D-23 dated 25.01.2019 at Sr. No. 8 (Copy enclosed).

5	C-01	South West	DUSIB, Block JJ Colony Bindapur, Becodap	Feasible (GF vacant (191 Sqm.) & FF allotted to NGO).	--
6	C-02	West	Basti Vikas Kendra A Block JJ Colony Sawda Ghewra	Feasible	--
7	C-03	North West	Mangolpuri UT Block Barat Ghar	Feasible	--
8	C-03	North West	C/Hall J – Block Mangolpuri	Feasible	--
9	C-03	North West	Mangolpuri K Block Barat Ghar	This site is not mention in list of 95 sites but it is feasible.	--
10	C-04	North West	BVK at K Block Wazirpur	Feasible (Major/Extensive repair works required)	--
11	C-07	Central	AAMC Shah Ganj Property No-2919-2921, Ground Floor Lahori Gate	Feasible	NOC issued vide no. D-185 on 02.02.2021 at Sr. No.1 (Copy enclosed).
12	C-07	Central	AAMC Chatta Lal Mia Behind Deloght Cinema , Propoerty No-193-96/X , Ground Floor , Daryaganj , Delhi	Feasible	--
13	C-08	Shahdara	Community Centre Sunlight Colony	This C/Hall is used for public functions through online booking at DUSIB website	--
14	C-09	East	SHISHU VATIKA SHASTRI CAMP Block 6,7 and 8 Trilokpuri	Feasible (Vacant)	--
15	C-10	Central	Community Center, Sarai Basti	Feasible	--
16	C-10	Central	Community Hall Chupal at C-Block Budh Nagar Inder Puri	Feasible	--
17	C-10	Central	Community Hall Chupal at F-Block Budh Nagar Inder Puri	Feasible	--

...DENTIAL

3. As regards, the remaining 12 sites reported as feasible by Engineering Wing, DUSIB, the issue of NOC would be examined and informed after confirmation of title of land.

Encl : As above.

भवदीय

01.7.25

(राजीव कुमार दत्ता)
उप निदेशक (संस्थागत भूमि आंवटन)
01/7/25
इसिब

Copy forwarded for information to:-

1. Special Secretary to Hon'ble Chief Minister, Govt. of NCT of Delhi, Secretariat, I.P. Estate, New Delhi-110002 for kind information please.

2. Secretary to Hon'ble Minister Health, Health & Family Welfare Department, Govt. of NCT of Delhi, 7th Level, A-Wing, Delhi Secretariat, I.P. Estate, New Delhi for kind information please.

3. Chief Engineer, DUSIB.

Director (BVK/CS), DUSIB

The Executive Engineer, C-1, 2, 3, 7, 8, 9 & 10 with the request to furnish report of handing /over of physical possession of the site to H&FW Department, GNCTD along-with actual area handed over irrespective of built-up/open land.

01.7.25
उप निदेशक (संस्थागत भूमि आंवटन)
01/7/25

Annexure-2 Pg 1/6

दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी दिल्ली सरकार
संस्थागत भूमि आंवटन शाखा
कमरा न.5-सी-, विकास कुटीर,इस्टेट .पी.आई , नई दिल्ली110002-.

No.F-14/303/AAM/IAL/DUSIB204805604//2025/D-159

Dated: 25/08/2025

The Spl. Secretary, (Health & FW),
Mission Director (DSHM), GNCTD,
Health & Family Welfare Department,
9th Level, A-Wing, Delhi Secretariat,
I.P. Estate, New Delhi-110002.

Sub: **Regarding issuance of NOC for Ayushman Arogya Mandir at various Locations.**

Ref: F3-17/2/2021-ESTT./Part File-1(e-file No.4859)/sshfw1/368 dated 08.05.2025.

1. This is in continuation of this office letter No. F-14/303/AAM/IAL/DUSIB/204805604/2025/D-104 dated 01.07.2025 (Copy enclosed for ready reference). As regard remaining 12 sites mentioned in the said letter dated 01.07.2025, 08 sites, as reported, does not pertained to DUSIB.

2. I am directed to convey the approval of Hon'ble Minister UD/Vice Chairperson, DUSIB for issuance of NOC on **"as is where is"** & **Temporary** basis to Health and Family Department, GNCTD for establishment of **Ayushman Arogya Mandir** in respect of following 04 sites whose title of land vests with DUSIB. .

S. No.	Div.	District	Name of Assembly/ AC Number	Area/Address identified names as per DUSIB record.	Remarks, if any.
1.	C-03	North West	Sultanpur Majra/AC-10	BVK at C-10 Block Sultanpuri.	Feasible.
2.	C-03	North West	Sultanpur Majra/AC-10	P-2 Block Sultanpuri Barat Ghar	Feasible.
3.	C-08	Shahdara	Shahdara/ AC-62	Balmiki Basti Vikas Kendra/Samudayik Bhawan Bada Gurudwara Shiv Mandir	Feasible.
4.	C-08	Shahdara	Shahdara/ AC-62	Chaupal behind G-Block, Valmiki Mandir	Feasible.

3. The above NOC is being issued in terms of Cabinet Decision No. 3174 dated 20.02.2025, has been approved by the Council of Ministers and circulated vide No. F.53/724/GAD/CN/2025/dsgadiii/412-421 dated 21.02.2025 for implementation of Ayushman Bharat Health Schemes in Government of NCT of Delhi. The terms and conditions mentioned in the above decision may also be adhered to.

Encl : As above.

भवदीय

(राजीव कुमार दत्ता)
उप निदेशक (संस्थागत भूमि आंवटन)

69k

Copy forwarded for kind information and necessary action to:-

1. PS to Special Secretary to Hon'ble Chief Minister, Govt. of NCT of Delhi, Delhi Secretar I.P. Estate, New Delhi-110002.
2. PS to Secretary to Hon'ble Minister Health, Health & Family Welfare Department, Govt. NCT of Delhi, 7th Level, A-Wing, Delhi Secretariat, I.P. Estate, New Delhi-110002.
3. PS to CEO for information of the CEO (DUSIB).
4. C.E., DUSIB.
5. Director (BVK/CS), DUSIB
6. The Executive Engineer, C-, 3, & 8, DUSIB with the request to furnish HO/TO proceedings of physical possession of the site along-with actual area handed over irrespective of built-up/open land.
7. Office Copy

25.8.25

उप निदेशक (संस्थागत भूमि आंवटन)

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Annexure-3

WP(C) 7316/2025

दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी दिल्ली सरकार
संस्थागत भूमि आंवटन शाखा
कमरा न.5-सी-, विकास कुटीर,इस्टेट .पी.आई , नई दिल्ली110002-.

No..F-14/315/AAM/IAL/DUSIB/204812123/2025/D- 170 Dated: 17/09/2025

To,

Spl. Secretary, (Health & FW), GNCTD/
Mission Director (DSHM),
Health & Family Welfare Department,
9th Level, A-Wing, Delhi Secretariat,
I.P. Estate, New Delhi-110002.

Sub: **Regarding issuance of NOC for Ayushman Arogya Mandir at various Locations (68 sites).**

1. This has reference to the list of 68 Basti Vikas Kendras provided for issuance of NOC for establishment of Urban Ayusman Arogya Mandir under PM-Ayusman Bharat Health Infrastructure Mission.

2. In this regard, I am directed to convey the approval of Hon'ble Minister (UD) / Vice Chairperson, DUSIB for issuance of NOC for the following 68 BVKs irrespective of the fact that DUSIB is / is not Land Owning Agency (LOA), on **"as is where is"** basis for establishment of **Ayushman Arogya Mandir** to Health and Family Department, GNCTD only for usage purpose till the JJ Cluster is rehabilitated / the land is required by the Land Owning Agency:-

S No.	Div.	AC Wise	Name of BVK	LOA as per Engg. Wing
1	C-01	Tilak Nagar, AC-29	BVK at JJC Double Storey Sweeper Tenement Tilak Vihar	DUSIB
2	C-01	Hari Nagar, AC-28	WH 58-59 Mayapuri	MCD
3	C-02	Mundka, AC-8	A- Block SRS Savda Ghewra Ph-I (Single storeyed)	DUSIB
4	C-03	Mangolpuri , AC-12	BVK at X Block , Mangolpuri	DUSIB
5	C-03	Nangloi Jat AC -11	Hans Raj Mulk Raj Bhatta Jwalapuri (Single Storey)	DUSIB
6	C-04	Mehrauli, AC-45	Moti Lal Nehru Camp No 2	DDA
7	C-04	Madipur, AC-26	BVK at Mahatma Gandhi Camp Road No 77 Punjabi Bagh	I&FC
8	C-04	Madipur, AC-26	BVK at Chameli Park Raghubir Nagar.	I&FC
9	C-04	Bijwasan, AC-36	B.V.K. at Milakpur Kohi Rangpuri Pahari.	Forest Deptt.
10	C-05	Jangpura, AC-41	BVK at Indira Gandhi Camp No.3 near Rly. Line Hari Nagar Ashram	DDA
11	C-05	RK Puram AC-44	BVK at Nehru Ekta Camp, Sec-VII, RK Puram BVK No. 2.	DDA
12	C-05	RK Puram AC-44	BVK at South Moti Bagh Shastri market (BVK No. 2).	DDA
13	C-05	RK Puram AC-44	Sardar Patel Ekta Cmp (Ekta Vihar) BVK No.3	DDA
14	C-05	R K Puram AC-44	RAVI DASS CMP SEC-3 R.K. PURAM	DDA
15	C-06	Greater Kailash, AC-50	Jagdamba Camp Near SFS Flats Sheikh Sarai	DDA
16	C-06	Greater Kailash, AC-50	Karotia Camp Kalka JI	DDA
17	C-06	Kalkaji, AC-51	Gandhi Camp Behind DTC Depot Okhla-I Site -I GF	DDA
18	C-06	Tughlakabad, AC-52	Okhla Over Head Tank Okhla Ph-II	DDA
19	C-06	Badarpur, AC-53	BIW JJ Camp Badarpur Near NTPC Site-2	NTPC

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20	C-07	Timarpur, AC-03	B.V.K. at JJ Cluster, Outram lane, Kingsway Camp	DDA
21	C-07	Model Town, AC-18	B.V.K. at JJ Cluster, Mauji wala Bagh, B-block.	DDA
22	C-07	Model Town, AC-18	B.V.K. at JJ Cluster, Chowki No.4, G.T.K. Road.	DDA
23	C-07	Chandni Chowk, AC-20	BVK at old chandrawal near Transformer Magzine road.	L&DO
24	C-07	Chandni Chowk, AC-20	BVK at JJ cluster N-68, Aruna Colony, Majnu Ka Tilla	L&DO
25	C-07	Chandni Chowk, AC-20	BVK at Bhairon Ki bagichi	L&DO
26	C-07	Chandni Chowk, AC-20	BVK at Sarai Phoos	MCD
27	C-07	Chandni Chowk, AC-20	BVK at JJ Cluster Press area behind Old Secretariat	CPWD
28	C-07	Matia Mahal, AC-21	BVK in JJ cluster Takia Kale Khan	LNJP
29	C-07	Chandni Chowk, AC-20	BVK at JJ cluster UN block, Old Chandrawal village.	DUSIB
30	C-08	Shahdara, AC-62	BVK near Creamation Ground at Sunlight colony	DUSIB
31	C-08	Shahdara, AC-62	BVK at Sonia Camp, Jhilmil Industrial area	DUSIB
32	C-08	Shahdara, AC-62	B-Block, Jhilmil Colony (Balmiki Basti) (New)	DUSIB
33	C-08	Shahdara, AC-62	Aradhik Nagar, Delhi UP Border	DUSIB
34	C-08	Shahdara, AC-62	BVK/Community Room at B-Block, Jhilmil Colony (Balmiki Basti Old)	DUSIB
35	C-08	Shahdara, AC-62	Dr. Ambedkar Camp Jhilmil Ind. Area (New)	DUSIB
36	C-08	Seemapuri, AC-63	JJ Cluster Tahirpur Road No. 64	DUSIB
37	C-08	Gokulpur, AC-68	BVK in JJC D-Block, Sanjay Camp	DUSIB
38	C-08	Gandhi Nagar, AC-61	Chanderpuri Railway. Lines old Seelampur (NEW)	Railway
39	C-09	Trilokpuri, AC-55	Indira Camp surrounded by Block 28,29 & 19 Trilokpuri. (Site-I)	DUSIB
40	C-09	Trilokpuri, AC-55	Indira Camp surrounded by Block 28,29 & 19 Trilokpuri. (Site-II)	DUSIB
41	C-09	Trilokpuri, AC-55	Shastri Camp Block 6,7, 8 Trilokpuri.(opp. Block-7). Site-I	DUSIB
42	C-09	Trilokpuri, AC-55	Block-35/174, Trilokpuri	DUSIB
43	C-09	Trilokpuri, AC-55	Block-9 (along MANDIR), near block-6,7,8. Trilokpuri	DUSIB
44	C-09	Kondali, AC-56	Block-17-21 Kalyanpuri (Site II).	DUSIB
45	C-09	Kondali, AC-56	Saheed Bhagat Singh Camp Block-19 Kalyanpuri.	DUSIB
46	C-09	Patparganj, AC-57	Higher Secondary School behind Patparganj.	DDA
47	C-09	Patparganj, AC-57	Block 6,7 & 8 Khichripur.(Site-I)	DDA
48	C-09	Patparganj, AC-57	Block 6,7 & 8 Khichripur near Mohalla clinic	DDA
49	C-09	Laxmi Nagar, AC-58	Ramesh Park Near Peer Baba Ki Mazar	DDA
50	C-09	Vishwas Nagar, AC-59	Community Room at Anand Vihar	DDA
51	C-09	Vishwas Nagar, AC-59	Mazboor Camp Joshi Mohalla Police Chowki Mandawali.	DDA
52	C-10	Ballimaran, AC-22	BVK at 5698 XV, Gali Sohan Lal, Nabi Karim	DUSIB
53	C-10	Ballimaran, AC-22	BVK at Prop. No.5955-56 XV, Gali Sikligran, Nabi Karim	DUSIB
54	C-10	Patel Nagar, AC-24	BVK at JJ Cluster T-10, Gulshan Chowk, Opposite F- Block, Baljit Nagar	DUSIB
55	C-10	Rajinder Nagar, AC-39	BVK at Block-F, Budh Nagar, Inderpuri	DUSIB
56	C-10	Rajinder Nagar, AC-39	BVK at Gas Godown Todapur	IAR
57	C-11	Adarsh Nagar, AC-04	Block-G, Jahangirpuri Site-II	DUSIB
58	C-11	Badli, AC-05	Bihari Samaj Vishwanath Puri (Part-B) Kalander Colony Near Bhalaswa Dairy	DUSIB
59	C-11	Badli, AC-05	Basti Vikas Kendra at Balmiki Basti, Prem Nagar, Samaypur, Badli	DUSIB
60	C-12	Narela, AC-01	BVK, Integrated Complex at Pkt.-11 Sect. A-6 Narela (Double)	DUSIB

61	C-12	Narela, AC-01	BVK, Nursary Cum-cretch at Pkt. -11 A-6 Narela (single)	DUSIB
62	C-12	Narela, AC-01	BVK, Holambi B-Block Metro Vihar Ph-I(single)	DUSIB
63	C-12	Narela, AC-01	BVK, Holambi C-Block Metro Vihar Ph-I(single)	DUSIB
64	C-12	Narela, AC-01	BVK, Pocket-14 A-5, Narela(single)	DUSIB
65*	C-12	Bawana, AC-07	BVK, SRS Bawana Block-E	DUSIB
66	C-12	Bawana, AC-07	BVK, SRS Rohini, Sector-23	DUSIB
67	C-12	Rohini, AC-13	BVK, Suraj Park Samay Pur Badli-I(single)	DDA
68	C-12	Rohini, AC-13	BVK, Suraj Park Samay Pur Badli(single)	DDA

*Only 1st Floor is vacant.

Note: The mobile number of the concerned Ex. Engineers are annexed.

भवदीय

(पी.के.झा)

प्रधान निदेशक(संस्थागत भूमि आंवटन)

इन्नि॰

Copy forwarded for information to:-

1. Special Secretary to Hon'ble Chief Minister, Govt. of NCT of Delhi, Secretariat, I.P. Estate, New Delhi-110002.
2. Secretary to Hon'ble Minister Health, Health & Family Welfare Department, Govt. of NCT of Delhi, 7th Level, A-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
3. Vice Chairman of DDA, Vikas Sadan , INA Market, Delhi-110023.
4. Commissioner of MCD, Dr. S.P.M. Civic Centre, Minto Road, SKD Basti Press Enclave, Ajmeri Gate, New Delhi-110002.
5. The Land & Development Officer, L&DO, Ministry of Urban Development, Gate-4, Room No. 611, A-Wing, 6th floor, Moulana Azad Road, Nirman Bhawan, New Delhi-110011.
6. Chief Engineer, I & FC, L.M. Bund Office Complex, Shastri Nagar, Delhi-110031.
7. Directorate General (DG), CPWD, A-Wing, Room No. 101 Nirman Bhawan, Delhi-11.
8. Managing Director (MD), IAR, Pusa Campus, New Delhi-110012.
9. Managing Director, Lok Nayak Hospital, Jawahar Lal Marg, Central, Delhi-110002.
10. The Chairman & Managing Director (CMD), NTPC Limited NTPC Bhawan, Scope Complex, Institutional Area, Lodhi Road, New Delhi-110003.
11. The General Manager, Northern Railways, Baroda House, New Delhi -110001.
12. Principal Chief Conservator of Forest Department of Forest & Wildlife, GNCTD, 2nd Floor A-Block, Vikas Bhawan I.P. Estate New Delhi 110002.
13. State Program Officer, Aushman Arogya Mandir, DGHS, GNCTD, F-17, Karkardooma, Shahdara, Delhi-110032.
14. Chief Engineer, DUSIB.
15. Director (BVK/CS), DUSIB
16. SE (Coordn.), DUSIB
17. Executive Engineer, C-1, to C- 12 with the request to furnish report of handing /over of physical possession of the site to H&FW Department, GNCTD along-with actual area handed over irrespective of built-up/open land.
18. Dy. Director (IT) with the request that BVK at Road No. 64, Tahirpur JJC (CH-0212) may be blocked for booking for functions from the official website of DUSIB.
19. Office Copy.

प्रधान निदेशक (संस्थागत भूमि आंवटन)

Annexure-4
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दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी दिल्ली सरकार

संस्थागत भूमि आंवटन शाखा

कमरा न.5-सी-. विकास कुटीर,इस्टेट .पी.आई . नई दिल्ली110002-.

No. No.F-14/315/AAM/IAL/DUSIB/204812123/2025/D-224 Dated: 10/11/2025

To,

The Spl. Secretary, (Health & FW),
Mission Director (DSHM), GNCTD,
Health & Family Welfare Department,
9th Level, A-Wing, Delhi Secretariat,
I.P. Estate, New Delhi-110002.

Sub: **Regarding issuance of NOC for Ayushman Arogya Mandir at various Locations (35 sites).**

This has reference to email dated 04.09.2025 received from State Program Officer, Ayushman Argoya Mandir, DGHS, GNCTD for providing Basti Vikas Kendras /Community Centers and other lands for issuance of NOC for establishment of Urban Ayusman Arogya Mandir under PM-Ayusman Bharat Health Infrastructure Mission in respect of 69 sites.

In this regard, I am directed to convey of the NOC of the following 35 sites irrespective of the fact that DUSIB is / is not Land Owing Agency (LOA), on **"as is where is"** basis & **temporary basis** for establishment of **Ayushman Arogya Mandir** to Health and Family Department, GNCTD only for usage purpose till the JJ Cluster is rehabilitated / the land is required by the Land Owning Agency:-

S No.	Div.	AC Wise	Locations	LOA as per Engg. Wing
1.	C-01	South West	CSR Govt. building, Palam/CSK, Sec-1, Dwarka	DUSIB
2.	C-01	South West	Bindapur SRS Pkt-4 (DS) G.F.	DUSIB
3.	C-01	South West	SRS Sector 1, Dwarka	DUSIB
4.	C-01	South West	EWS Housing Complex DUSIB Sec-16 B Dwarka / 980 EWS Houses at Sector 16B, Dwarka	DUSIB
5.	C-01	South West	Barat Ghar Pratap Garden bindapur/Dwarka (C 1 Block Pratap Garden Barat Ghar)(Bindapur)	This asset does not belong to DUSIB.

6.	C-02	West Delhi	BVK at Jawahar Camp Kirti Nagar	DUSIB
7.	C-02	West	BVK in JJ Cluster at Sham Nagar	DUSIB
8.	C-02	West	TC-1120 Chopal, Raghubir Nagar	No record available.
9.	C-02	West	Basai Dara Pur Village	No record available.
10.	C-04	West	DUSIB centre New Four Storey building opposite double storey near Rajouri Garden Police Station (In front of RG Stone).	Site not exist.
11.	C-04	New Delhi	C-56 ASHA Dispensary Kusumpur Pahari	DDA
12.	C-05	South East	BVK at Indira Camp No. 3 near Railway line Hari Nagar Ashram	DUSIB
13.	C-05	South East	Mahiwal Saraswati Camp Sec-3, R.K. Puram	L&DO
14.	C-05	South East	Basti Vikas Kendra No. 1, Nehru Ekta Camp, R.K. Puram , Sec-7	L&DO
15.	C-05	South East	DGD Moti Bagh Near BVK and Shastri Market	No record available
16.	C-05	New Delhi	Basti Vikas Kendra No. 2, Ambedkar Basti R.K.Puram	L&DO
17.	C-05	New Delhi	Maharishi Valmiki Chaupal, behind B.R. Hospital Moti Bagh	Asset does not falls under the jurisdiction of C-5.
18.	C-06	South East	Basti Vikas Kendra Gali No. 1 Shanti Camp Mandi Pahadi	Forest
19.	C-07	North	Sewa Bharti(DUSIB), Mauji Wala Bagh, Lal Bagh	DUSIB
20.	C-08	Shahdara	BVK JJ Cluster Block F-1, Sunder Nagri	DUSIB
21.	C-08	Shahdara	BVK B-Block, Old Seemapuri	NO BVK in B Block, Old Seemapuri
22.	C-10	New Delhi	Chaupal A Block, Budhnagar, Inderpuri	DUSIB
23.	C-11	North	Sarai Pipal Thala	DUSIB
24.	C-11	North	AAMC A-3 Block Bhalaswa	DUSIB
25.	C-11	North	DUSIB Community Centre H3/H4 Jhangirpuri Running	DUSIB
26.	C-11	North	Block B-4 Bhalaswa Relocation Dairy	DUSIB
27.	C-11	North	Nirankari Bawana	DUSIB
28.	C-11	North	Built up structure in H-2 Block Gujrati Mohalla Jhangirpuri	No DUSIB asset exist.

29.	C-11	North	Builtup structure in H-4 Block Mangal Bazaar Majlis Park	No DUSIB asset exist.
30.	C-12	North	Community Centre, A-Block, Bawana, JJ Colony, Bawana Narela	DUSIB
31.	C-12	North	Community Centre, B-Block, Bawana, JJ Colony, Bawana Narela	DUSIB
32.	C-12	North West	EKTA Camp, AU Block, Pitampura, near Varun Niketan	DDA
33.	C-12	North West	Community Hall, JJ Cluster, Ring Road no. 26, Haiderpur	DDA
34.	C-12	North West	Nirman Majdoor Camp Haidepur Ring Road 26, Khadar JJ Cluster	DDA
35.	C-12	North West	DUSIB, Building Parwana road Pitampura	DDA

Note: The mobile number of the concerned Ex. Engineers are annexed.

भवदीय

(राजीव कुमार दत्ता)
उप निदेशक (आंवटन भूमि संस्थागत)

Copy forwarded for information to:-

1. Special Secretary to Hon'ble Chief Minister, Govt. of NCT of Delhi, Secretariat, I.P. Estate, New Delhi-110002 for kind information please.
2. Secretary to Hon'ble Minister Health, Health & Family Welfare Department, Govt. of NCT of Delhi, 7th Level, A-Wing, Delhi Secretariat, I.P. Estate, New Delhi for kind information please.
3. Vice Chairman of DDA, Vikas Sadan, INA Market, Delhi-110023.
4. The Land & Development Officer, L & DO, Ministry of Urban Development, Gate-4, Room No. 611, A-Wing, 6th Floor, Moulana Azad Road, Nirman Bhawan, New Delhi-110011.
5. The Principal Chief Conservator of Forest Department of Forest & Welfare, GNCTD, 2nd Floor, A-Block, Vikas Bhawan, IP Estate, New Delhi-110002.
6. Chief Engineer, DUSIB.
7. Director (BVK/CS), DUSIB
8. The Executive Engineer, C-1, to 12, DUSIB with the request to furnish report of handing /over of physical possession of the site to H&FW Department, GNCTD along-with actual area handed over irrespective of built-up/open land.

उप निदेशक (संस्थागत भूमि आंवटन)

34/14

राष्ट्रीय राजधानी क्षेत्र परिवहन निगम लिमिटेड
(भारत सरकार एवं प्रतिभागी राज्य सरकारों का एक संयुक्त उपक्रम)
National Capital Region Transport Corporation Limited
(A Joint venture of Government of India and participating State Governments)
Project Office Delhi-Gurugram-SNB RRTS Corridor
Pocket-11, Laxmibai Nagar, Aurbindo Marg, New Delhi-110023
Land Mark -INA Metro Station, Gate No.-1,
P : +91-11-41178000 E-mail : proj.d.snb@ncrtc.in
गति से प्रगति

NCRTC/DM/Ring Road/General/22-23/131-B/1571 Dated: 07/07/2023

मुख्य कार्यकारी अधिकारी
दिल्ली शहरी आश्रय सुधार बोर्ड
विकास कुटीर
दिल्ली-110002

Sub.: Implementation of Delhi-Ghaziabad-Meerut Regional Rapid Transit System (RRTS) corridor by NCRTC – **Request for Resettlement of shops / structures falling in shadow area of elevated road** connecting Ring Road to NCRTC Complex at Jangpura, Delhi on the **adjoining DUSIB land**.

Ref.:
(i) DUSIB letter no. F-14(170)/NOC/NCRTC/204631247/IAL/DUSIB/D128 dated 28/06/2021
(ii) DUSIB letter no. F-14(170)/NOC/NCRTC/204631247/IAL/DUSIB/D410 dated 07/04/2022
(iii) NCRTC Letter no. NCRTC/CE SY/JPR/1014/47 dated 07/04/2022
(iv) DUSIB letter no. F-14(170)/NOC/NCRTC/204631247/IAL/DUSIB/D536 dated 05/09/2022
(v) DUSIB letter no. F-14(170)/NOC/NCRTC/204631247/IAL/DUSIB/D654 dated 14/11/2022.
(vi) NCRTC Letter No. NCRTC/DM/Ring Road/General/22-23/131-B/1553 dated 15/06/2023

Please refer to your office letter mentioned at ref. (ii), vide which permanent allotment of land measuring 297 sqm. was done by DUSIB to NCRTC on "as is where is" basis for road connectivity of stabling yard at Jangpura from Ring Road at Nehru Nagar. NCRTC deposited the requisite land charges and advance rent vide letter at ref. (iii).

During execution planning, it was observed that some shops/structures of Apna Bazar at Nehru Nagar are coming in the shadow area of elevated road. A joint inspection of these shops/structures was conducted by NCRTC Officials with shop owners on 25/05/2023 and a joint inventory of shop/stall no., size and present ownership has been prepared. These 17 shops/structures are required to be resettled by NCRTC to ensure safety of inhabitants during construction period. During discussion with the affected shopkeepers, it was suggested by them that they may be relocated on the vacant land belonging to DUSIB at the location opposite to residential block no. 3 in Nehru Nagar, which is near their affected shops.

Accordingly, NCRTC request DUSIB to permit NCRTC for relocation of shops/structures on adjoining DUSIB land.

It may kindly be appreciated that the relocation of shops/structures is related to timely commissioning of Delhi-Meerut RRTS corridor, which is of national importance and the shifting of these structures on priority will be of immense help to achieve the target date of completion of the project. The shifting of shops/structures etc. falling in shadow area of elevated Road shall be got done by their occupants facilitated by NCRTC. NCRTC shall bear entire cost of construction & relocation of shops/structures.

It is requested to kindly accord permission to NCRTC for resettlement of shops/structures falling in the shadow area of elevated road to DUSIB land opposite residential block no. 3 in Nehru Nagar, as shown in the enclosed site plan.

Thanking You,

DA: As above (Two)

07/07/2023

विजय गर्ग, आई•आर•एस•ई
मुख्य परियोजना प्रबंधक / दिल्ली-एस•एन•बी
Email: vijay.garg@ncrtc.in

Details of Shops of Apna Bazar at Nehru Nagar

Date: 25.05.2023

S. No.	Shop No.	Name of Owner	Floor	Size of Shop at GF			Remark
				Length (m)	Width (m)	Area (Sqm.)	
1	1	Shri Sanjay Madan	GF	4.98	3.45	17.181	
			FF	5.63	3.90	21.957	
			SF	5.63	3.90	21.957	
			Basement	5.02	3.00	15.06	
2	2	Shri Jaidev Vadhava	GF	4.51	3.02	13.62	
			FF	5.43	3.02	16.384	
			Basement	4.35	2.52	10.962	
3	3	Shri Nityananda	GF	4.00	3.00	12	
4	9	Shri Ramesh Kr. Vadhava	GF	4.51	3.02	13.62	
			FF	5.43	3.02	16.384	
			Basement	4.35	2.52	10.962	
			Mumty	3.10	2.10	6.51	
5	10	Shri Krishan Kumar	GF	4.40	3.46	15.224	
			FF	5.06	3.77	19.076	
			SF	5.58	2.84	15.847	AC Sheet Roofing
			Basement	3.90	2.88	11.232	
6	11	Shri Sanjay Kumar	GF	4.14	4.89	20.245	
			FF	3.75	5.60	21	
			SF	3.75	5.60	21	
			Basement	2.43	4.33	10.522	
7	12	Shri Sanjay Madan	GF	2.90	4.91	14.239	
			FF	2.90	5.60	16.24	
			SF	2.90	5.60	16.24	
			TF	2.90	5.60	16.24	AC Sheet Roofing
			Basement	2.50	4.05	10.125	
8	13	Shri Harish Vij	GF	2.90	4.91	14.239	
			FF	2.90	5.60	16.24	
			SF	2.90	5.60	16.24	
			Basement	2.50	4.05	10.125	

	14	Singh	GF	2.92	4.72	13.782	
0	15	Shri Thakur Lal	GF	3.00	4.72	14.16	
			FF	3.80	5.35	20.33	
			SF	3.80	5.35	20.33	
			Basement				
11	16	Shri Duggal	GF	4.00	4.70	18.8	
			FF	4.12	5.35	22.042	
			SF	4.12	5.35	22.042	
			Basement				
12	71	Shri Md. Farukh	GF	3.60	3.83	13.788	
13	72	Shri Md. Farukh	GF	3.60	3.83	13.788	
			FF	9.02	4.70	42.394	
			Basement	7.06	3.81	26.899	
14	S1	Smt. Rajni Tandon	GF	3.40	2.74	9.316	
			FF	3.40	2.74	9.316	
15	S2	Shri Kishan Lal	GF	3.40	1.82	6.188	
			FF	3.40	1.82	6.188	
16	S3	Kumar	GF	3.40	1.80	6.12	
17	S4	Shri Rajendera Kumar	GF	3.40	1.80	6.12	
			FF	3.40	1.80	6.12	

Survey of Shops of Apna Bazar, Nehru Nagar

Sr. No.	Shop No.	Name of Owner	Sizes of Shop (Each Floors)	No. of Storey	Height	Temporary / Pavement	Sign of Owner	Remark
1.	01	Mr. Sanjay Madan	4.980 x 3.450 5.630 x 3.900 5.630 x 3.900 5.020 x 3.000	GF 1st 2nd Basement	2.600 2.600 2.820 2.450	P P P P	25/5/23	
2.	02	Mr. Jaidev Wadhwa	4.520 x 3.020 5.430 x 3.020 4.350 x 2.520	GF 1st Basement	3.700 2.760 2.550	P P P		Common with shop no. 09
3.	09	Mr. Ramesh Kumar Wadhwa	4.520 x 3.020 5.430 x 3.020 4.350 x 2.520 3.100 x 2.100	GF 1st Basement (Mumty) (T) (+ Toilet)	2.700 2.760 2.550 2.100	P P P P		Common with shop no. 02 Terrace
4.	103	Mr. Krishna Kumar	4.400 x 3.460 5.060 x 3.770 3.900 x 2.880 2.580 x 2.840 3.000 x 2.840	GF 1st Basement (Mumty) (T) + Toilet Roof Shade (T) (A.C. Sheets)		P P P P T	Krishna Kumar 25/05/23 9311221243	Terrace
5.	03	Shri. Nityanand	4.000 x 3.000	GF	3.000	P		

339/C

458/C

Sr. No.	Shop No.	Name of Owner	Sizes of Shop (Each floors)	No. of Storey	Height	Temporary / Permanent	Sign of Owner	Remark
	04 & 05	Super Bazar	4.000 x 6.000	GF	3.000	P		Shop closed
7.	06, 07 & 08	Super Bazar	4.300 x 9.000	GF	3.000	P		
8.	11	Shri Sanjay Kumar	4.140 x 4.890	GF	2.620	P		
			3.750 x 5.600	1st	2.830	P		
			3.750 x 5.606	2nd	2.600	P		
			2.430 x 4.330	Basement	2.520	P		
			0.880 x 3.370	Mumty				
9.	12	Shri. Sanjay Madan	2.900 x 4.910	GF	2.620	P		
			2.900 x 5.600	1st	2.720	P		
			2.900 x 5.600	2nd	2.620	P		
			2.900 x 5.600	3rd	2.500	T		GT Sheet Roof
			2.500 x 4.050	Basement	2.920	P		
10.	13	Shri. Harish Vij	2.900 x 4.910	GF	2.620	P		
			2.900 x 5.600	1st	2.720	P		
			2.900 x 5.600	2nd	2.620	P		
			2.500 x 4.050	Basement	2.920	P		Terrace
			1.200 x 1.200	Toilet (T)	2.100	P		
11.	14	S. Davvinder Pal Singh	2.920 x 4.720	GF	3.100			

338/c
462/c

CLASSIFICATION 5
Date /

6

Sr. No.	Shop No.	Name of Owner	Sizes of Shop (Each Floors)	No. of Storey	Height	Temporary/ Permanent	Sign of Owner	Remark.
12.	15	Shri Thakur Lal	3.000 x 4.720	GF	3.100	P	Rej	
			3.800 x 5.350	1st	3.100	P		
			3.800 x 5.350	2nd	3.100	P		
			~~4.650 x 2.700~~ 2.700 x 4.650	Basement	2.100	P		
13.	16	Shri Ramesh Duggal	4.000 x 4.700	GF	3.100	P		
			4.120 x 5.350	1st	3.100	P		
			4.120 x 5.350	2nd	3.100	P		
			4.000 x 4.700	Basement	3.000	P		
14	71	Shri Md. Fareeq (Sh. Amarjit Singh Bhatia)	3.600 x 3.830	GF	2.700		Varanasi 25/5/23	
15	72	Shri Md. Fareeq (Sh. Amarjit Singh Bhatia)	3.600 x 3.830	GF	2.700			Common Const^n with Shop no. 71
			9.020 x 4.700	1st	2.800			
			7.060 x 3.810	Basement	2.900			
16	51	Smt. Rajni Tandon	3.400 x 2.740	GF	2.700			Corner Shop
			3.400 x 2.740	1st	2.700			
17	52	Smt. Geeta Arora	3.400 x 1.820	GF	2.700			Shop closed
			3.400 x 1.820	1st	2.700			

337/C

(36)

98/C

CLASSIFIED No. 7
Date / /

Sr. No.	Shop No.	Name of Owner	Size of Shop (Each Floor)	No. of Storey	Height	Temporary/ Permanent	Sign of Owner	Remark
8	S3	Mr. Rajender Kumar	3.400 x 1.800	G	2.700	P		
18	S4	Mr. Rajender Kumar	3.400 x 1.800	G	2.700	P		
			3.400 x 1.800	1st	2.700	T		

Shops pertaining to Super Bazar at S. No. 6 & 7 not considered.

Hence total shops to be shifted on 17 Hos.

[signature]
DEPT Tuesday

ANNEXURE-B

Details of Shops of Apna Bazar at Nehru Nagar

Date: 25.05.2023

S. No.	Shop No.	Name of Owner	Floor	Size of Shop at GF			Remark
				Length (m)	Width (m)	Area (Sqm.)	
1	1	Shri Sanjay Madan	GF	4.98	3.45	17.181	
			FF	5.63	3.90	21.957	
			SF	5.63	3.90	21.957	
			Basement	5.02	3.00	15.06	
2	2	Shri Jaidev Vadhava	GF	4.51	3.02	13.62	
			FF	5.43	3.02	16.384	
			Basement	4.35	2.52	10.962	
3	3	Shri Nityananda	GF	4.00	3.00	12	
4	9	Shri Ramesh Kr. Vadhava	GF	4.51	3.02	13.62	
			FF	5.43	3.02	16.384	
			Basement	4.35	2.52	10.962	
			Mumty	3.10	2.10	6.51	
5	10	Shri Krishan Kumar	GF	4.40	3.46	15.224	
			FF	5.06	3.77	19.076	
			SF	5.58	2.84	15.847	AC Sheet Roofing
			Basement	3.90	2.88	11.232	
6	11	Shri Sanjay Kumar	GF	4.14	4.89	20.245	
			FF	3.75	5.60	21	
			SF	3.75	5.60	21	
			Basement	2.43	4.33	10.522	
7	12	Shri Sanjay Madan	GF	2.90	4.91	14.239	
			FF	2.90	5.60	16.24	
			SF	2.90	5.60	16.24	
			TF	2.90	5.60	16.24	AC Sheet Roofing
			Basement	2.50	4.05	10.125	
8	13	Shri Harish Vij	GF	2.90	4.91	14.239	
			FF	2.90	5.60	16.24	
			SF	2.90	5.60	16.24	
			Basement	2.50	4.05	10.125	

9	14	Singh	GF	2.92	4.72	13.782	
10	15	Shri Thakur Lal	GF	3.00	4.72	14.16	
			FF	3.80	5.35	20.33	
			SF	3.80	5.35	20.33	
			Basement				
11	16	Shri Duggal	GF	4.00	4.70	18.8	
			FF	4.12	5.35	22.042	
			SF	4.12	5.35	22.042	
			Basement				
12	71	Shri Md. Farukh	GF	3.60	3.83	13.788	
13	72	Shri Md. Farukh	GF	3.60	3.83	13.788	
			FF	9.02	4.70	42.394	
			Basement	7.06	3.81	26.899	
14	S1	Smt. Rajni Tandon	GF	3.40	2.74	9.316	
			FF	3.40	2.74	9.316	
15	S2	Shri Kishan Lal	GF	3.40	1.82	6.188	
			FF	3.40	1.82	6.188	
16	S3	Kumar	GF	3.40	1.80	6.12	
17	S4	Shri Rajendera Kumar	GF	3.40	1.80	6.12	
			FF	3.40	1.80	6.12	

ANNEXURE- C

38/C

334
156/C
123/C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

No. DD(RP)/DUSIB/2023/D- 654 Dated...10/8/2023

Subject: Implementation of Delhi – Ghaziabad-Meerut Regional Rapid Transit system (RRTS) corridor by NCRTC-Request for resettlement of shops/Structures' falling in shadow area of elevated road connecting Complex at Jangpura, Delhi on the adjoining DUSIB Land Apna Bazar at Nehru Nagar opposite residential block no.03 in Nehru Nagar

R-140/DY. DIR. (SURVEY)/23 10/8/23 2-P

Deputy Director (Survey) is requested to get the spot survey conducted showing the factual position regarding occupation in respect of shop No.1,2,3,9,10,11,12,13,14,15,16,71,72, S1,S2, S3 and S4 as per Performa of survey. Please note that the survey report should reach within 03 days of the receipt of the letter failing which the matter shall be appraised accordingly.

R-1274/DD(RP)/23 16/08/23 (EPS)

10.8.2023
Dy. Director
(RP CELL)

Dy. Director (Survey)

Please survey report urgently.

10/8/23

Sh. Subhkir Singh. (S.O).

Survey team inspected the above mention site at Apna Bazar, Nehru Nagar. The required occupation position of above said shops & stalls are given on enclose performa (17 No.) as provided by R.P. Cell.

Submitted for further necessary action pl.

14/8/23

D.D. (Survey)

DY. DIR (RP CELL) 14/8/23

HC/RP

ADCRP 28/8/23 P.T.O. 17/8/23

37/C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. Shop /~~Plot~~ /~~Stall~~ No. D.1 ..... Block ..... Scheme. Apna Bazar, Nehru Nagar.
2. Name of occupant. Sh. Sanjay Madan S/o Late Mohan Lal Madan. (As per stated by occupier.)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. —— Purchaser. (Documents not shown)
6. Other than the above
7. Present position of the ~~Plot~~/Shop/~~Stall~~. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any.
   Un-authorised Const. Basement area = 24.40 M² F.F = 22.25 M² & S.F = 22.25 M².
   Encroachment at G.F = 3.80 M².
10. Any other information / remarks.
    Allotted area = 12.46 M².
    (As per available revised plan)

14/8/23
Signature of S.O

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

36/C

1. Shop /~~Plot /Stall~~ No. 02..... Block.....Scheme Apna Bazar, Nehru Nagar.

2. Name of occupant. Sh. Jaidev Wadhwa S/o Late. Bishan Das Wadhwa.
(As stated by occupier)

3. Whether the occupants is ~~original allottee~~/auction purchaser. Auction purchaser.
(Document not shown)

4. Legal Heir of original auction purchaser.

5. Purchaser.

6. Other than the above

7. Present position of the ~~Plot~~/Shop/~~Stall~~. Shop.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any.
Un-authorised construction = Basement area = 10.8 M² F.F = 15.6 M².
Encroachment at G.F = 1.50 M².

10. Any other information / remarks.
Shop No. 02 is amalgmated with
Shop No. 09. (Basement, G.F & F.F)
Allotted area. 152.0 M².
(As per available revised plan)

14/8/23.
Signature of S.O

35/C
33/C
53/C
19/C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. Shop /~~Plot~~/~~Stall~~ No. 03.... Block.....Scheme. Apna Bazar, Nahru Ngr.

2. Name of occupant. Sh. Nityanand s/o Late Parmanand.
(As per stated by occupier)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. —— Purchaser. (document not shown)

6. Other than the above

7. Present position of the ~~Plot~~/Shop/~~Stall~~. SHOP

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any. Un-authorised const. Nil
encroachment Nil.

10. Any other information / remarks.

Allotted area:- 12.0 M².
(As per available revised plan)

14/8/23
Signature of S.O

34/C 1191C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. Shop /~~Plot /Stall~~ No. 09..... Block.....Scheme Apna Bazar, Nehru Nagar.

2. Name of occupant. Sh. Ramesh Kumar Wadhwa S/o Late Bisha Das Wadhwa.
(As stated by occupier)

3. Whether the occupants is original allottee/auction purchaser. Auction purchaser.
(Documents not shown)

4. Legal Heir of original auction purchaser.

5. Purchaser.

6. Other than the above

7. Present position of the Plot/Shop/Stall. SHOP

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any.
Un-authorised const. area, Basement = 10.8 M^2, F.F = 15.7 M^2, & Munty = 6.50 m
Encroachment area = 1.50 M^2.

10. Any other information / remarks.:– SHOP. No. 09 is amalgmated with Shop. No. 02.
(Basement, G.F. & F.F.)
Allotted area = 12.0 m^2.
(As per available revised plan.)

14/8/23
Signature of S.O

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

33 K

1. Shop ~~/Plot/Stall~~ No...I.Q..... Block.....Scheme Apna Bazar, Nehru Nagar.

2. Name of occupant. Sh. Krishan Kumar S/o Late Sadhu Ram.
(As stated by occupier.)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. —— Purchaser. (documents not shown.)

6. Other than the above

7. Present position of the Plot/Shop/Stall. SHOP.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any. Un-authorised const. area at Basement = 23.0 M², F.F = 20.4 M², S.F = 15.40 M².
Encroachment = 2.35 M².

10. Any other information / remarks.
Allotted area = 12.46 M².
(As per available revised plan)

14/8/23.
Signature of S.O

34C
~~328/C~~
~~150/C~~
117/C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. Shop ~~/Plot /Stall~~ No. 11 ..... Block.....Scheme Apna Bazar, Nehru Nagar.

2. Name of occupant. Sh. Sanjay Kumar S/o Late Malkiat Singh.
(As stated by occupier.)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. — Purchaser. (documents not shown)

6. Other than the above

7. Present position of the Plot/Shop/Stall. SHOP.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any. Un-authorised const. Basement = 10.0 M², F.F = 22.80, & SF = 22.80 M².
Encroachment area at G.F = 4.95 M².

10. Any other information / remarks.
Allotted area - 12.46 M².
(As per available revised plan.)

14/8/23.
Signature of S.O

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. Shop ~~/Plot/Stall~~ No...12..... Block.....Scheme Apna Bazar, Nehru Nagar

2. Name of occupant. Sh. Sanjay Madan S/o Late Mohan Lal Madan.
(As stated by occupier.)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. —— Purchaser. (documents not shown)

6. Other than the above

7. Present position of the Plot/Shop/Stall. SHOP.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any.- Un-authorised const. area
Basement. 16.0 M^2, F.F = 17.10 M^2, SF (TIN shed) = 17.10 M^2.
Encroachment at G.F = 2.10 M^2.

10. Any other information / remarks.
Allotted area = 12.0 M^2.
(As per available revised plan)

14/8/23
Signature of S.O

30/C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. Shop /~~Plot/Stall~~ No. 13 Block ..... Scheme Apna Bazar, Nehru Nagar

2. Name of occupant ① Sh. Sachin Vij ② Sh. Tarun Vij } S/o Sh. Harish Vij
(As per stated by occupier.)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. — Purchaser. (documents not shown)

6. Other than the above

7. Present position of the ~~Plot~~/Shop/~~Stall~~. SHOP.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any.
Un-authorised const. area Basement = 16.0 M², F.F = 17.10 M². & S.F = 17.10 M².
G.F. Encroachment area. = 2.10 M².

10. Any other information / remarks.
Allotted area :- 12.0 M².
(As per available revised plan.)

14/8/23
Signature of S.O

29/C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. Shop /~~Plot/Stall~~ No. 14 Block..... Scheme Apna Bazar, Nehru Nagar.
2. Name of occupant. Sh. Tarvender pal Singh. S/o Late Surender Singh.
   (As stated by occupier.)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (documents not shown)
6. Other than the above
7. Present position of the ~~Plot~~/Shop/~~Stall~~. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any.
   Un-authorised const. area Nil.
   Encroachment area. = 2.10 M^2.
10. Any other information / remarks.
    Allotted area = 12.0 M^2.
    (As per available revised plan)

14/8/23.
Signature of S.O

3 2d/C 113/C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. Shop /Plot /Stall No...15..... Block.....Scheme.Atma Bazar, Nehru Nagar.

2. Name of occupant. Sh. Thakur Lal S/o Sh. Sarupi
(As per stated by occupier.)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. — Purchaser. (document not shown)

6. Other than the above

7. Present position of the Plot/Shop/Stall. SHOP.

8. Use of property residential /commercial. — Commercial

9. Un-authorized construction/encroachment, if any. Un-authorised const. Basement Locked, F.F = 17.10M², S.F = 17.10M². Encroachment = 2.10M².

10. Any other information / remarks.
Allotted area = 12.0M².
(As per available revised plan)

14/8/25.
Signature of S.O

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

27/C 328/C 142/C

1. Shop ~~/Plot /Stall~~ No...16..... Block.....Scheme.Apna Bazar, Mahru Nagar.

2. Name of occupant. Sh. Ramesh Duggal S/o Late Om Prakash Duggal.
(As per stated stated by occupier)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. — Purchaser. (documents not Shown)

6. Other than the above

7. Present position of the Plot/Shop/Stall. SHOP.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any.- Un-authorised const. Basement = 25.6 m^2.
F.F = 24.64, SF = 24.64 m^2.
Encroachment. = 6.35 m^2.

10. Any other information / remarks.
Allotted area = 12.46 m^2.
(As per available revised plan)

14/8/23
Signature of S.O

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

96/C

1. ~~Shop /Plot~~ /Stall No 01 Block..... Scheme Apna Bazar, Nehru Nagar.

2. Name of occupant. Smt. Rajni Tandon w/o sh. Sonu Tandon.
(As per stated by occupier)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. — Purchaser. (Documents not shown)

6. Other than the above

7. Present position of the Plot/Shop/Stall. Stall.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any.
Un-authosed const. F.F = 10.26 M^2.
Encroahment. = 3.45 M^2.

10. Any other information / remarks.
Allotted area = 5.13 M^2.
(As per Layout plan.)

14/8/23
Signature of S.O

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

25/C

110/C

1. Shop-/Plot /Stall No..2..... Block.....Scheme.Apna Bazar, Nehru Nagar.
2. Name of occupant. Shutter found Locked at the time of site inspection.
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser.
6. Other than the above
7. Present position of the Plot/Shop/Stall.
8. Use of property residential /commercial.
9. Un-authorized construction/encroachment, if any.
10. Any other information / remarks.

14/8/23
Signature of S.O

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. ~~Shop /Plot~~ /Stall No. 03 Block.....Scheme Apna Bazar, Nahru Ngr.

2. Name of occupant. Smt. Madhu w/o Late Mahender Prakash.
(As per stated by occupier)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. — Purchaser. (documents not shown)

6. Other than the above

7. Present position of the Plot/Shop/Stall. Stall.

8. Use of property residential /commercial. Commercial.
Un-authorised const. Basement. 4.40 M^2, ~~EF~~ =
Encroachment = .80 M^2.

9. Un-authorized construction/encroachment, if any.

10. Any other information / remarks.
Allotted area -- 4.82 M^2.
(As per available revised plan)

14/8/23
Signature of S.O

23/C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. ~~Shop/Plot~~ /Stall No. 04 Block ——— Scheme Apna Bazar Nehru Nagar.

2. Name of occupant. Sh. Rajender Kr. Kukreja s/o Late Gangadhar Kukreja.
(As per stated by occupiers)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. —— Purchaser. (Document not shown.)

6. Other than the above

7. Present position of the Plot/Shop/Stall. Stall.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any.
Un-authorised cont. Basement = 4.40 m^2., F.F = 5.60 m^2.
Encroachment = .80 m^2.

10. Any other information / remarks.
Allotted area = 4.82 m^2.

(As per available revised plan.)

14/8/23
Signature of S.O

22/

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. ~~Shop/Plot~~ /Stall No. 72 Block ——— Scheme Abna Bazar, Mehru Nagr

2. Name of occupant. Sh. Mohd Farukh s/o Late Nabbu Mia.
(As per stated by occupier.)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal Heir of original auction purchaser.

5. Purchaser. — Purchaser. (document not shown.)

6. Other than the above

7. Present position of the ~~Plot/Shop~~/Stall. Stall.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any. Un-authorised construction
Basement. 11.15 M², F-F = 20.70 M²; encroachment. = 9.0 M².

10. Any other information / remarks.
Allotted area = 4.82 M².
(As per available revised plan.)

Sd/-
14/8/23.
Signature of S.O

(21/C)

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P. Cell, I.T.O, Delhi – 02

1. ~~Shop /Plot~~ /Stall No. 71 Block..... Scheme Apna Bazar, Nehru Mgr.

2. Name of occupant. Sh. Mohd Farukh s/o Late Nabbu Miya
(As per stated by occupier)

3. Whether the occupants is original allottee/auction purchaser.

4. Legal-Heir of original auction purchaser.

5. Purchaser. — Purchaser. (document not shown)

6. Other than the above

7. Present position of the Plot/Shop/Stall. Stall.

8. Use of property residential /commercial. Commercial

9. Un-authorized construction/encroachment, if any. Un-authorised construction Basement. 11.15 M², F.F. 20.70 M², encroachment. 9.0 M².

10. Any other information / remarks.
Allotted area = 4.82 M²
(As per available revised plan)

14/8/23.
Signature of S.O

ANNEXURE-D

दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार

संस्थागत भूमि आंवटन शाखा

कमरा न.- सी-5, विकास कुटीर, आई.टी.ओ.नई दिल्ली-110002.

No:- F-14/273/NCRTC/IAL/DUSIB//204744859/D- 925 Dated: 13/10/2023

To,

The Chief Project Manager
National Capital Region Transport Corporation
Gatishakti Bhawan, INA,
New Delhi-110023

Sub:- Implementation of Delhi Ghaziabad Meerut Regional Rapid Transit System (RRTS) Corridor- Regarding request for permanent relocation of shops/structures falling in shadow area of elevated road connecting Ring Road to NCRTC Complex at Jangpura, Delhi on the adjoining DUSIB Land.

Ref: NCRTC/DM/Ring Road/General/22-23/131-B/1525 dated 01.06.2023 and further letters dated 15.06.2023, 07.07.2023 and 31.07.2023.

Sir,

This has reference to your aforesaid letter, on the captioned subject. In this regard, I am directed to convey the approval of Hon'ble LG, Delhi for issuance of No Objection Certificate for transfer of vacant land measuring 235m^2 situated at Residential Block No. 3, Nehru Nagar, New Delhi on permanent basis for construction of 17 shops for relocation of shopkeepers of Apna Bazar, which comes under the shadow area of elevated road connecting Ring Road at Jangpura for Delhi-Ghaziabad-Meerut RRTS corridor subject to acceptance by Audit in due course and on the following terms and conditions:

1. The terms and conditions of alternative allotment shall remain same as those were at the time of original allotment made by erstwhile Slum & JJ Wing of DDA (now DUSIB) in favour of original allottees.

2. The details of allottees viz-a-viz name of original allottees, area of shop/stall underneath are annexed herewith. The alternative shops should be of the same area and no additional area/land may be allotted.

3. The unauthorised purchasers shall be governed by the terms and conditions of allotment as agreed by the original allottees at the time of allotment.

4. NCRTC shall ensure that no unauthorised construction/encroachment may take place on the allotted / vacant land and in case of such event, action for removal of the same shall be taken by NCRTC.

5. A copy of terms and conditions of allotment / auction are enclosed herewith.

Contd....2/-

6. That the NOC is being granted subject to the condition that shops/structures etc. shall be shifted at aforesaid location by DUSIB only in accordance with the terms the conditions mentioned in the allotment letter/Lease Deed served to the allottees of Apna Bazar at Nehru Nagar.

7. It is for NCRTC to compensate the shopkeepers other than the original allottees to be relocated at the new location i.e. at 235m^2 residential block No. 3, Nehru Nagar, New Delhi who will not be entitled for relocation. DUSIB will not be liable to pay any compensation or alternative allotment to the unauthorised occupants of the shops of Apna Bazar.

8. That the NOC is subject to the condition that the allotted land shall be used only for the purpose of construction of 17 shops and not for any other purpose.

9. NCRTC will be bound to return and hand over the allotted land to DUSIB immediately after completion of construction of 17 shops only for re-allotment of shops to original allottees of Apna Bazar.

10. The land shall not be transferred / parted with possession wholly or partly with any other organisation/department without prior written permission of DUSIB.

Encl: As above.

भवदीय

(राजेश सक्करवाल)
उप निदेशक (आईएएल)
डीयूएसआईबी

Copy to:-

1. PS to CEO for information of the latter.
2. PS to Member (Admn) for information of the latter.
3. Pr Director (IAL) for information please.
4. Dy. Director (RP)/SCP for information and necessary action as per policy/terms and condition mentioned in the allotment letter/Lease Deed available in RP/SCP Cell.
5. EE/C-06 for information and necessary action.

उप निदेशक (आईएएल)
डीयूएसआईबी

ANNEXURE-E

R-5931-CRU.2
03-10-2024
LPS

राष्ट्रीय राजधानी क्षेत्र परिवहन निगम लिमिटेड
(भारत सरकार एवं प्रतिभागी राज्य सरकारों का एक संयुक्त उपक्रम)
National Capital Region Transport Corporation Limited
(A Joint venture of Government of India and participating State Governments)
Project Office Delhi-Gurugram-SNB RRTS Corridor
Pocket-11, Laxmibai Nagar, Aurbindo Marg, New Delhi-110023
Land Mark -INA Metro Station, Gate No.-1,

गति से प्रगति

NCRTC/DM/CPM-INA/RR/External Agencies/2021/131-B/2049 01/10/2024

To,

HC(RD)-I 4/10/24 4/10/24

Principal Director (IAL)
Delhi Urban Shelter Improvement Board (DUSIB)
Vikas Kutir, I.P. Estate
New Delhi-110002

DD(RP)
ADC(RP)-III 3/10/24

Subject: Implementation of Delhi Ghaziabad Meerut Regional Rapid Transit System (RRTS) Corridor - Regarding relocation of 17 nos. of shops/stalls of Apana Bazar Nehru Nagar, falling in the shadow area of elevated road connecting Ring Road to NCRTC Complex at Jangpura, on the DUSIB land opposite Block No. 3, Nehru Nagar New Delhi.

Ref.:
(i) DUSIB letter no. F-14/273/NCRTC/LAL/DUSIB/204744859/D-925, Dated 13.10.2023
(ii) NCRTC letter no. NCRTC/DM/Ring Road/General/22-23/131-B/1681, Dated 13/10/2023
(iii) NCRTC letter no NCRTC/DM/Ring Road/General/22-23/131-B/1706, Dated 30.10.2023
(iv) DUSIB letter no. F/2708/CE/11/Nehru Nagar/1986/D-815, dated 13.11. 2023
(v) NCRTC letter no. NCRTC/DM/CPM-INA/RR/External Agencies/ 2021/131-B/1734 dated 02/12/2023

LPS
R-1207/DD-RP/DUSIB/2024
7/10/2024

Dear Sir

DUSIB vide letter at ref. (i) conveyed the approval of Hon'ble LG, Delhi for NOC to transfer vacant land measuring 235 sqm situated at residential block no. 3, Nehru Nagar for construction of 17 shops for relocation of shopkeepers of Apna Bazar which comes under the shadow area of elevated road connecting Ring Road to NCRTC Complex, Jangpura.

Accordingly, NCRTC prepared the layout plan of reconstruction of 17 nos. of shops and submitted to DUSIB vide letter mentioned at ref. (ii) & (iii).

In pursuance to DUSIB letter at ref. (iv) & after due coordination with Nehru Nagar RWA and DUSIB, construction of shops was taken up facing Ring Road in the same land pocket and communicated to DUSIB vide NCRTC letter ref. (v) above.

01/10/2024

313/C

138/C 126/C 68/C 2

Now, it is informed that the construction of 17 shops has been completed with due cooperation of DUSIB staff and same are ready for further allotment by DUSIBas per terms and conditions stipulated in the letter referred at (i).

It is requested that concerned staff may be directed to take over newly constructed 17 shops/stalls on the land handed over to NCRTC.

Thanking you

21/6/2024

Vijay Garg
CPM/DLI-SNB

Encl.: As above

ANNEXURE - 'F'

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF N.C.T. OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (C-5)
01, Kilokari, Ring Road, Opp. Maharani Bagh, New Delhi – 110014
(e-mail ID : eec5.dusib5@gmail.com)

Delhi Urban Shelter Improvement Board

NO D-331/EEC0/DUSIB/2024-25 dt 23/11/24

Subject : **Regarding taken over of possession 17 Nos. shops/stalls for Implementation of Delhi Ghaziabad Meerut Regional Rapid Transit System (RRTS) Corridor-regarding relocation of 17 nos. of shops/stalls of Apana Bazar Nehru Nagar, falling in the shadow area of elevated road connecting Ring Road to NCRTC Complex at Jangpura, on the DUSIB land opposite Block-03, Nehru Nagar, New Delhi.**

In compliance of reference to letter No. F-2724/18/Misc./RP/DUSIB/2023/D-808 Dt. 11/10/2024 of Dy. Director (RP), I hereby taking over the possession of the 17 Nos. Shops/stalls from the NCRTC at Apna Bazar Nehru Nagar, New Delhi as per amended site plan sent to Director (RP Cell) and copy to Director (IAL) vide letter No. NCRTC/DM/Ring Road/External Agencies/2023/131-B dated 09/02/2024 by SE(Civil)/NCRTC and received in this office vide diary No. 1108 & 1109/EE/C05/DUSIB dated 19/11/2024 (copy enclosed).

R. 1386/DDRP/2024 25/11/2024

23/11/24
(Handed over)
Sh. Shubham Rajesh Datte,
JE-II/Civil/INA/NCRTC,
Ph. No. 9130078696

23/11/24
(Taken over)
Sh. Harsh Gahoi JE-C-5

23/11/24
Sh. Robin Tyagi,
XEN/Civil/INA/NCRTC,

23/11/2024
Sh. Laxmi Kant, AE-C-5
DUSIB

Copy to :-

1. C.E/S.E, DUSIB for kind information
2. EE C-5 DUSIB for kind information.
3. Dy. Dir. (RP) for kind information.
4. Dy. Dir. (IAL) for kind information.
5. Addl. General Manager (Civil)/NCRTC, GatiShakti Bhwan, INA New Delhi-110023.
6. Office copy.

25/11/24.

~~Asstt. Dir (RP)-III~~

HC (RP)-I

25/11/24

Gmail

Executive Engineer
Dy. No. 1108
Date 19/11/24
DUSIB, Govt. of NCT of Delhi

Vedpal Meena <eec5.duslb5@gmail.com>

Letter regarding Implementation of Delhi RRTS-relocation of 17 nos. of shops/ stalls of Apna Bazar

1 message

UMA MAHESH RAO <umamaheshrao.rpcelldueslb75@gmail.com>
To: eec5.duslb5@gmail.com

Tue, Nov 19, 2024 at 12:31 PM

Please see the attachment

EEC-5-D-808-NCERT.pdf
6995K

URGENT

Take action accordingly

AEC(S)/05

19/11/2024

Executive Engineer, C-5
Dy. No. 1109
Date 19/11/24
DUSIB, Govt. of NCT of Delhi

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
REMUNERATIVE PROJECT CELL
C-10, VIKAS KUTEER, I.P. ESTATE, NEW DELHI-110002

No. F/2724/18/Misc./RP/DUSIB/2023/D-808 Date: 11/X/2024

Subject: Implementation of Delhi Ghaziabad Meerut Regional Rapid Transit System (RRTS) Corridor-regarding relocation of 17 nos. of shops/stalls of Apana Bazar Nehru Nagar, falling in the shadow area of elevated road connecting Ring Road to NCRTC Complex at Jangpura, on the DUSIB land opposite Block-03, Nehru Nagar, New Delhi.

The IAL branch of DUSIB has allotted the land measuring 235 sqm situated at residential block no. 3, Nehru Nagar vide letter dated 13.10.2023 for construction of 17 shops for relocation of shopkeepers of Apna Bazar which comes under the shadow area of elevated road connecting Ring Road to NCRTC Complex, Jangpura. Further, NCRTC has constructed the 17 nos. of shops at their own expenses with due coordination with Nehru Nagar RWA and DUSIB at the allotted land. Now the Chief Project Manager of NCRTC has requested to taken over these 17 nos. of shops for allotment to the shopkeepers of F&V Market, Nehru Nagar.

Now, Chief Project Manager, NCRTC vide letter dated 01.10.2024 (Copy enclosed) has informed this office that the construction of these 17 nos. of shops has been completed and further requested to take over the possession of these shops for further allotment to the shopkeepers of Nehru Nagar. This being sensitive matter, these all the relevant documents be kept in concerned file meticulously so as to be available for such reference in future.

Hence, you are requested to kindly take over the possession of these 17 nos. of shops from NCRTC and inform this office so that this office may initiate the process for allotment to the shopkeepers, whose shops are falling under the shadow area of elevated road connecting Ring Road to NCRTC Complex at Jangpura.

This issues with the prior approval of Member(Admn.).

Encl: As Above

Take action accordingly 11/10/24.

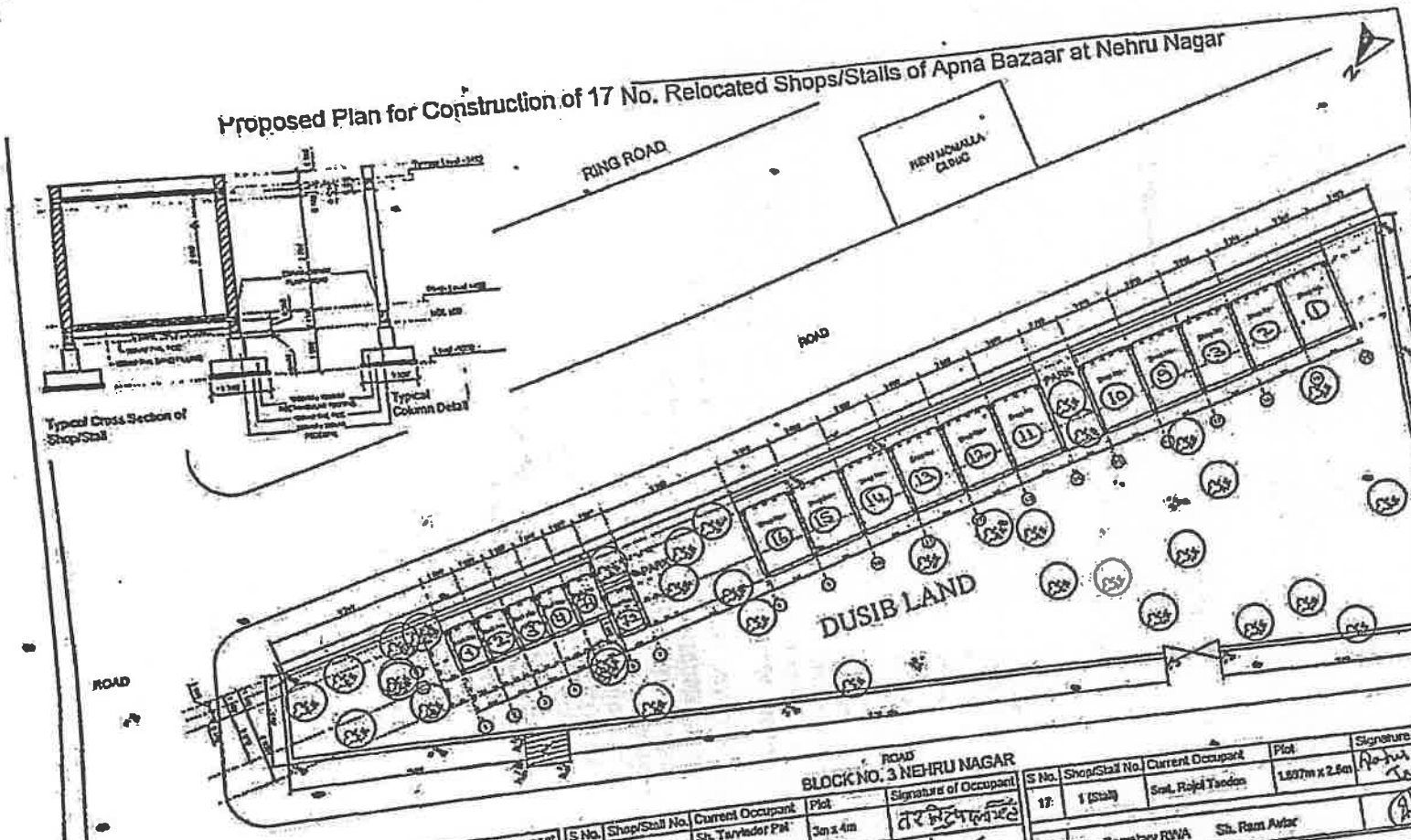
(U.M. Rao)
Dy. Director(RP)

EEC-5 for n.a. As discussed on 19/11/2019. AE(C)/05 with EE(RP) 19/XI/2024

Copy to:

01. Member(Admn.)
02. Pr. Director(RP)
03. Chief Project Manager, NCRTC in response to your letter No. NCRTC/DM/CPM-INA/RR/External Agencies/2021/131-B/2049 dated 01.10.2024, it is requested to please hand over the newly constructed 17 nos. of shops EE C-5 so that this office may process the case for further allotment.

Proposed Plan for Construction of 17 No. Relocated Shops/Stalls of Apna Bazaar at Nehru Nagar



Summary:

S No.	Shop/Stall No.	Current Occupant	Plot	Signature of Occupant
1	1 (Shop)	Sh. Sanjay Madan	3m x 4m	
2	2 (Shop)	Sh. Jai Dev Wadhwa	3m x 4m	
3	3 (Shop)	Sh. Nityanand	3m x 4m	
4	9 (Shop)	Sh. Ramesh Kumar Wadhwa	3m x 4m	
5	10 (Shop)	Sh. Krishna Kumar	3.07m x 4m	
6	11 (Shop)	Sh. Sanjay Kumar	3.07m x 4m	
7	12 (Shop)	Smt. Suman Madan	3m x 4m	
8	13 (Shop)	Sh. Sachin Vij & Tarun Vij	3m x 4m	
9	14 (Shop)	Sh. Tarvinder Pal Singh	3m x 4m	
10	15 (Shop)	Sh. Thakur Lal	3m x 4m	
11	16 (Shop)	Sh. Ramesh Duggal	3.07m x 4m	
12	72 (Stall)	Sh. Mohd. Farooq	1.537m x 2.6m	
13	71 (Stall)	Sh. Mohd. Farooq	1.537m x 2.6m	
14	4 (Stall)	Sh. Rajendra Kumar Kukreja	1.537m x 2.6m	
15	3 (Stall)	Smt. Madhu	1.537m x 2.6m	
16	2 (Stall)	Smt. Geeta Arora	1.537m x 2.6m	
17	1 (Stall)	Smt. Rajni Tandon	1.537m x 2.6m	
18	Gen. Secretary RWA	Sh. Ram Avtar		

NATIONAL CAPITAL REGION TRANSPORT CORPORATION

PROJECT: CONSTRUCTION OF ELEVATED ROAD CONNECTIVITY FROM RING ROAD TO NCRTC COMPLEX, JANGPURA OF DELHI-MEERUT REGIONAL RAPID TRANSIT SYSTEM (MRTS) CORRIDOR

DRAWING TITLE: RING ROAD CONNECTIVITY CONSTRUCTION OF 17 NO. RELOCATED SHOPS/STALLS OF APNA BAZAAR AT NEHRU NAGAR

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
REMUNERATIVE PROJECT CELL
C-10, VIKAS KUTEER, I.P. ESTATE, NEW DELHI-110002

No. F/2724/18/Misc./RP/DUSIB/2023/D-808 Date: 11/X/2024

Subject: Implementation of Delhi Ghaziabad Meerut Regional Rapid Transit System (RRTS) Corridor-regarding relocation of 17 nos. of shops/stalls of Apana Bazar Nehru Nagar, falling in the shadow area of elevated road connecting Ring Road to NCRTC Complex at Jangpura, on the DUSIB land opposite Block-03, Nehru Nagar, New Delhi.

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Now, Chief Project Manager, NCRTC vide letter dated 01.10.2024 (Copy enclosed) has informed this office that the construction of these 17 nos. of shops has been completed and further requested to take over the possession of these shops for further allotment to the shopkeepers of Nehru Nagar. This being sensitive matter, these all the relevant documents be kept in concerned file meticulously so as to be available for such reference in future.

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This issues with the prior approval of Member(Admn.).

Encl: As Above

11/10/24
(U.M. Rao)
Dy. Director(RP)

EEC-5

Copy to:

01. Member(Admn.)
02. Pr. Director(RP)
03. Chief Project Manager, NCRTC in response to your letter No. NCRTC/DM/CPM-INA/RR/External Agencies/2021/131-B/2049 dated 01.10.2024, it is requested to please hand over the newly constructed 17 nos. of shops EE C-5 so that this office may process the case for further allotment.

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त महोत्सव

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ncrtc

राष्ट्रीय राजधानी क्षेत्र परिवहन निगम लिमिटेड
(भारत सरकार एवं प्रतिभागी राज्य सरकारों का एक संयुक्त उपक्रम)
National Capital Region Transport Corporation Limited
(A Joint venture of Government of India and participating State Governments)
Project Office Delhi-Gurugram-SNB RRTS Corridor
Pocket-11, Laxmibai Nagar, Aurbindo Marg, New Delhi-110023
Land Mark -INA Metro Station, Gate No.-1,

गति से प्रगति

NCRTC/DM/Ring Road/External Agencies/2023/131-B/ Date: 09.02.2024

To,
Deputy Director (RP)
Remunerative Project Cell
Delhi Urban Shelter Improvement Board (DUSIB)
C-10, Vikas Kutir, I.P. Estate
New Delhi-110002

Subject: Implementation of Delhi Ghaziabad Meerut Regional Rapid Transit System (RRTS) Corridor - Regarding relocation of shops/ structure, Apana Bazar Nehru Nagar, falling in the shadow area of the Elevated Road connecting Ring Road to NCRTC Complex at Jangpura, New Delhi on the adjoining DUSIB land.

Ref.: - DUSIB letter no. F/2708/CE/11/Nehru Nagar/1986/D-53. Dated: 08.01.2024.

Dear Sir,

In reference to your letter dated 08.01.2024 enclosing the letter of RWA dated 04.12.2023 for consideration of their request, it is submitted that based on the representation from General Secretary, Nehru Nagar RWA vide letter dated 04.12.2023, a meeting was held with General Secretary, Nehru Nagar RWA along with affected shop owners of Apana Bazar market.

The issues raised by General Secretary, Nehru Nagar, RWA have been considered and an amicable settlement has been done with minor modifications in layout plan of proposed shops. A copy thereof is enclosed for your kind information please.

Encl: -

As above

Thanking You,

C.R.U.
Delhi Urban Shelter Improvement Board
Date: 09.02.2024
Sign.:
09/02/24

(Sudhir Kumar Porwal)
Superintending Engineer/Civil

Copy To:-

1. CPM/DLI-SNB for kind information please.
2. Director (IAL), DUSIB for kind information please.

23/C

Inventory List of 17no.Shops/stalls at Apna Bazar Nehru Nagar, New Delhi

Subject : Construction of elevated Road Connectivity from Ring Road to NCRTC Complex, Jangpura of Delhi-Meerut Regional Rapid Transit System (RRTS) corridor.

Subject: Handing over of 17 no shops/stalls of Apna Bazar at Nehru Nagar to DUSIB

ITEMS / SHOP NO.	ROLLING SHUTTER IN NUMBERS	LOCK & KEY NO.	WALL & CEILING FINISHING	FLOOR FINISHING	15/16 A SWITCH & SOCKET IN NUMBERS	5/6 A SITCH IN NUMBERS	2 MODULE FAN REGULATOR IN NUMBERS	DOUBLE DOOR SPN 6-WAY DB IN NUMBERS	MCB 10, 16, 32 A IN NUMBERS	SURFACE & BATTEN LIGHT IN NUMBERS	Remark
1	1	1/56602	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
2	1	1/56601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
3	1	1/56605	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
9	1	1/56601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
10	1	1/56604	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
11	1	1/56602	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
12	1	1/56604	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
13	1	1/V001	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
14	1	1/56601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
15	1	1/56604	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
16	1	1/56601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
72	1	1/56602	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
71	1	1/56605	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
4	1	1/56605	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
3	1	1/56602	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
2	1	1/56601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	
1	1	1/56607	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1 & 1 & 1	1 & 1	

Handed Over by NCRTC Representative

Taken Over by DUSIB Representative

Robin Tyagi 23/11/24
NCRTC

अनुभव वर्मा
JE/C/NCRTC
23/11/24

23/11/24
Lanni Kant
AE/C-P DUSIB

23/11/24
JE/DUSIB

-18-

ANNEXURE-'G'

1. Copy for Bid File.
2. Copy for Acctt.(P).
3. Copy for Cash Branch.
4. Copy for Personal File.

ANNEXURE 'A'

DELHI DEVELOPMENT AUTHORITY
SLUM WING

Dr. Ambedkar Marg,
Jhandewalan Extn.,
New Delhi-110055.

Dated 30/8/85.

B I D F O R M

1. ~~Light Industry/Commercial/ Shop-cum-Office/Shop-Plot/ Built up Shop/Built up Stall/ Residential Scheme at~~ Fruit & Veg. Market at Nehru Nagar (Apna Bazar)

2. Block No. — ~~Plot~~/Shop/~~Stall~~ No. 11 ✓

3. Area 12.28 ✓ Sq.Mts./~~Sq.yds.~~

4. Name and address of the Highest Bidder/intending purchaser. Sh. Mahesh Puri S/o Sh. Satya Pal I E/29, Lajpat Nagar, New Delhi-110024

E-Flat

30/8/85

5. Permanent Income Tax A/C. No. _____

Amount of Bid Rs. 35,000/- (Rs. Thirty five thousand only).

Earnest Money Rs. 8750/- (Rs. Eight thousand seven hundred fifty only).

6. Signature of the highest bidder.

Signature of the Auction Officer/Authorised Officer. 30/8/85

7. Receipt No. 274045 Dated 30/8/85

for Rs. 8750/- (Rs. Eight Thousand Seven hundred Fifty Only)

Cashier

Accounts Officer (Slum).

Receipt Cash - Rs 8750/-

B/C

~~299/C~~ ~~126/C~~ 149/C

(B. M. SINGH)
Asstt. Director (S&JJ).
D.D.A.

FROM FOR BUILT UP SHOP ONLY

APPLICATION NO. 49

PRICE : Rs.5/-.

DELHI DEVELOPMENT AUTHORITY
SLUM WING.

APPLICATION BY THE HIGHEST BIDDER FOR THE PURCHASE OF PERPETUAL LEASE HOLD RIGHTS OF BUILT UP SHOPS.

A) PARTICULARS OF THE INTENDING PURCHASER:

1) Name MAHESH PURI
(In Blcok Letters)

2) Name of Father/~~Husband~~ Sh. Satya Pal

3) Date of Birth/Age 30 yrs

4) Full Address:
i) Residential E Ext/29 Lajpat Nagar, New Delhi - 110024

ii) Occupational —

5) If the applicant is not an individual state whether it is a partnership concern or a company incorporated under the companies Act(Please enclose a copy of the partnership deed or articles of association as the case may be) —

6) Particulars of any other commercial/individual land purchased from the D.D.A. or the other local bodies earlier or owned otherwise. —

B) PARTICULARS OF THE AUCTION:

1) Date of Auction 30/8/85

2) Description of Shop:
a) Locallty Fruit & Veg Market at Nehru Nagar (Apna Bazar)
b) Number 11 Block —
c) Area 12.28 Sq.Mts.

3) Amount of the Bid Rs. 35,000/-

4) Earnest Money paid Rs. 8750
Receipt No. 274045 Dated 30.8.85

I, the undersigned, being the highest bidder in the auction, hereby apply on my behalf/onbehalf of the intending purchasers, above named, to the Delhi Development Authority (Slum Wing), New Delhi for the purchase of perpetual lease hold rights of Built up Shop, described above, under the terms and conditions of sale by auction of such rights. I have read and understood the conditions and hereby accept which are acceptable to the intending purchaser. I/we, the

Mahesh

.....2.....

intending purchaser(s) will pay the balance of premium and other amounts and complete the lease in the form prescribed in accordance with the said conditions.

Signature of the highest bidder/on his/her behalf/ on behalf of the intending purchaser/husband.

Date 30/8/85

Place N. Delhi

Countersigned by _____ 30/8/85
(Officer conducting the auction).

30/8/85

DELHI DEVELOPMENT AUTHORITY
SLUM WING.

TERMS AND CONDITIONS FOR THE SALE BY AUCTION BY THE DELHI DEVELOPMENT AUTHORITY (SLUM WING) OF PERPETUAL LEASE HOLD RIGHTS OF BUILT UP SHOPS.

I. PURCHASER

i) Any person except a minor may purchase lease hold rights in any shop by bid in the auction.

ii) A change in the name of the intending purchaser will not be allowed under any circumstances.

iii) No person can bid on behalf of a proposed Private Limited Company or a Proposed Limited Company unless he has already moved an application for incorporation to the Registrar of Companies.

II. BIDDING AT AUCTION AND SUBMISSION OF APPLICATION.

i) The Officer conducting the auction may without assigning any reason, withdraw all the shops or any one or more of them from the auction at any stage. The bid shall be for the amount of the premium for the Perpetual Lease Hold Rights of the Shops. The bid shall not be revocable by the bidder.

ii) The highest bidder shall at the fall of the hammer, pay to the Delhi Development Authority (Slum Wing) through the officer conducting the auction, 25% of the bid amount as Earnest Money either in cash or by Bank Draft in favour of the Director(Slum), Delhi Development Authority. If the earnest money is not paid, the auction already held in respect of that shop will be cancelled.

iii) The highest bid shall be subject to the acceptance of the Administrator of the Union Tarritory or such other officer as may be authorised by him in this behalf. The highest bid may be rejected without assigning any reason.

iv) In case of default, breach or non-compliance of any of the terms and conditions of the auction or mis-representation by the bidder or intending purchaser, the bid shall be cancelled and the Earnest Money shall be liable to be forfeited and the shop will be reauctioned.

Provided that if a request is made by the successful bidder/intending purchaser for the surrender of the shop purchased in auction, the earnest money shall be refundable subject to the following deductions:-

a) In the event of a request received within 7 days from the date of auction, 2% of the premium of loss in reauction, whichever is more.

b) In the event of a request received after the expiry of 7 days from the date of auction, 5% of the premium or loss in reauction, whichever is more.

c) In case the party surrenders the Built up Shop and desires to get immediate refund without waiting for result of reauction, refund may be allowed subject to the forfeiture of 50% of the earnest money i.e., 12½% of the bid amount. Since the surrender is made on this basis, he will not be entitled to any additional refund even if the loss in the reauction is less.

.....2.....

Provided further that the Administrator/Lt. Governor of Delhi may refund a portion of whole of the Earnest Money without any condition in compassionate grounds and in exceptional circumstances such as the death of the earning member of the family ailment or loss of job.

v) The successful bidder shall submit a duly filled up Application in the form attached immediately after auction of the shop in question.

vi) When the bid is accepted by or on behalf of the Administrator, Lt. Governor, Delhi the intending purchaser shall be informed of the acceptance in writing and the intending purchaser shall within 15 days from the date of issue of the letter communicating the approval of the bid or 60 days from the date of auction, whichever is earlier pay to the Delhi Development Authority (Slum Wing), balance 75% of the amount of the bid by Bank Draft in favour of the Director(Slum), Delhi Development Authority. If the bid is not accepted, the earnest money will be refunded to the intending purchaser without interest unless the earnest money is forfeited under Para II(iv) above.

vii) In case of default of balance 75% premium within the period stated above and also if the party fails to take possession on the date communicated to him, the bid will be cancelled and 25% deposited as earnest Money will be forfeited and the shop will be reauctioned.

viii) The possession of the shop will be handed over on making full payment of premium.

ix) In case the purchaser fails to take over the shop on the date and time fixed by the department for the purpose, a fee of Rs. 250/- shall be charged for each subsequent date and time fixed for handing over the possession of the shop.

III. GROUND RENT:

i) In addition to the premium for the shop, the intending purchaser of the lease-hold rights of the shop shall have to pay an yearly ground rent. The ground rent will be Rs. 132.50 per annum for shop w.e.f. the date of taking over the possession of shop. The allottee shall have also to deposit the maintenance charges equal to the amount of ground rent till the services of the Shopping Centre are handed over to MCD. The amount of G.R. and M.C. is payable in advance.

ii) The rate of Ground Rent shall be subject to enhancement to such rate as may be decided by lessor after the period of thirty years from the date of allotment.

iii) An interest of 18% per annum or such other rate, as the Delhi Development Authority(Slum Wing)/Lessor may in its absolute discretion decide from time to time, without prejudice to the right of re-entry under the lease, shall be charged on all delayed payments. Such interest will be calculated for full fortnight or month, as the case may be, and not for fraction thereof.

IV. LEASE DEED AND OTHER CONDITIONS OF LEASE:

The terms and conditions of the lease are those which are contained in the form of the perpetual lease deed. The intending purchaser shall be deemed to have agreed to all the terms and conditions contained therein. The intending purchaser shall execute the lease deed in the said form when called upon to do so. The following are the other main conditions of the lease:

i) The over all control and superintendence of the said shop shall remain vested in the Lessor whose officials shall at all reasonable hours, be entitled to inspect the said shop about its bonafide user.

.....3.....

i) The purchaser/lessee of the shop will have to start business on the shop within a period of three months from the date of offer of handing over possession of the shop, failing which the purchaser shall be liable to pay penality not exceeding Rs.100/- per month. Provided that the penality can be waived in exceptional hard cases for reasons to be stated in writing.

iii) The lessee may let out the shop on rental basis.

iv) The lessee shall not be entitled to sell, transfer, assign or otherwise part with possession of the whole or any part of the shop without the previous consent in writing of the Lessor/D.D.A. (Slum Wing). Such permission will not be given for a period of ten years from the commencement of the lease, unless in the opinion of the lessor, exceptional circumstances exists for grant of such permission.

v) In the event of consent being given the lessor/D.D.A.(Slum Wing) may impose such terms & conditions as it think fit. The Lessor/ D.D.A.(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, assignmentor 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.

vi) However, the allottee may with the prior consent in writing of the Lessor, mortgage or charge the shop to such persons as may be approved by the Lessor in its absolute discretion.

vii) That the lessee shall not cause or permit to be caused any damage to the shop including joint walls. Under the circumstances the lessee shall not make any additions or alterations to the existing structures nor shall any structure would be allowed on the roof of the shop.

viii) That the shop will not be used for any repair/manufacturing work or any Atta Chakki, nor non-confirming use, as defined in Master Plan will be permitted.

x) That the lessee shall not keep animals or conveyance in or outside the said shop. No hazardous or obnoxious trade shall be permitted in the demised premises.

xi) That the lessee shall faithfully follow and abide by all the provisions of the Delhi Municipal Corporation Act, bye laws of rules & regulations made there under and the provisions of the Delhi Shop & Establishment Act and those or any other law for the time being and the rules or regulations made under Delhi Development Act.

xi) That the lessee shall not do anything in or outside the shop which may be nuisance or annoyance to the neighbour or to the passerby.

xii) That the lessee shall keep the shop neat and clean and shall not employ or permit to the employed or allow or to enter into or remain in the said shop, any person suffering from any contagious, loathsom or infectious disease.

xiii) All dues payable to the Government in respect of shop shall be recoverable as arrears of land revenue.

xiv) The allottee shall be liable to pay rates, taxes , charges and assessments of every description in respect of the shop whether assessed, charged or imposed on the shop or in respect thereof.

xv) If the lease of the shop is obtained by mis-representation, mis-statement or fraud or if there is any breach of the conditions of the lease, the lease will be forfeited and the possession of

.....4.....

the shop will be taken over by the Government and the lessee will not be entitle to any compensation.

xvi) The verandah in front of the shop is meant for public circulation and the lessee shall not encroach upon or otherwise use this verandah.

xvii) The terms allottee shall mean and include as lessee of the president of India(Lessor) on the terms and conditions as referred to above.

xviii) The display boards shall be hung only at the appointed place and no where else.

xix) No changes/alterations/additions shall be made without prior approval of the D.D.A.(Slum Wing). Shutters shall not be permitted to be shifted from their present place in any circumstances.

V. COST AND TRANSFER DUTIES:

The cost and expenses of preparation, stamping and registering lease deed and its copies and all other incidental expenses will be paid by the intending purchaser. The intending purchaser will also pay the duty of transfer of immovable property levied by the Municipal Corporation of Delhi or any other duty or charges that may be levied by another authority.

I accept the above terms and conditions.

Signature of the highest bidder on his/her behalf/ on behalf of the intending purchaser/husband.

Date 30/8/85

Place N. Delhi

Countersigned by

(Officer conducting the auction)

30/8/85

S.No.	B.Stall No.	Area in Sq.Mts.	Size in Mts.	Use	Situation of Stall	Additional storage space available(in Mts.)
IV. FRUIT & VEGETABLE MARKET AT INDERLOK, SARAI ROHILLA.						
1.	3	4.62	2.54 x 1.82	Stall	One sided	3.75 x .90
2.	4	4.62	2.54 x 1.82	Stall	One sided	3.75 x .90
3.	6	4.85	2.54 x 1.91	Stall	One sided corner	3.62 x .90
4.	7	4.62	2.54 x 1.82	Stall	One sided	3.75 x .90
5.	8	4.62	2.54 x 1.82	Stall	One sided	3.75 x .90
6.	9	4.62	2.54 x 1.82	Stall	One sided.	3.75 x .90
7.	10	4.85	2.54 x 1.91	Stall	One sided corner.	3.62 x .90
8.	11	4.85	2.54 x 1.91	Stall	One sided corner.	3.62 x .90
9.	12	4.62	2.54 x 1.82	Stall	One sided.	3.75 x .90
10.	13	4.62	2.54 x 1.82	Stall	One sided.	3.75 x .90

292/C

SHOP PLOTS/BUILT UP SHOPS/BUILT UP STALLS TO BE AUCTIONED ON 30.8.1985.

Time : 11.00 A.M.

Venue : DDA's AUCTION HALL,
VIKAS SADAN, NEAR INA MARKET,
NEW DELHI.

S.No.	Shop Plot/ B. Shop No.	Area in Sq.Mts.	Size in Mts.	Use	Situation of Plot/Shop	Permissible coverage	F.A.R.	No. of Stories Allowed.	Position about Basement.
I.	LOCAL SHOPPING CENTRE AT VIVEKANAND PURI, SARAI ROHILLA.								
1.	Shop Plot No. C/10	13.5	3 x 4.5	Shop	Two sided corner	100%	100	One	Not allowed
II.	LOCAL SHOPPING CENTRE AT JAHANGIR PURI(IN SLUM TENEMENTS).								
	Shop Plot No.								
1.	11	10	2.5 x 4	Shop	Two sided corner	100%	100	One	Not allowed
2.	12	10	2.5. x 4	Shop	One sided	100%	100	One	Not allowed
3.	13	10	2.5 x 4	Shop	One sided	100%	100	One	Not allowed
4.	14	10	2.5 x 4	Shop	One sided	100%	100	One	Not allowed
5.	15	10	2.5 x 4	Shop	Two sided corner	100%	100	One	Not allowed
III.	FRUIT & VEGETABLE MARKET AT NEHRU NAGAR(APNA BAZAR).								
	B.Shop No.								
1.	11	12.28	3.07 x 4	Shop	One sided corner	-	-	-	-
2.	12	12.00	3 x 4	Shop	One sided	-	-	-	-
3.	13	12.00	3 x 4	Shop	One sided	-	-	-	-
4.	14	12.00	3 x 4	Shop	One sided	-	-	-	-
5.	15	12.00	3 x 4	Shop	One sided	-	-	-	-
6.	16	12.28	3.07 x 4	Shop	One sided corner	-	-	-	-

P.T.O.

ANNEXURE-'A'

ITEM NO. 50/2021

Item No. /2021 F. No.1(114)17/LD/Coord.

Subject: Review of Policy for Fixation of Reserve Price in respect of Built-up Shops/Units

1. Background:

1. The Built-up Shops/units in Convenient Shopping Centres, Local Shopping Centres and Community/District Centres of DDA are disposed of by two modes :

(i) *through auction (e-auction) to general public;*
(ii) *through draw of lots to the reserved category persons;*
(iii) *under certain schemes.*

2. Existing Formula for Costing of Built-up shops

The reserve price for built up shops/units is fixed as per the policy approved vide Authority Resolution No.53/2017(Annexure -1). Attention is invited to *Para 8 (C)* thereof, which lays down the following parameters (A) to (C) for fixing reserve price of DDA's Built-up properties/shops. As per the existing policy the reserve price has the following cost components:

(i) **Cost of Land component** *which comprises of plinth area of the shop + proportionate common area + mezzanine floor + Verandah Balcony area/courtyard wherever exists.* Total area so derived is then multiplied by corresponding Circle Rate of the category of the locality in which the Built-up property/shop is located and a **Multiplying factor of 2** (two) is applied to reflect for commercial nature of property. {It is assumed that Commercial Complexes were built on 100 FAR, and therefore Plot area : Gross constructed area ratio is 1:1}.

The Multiplying Factor of 2 is taken while computing the land cost of Commercial shops as per the policy for calculating cost of commercial plots.

(ii) **Cost of construction of shop:** Rate of construction as notified on 22.09.2014 by the Govt. Of NCT of Delhi or the actual cost of construction incurred by DDA with escalation of 10% p.a. towards cost of money whichever is higher as mentioned above in I(a).

3. Costing Formula as per GNCTD Notification dated 22.9.2014

(i) **Minimum Unit rate for Land Component and Multiplying Factor :**

Table 3A

Sl.No.	Category of the Locality	Minimum Rate for valuation of land for Residential use/ Circle Rates (in Rs. Per sq. Mtr.)	Multiplying Factor for commercial use

1.	A	7,74,000	3
2.	B	2,45,520	
3.	C	1,59,840	
4.	D	1,27,680	
5.	E	70,080	
6.	F	56,640	
7.	G	46,200	
8.	H	23,280	

(ii) Base unit rate of construction for Commercial use

Table 3B

Category of the Locality	Minimum rate of construction for Commercial use (in Rs. Per Sq. Mtr.) w.e.f. 23/09/2014
A	25200
B	19920
C	15960
D	12840
E	10800
F	9480
G	8040
H	3960

(iii) In order to account for the age of structures, the following Multiplying Factor is applied to the cost of construction mentioned above: -

Table 3C

Year of Completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

(iv) To determine the valuation of different structures, the following Multiplying Factors to the above minimum cost of construction is applied under colonies in 'G' and 'H' Categories:-

Table 4C

Structure Type	Pucca	Semi-Pucca	Katcha
Multiplicative factor	1.0	0.75	0.5

II. REASONS FOR REVIEW OF THE EXISTING RESERVE PRICE FIXATION POLICY FOR BUILT-UP SHOPS/UNITS

Despite repeated attempts till recently, DDA has not been able to dispose of Built-up shop/units at the reserve price so fixed as per the approved policy. Inventory details in this regard available in Annexure – 2 show that only 7 shops could be disposed of during the last 5 phases of e auction during the period 2019-2021.

III. PROBLEM ANALYSIS

1. After extensive deliberations by officers of LD, Finance, Engineering and Building Departments on all aspects including present price fixation policy, age of construction and current market dynamics and demand of Built-up commercial spaces, the following multiple reasons have been identified for alarmingly low disposal of built-up shops/units:

2. As on date, DDA has unsold inventory of about 677 built-up units. Approximately 90% of these units are the unsold units from various schemes/auction/ draw of lots and were constructed 20-30 years ago. These structures are timeworn. Contrarily, the cost of construction is enhanced every year by 10% with respect to the year of construction while fixing the reserve price as per the existing policy whereas generally structures are depreciated as they age.

3. Market dynamics have changed post amendments in the FAR policy. The new policy allows the builders to keep the areas like corridors, common areas including the area of staircase and common toilets, mezzanine floor, etc. free from FAR while in the case of DDA built up shops, the same are accounted for in pricing which makes the existing pricing formula leading to higher pricing which in turn makes the unsold inventory of shops less lucrative comparatively. DDA is constrained to include the mezzanine, common area etc. in the total FAR as the DDA complexes are already Built-up structures under the previous FAR policy and DDA cannot now re-build/add structures to utilize the additional FAR made available as per the new policy on the existing complexes and hence the land/ allowed FAR /construction cost has to be realized as already assigned in the complex.

4. Further, introduction of the scheme of mixed-use streets/ commercial streets in residential areas has also resulted in considerable fall in the demand of DDA Built-up Shops which have seemingly lesser competitive edge over the mixed land-use properties located on notified streets.

IV. RECOMMENDATIONS:

1. Based on the extensive deliberations with the Engineering, Land Disposal and Finance and Building Departments on the issue of non-disposal of built-up shops /units and the solutions explored, it is felt imperative to rationalize the Reserve Price Fixation of Built up shops/properties to clear out/reduce the unsold inventory and thus, the following suggestions are made to rationalize the cost.

(i) The multiplying factor of 2 (Two) for commercial properties/Built-up shops will continue as per the existing policy. However as a special measure in view of the solution proposed above , it is proposed to dispose of the unsold inventory as on date, by reduction in

presently applied multiplying factor from 2 to 1.50 for the cost computed towards the Land component of the Built-up properties/shops i.e on the total plinth area, to make DDA shops market competitive and attractive.

(ii) Further, the present formula of charging actual cost of construction incurred by DDA with escalation of 10% per annum is not justified on two counts -

(a) *on one hand depreciation of built-up properties with each passing year is not accounted for and*

(b) *On the other hand cost is escalated by 10% per annum which makes the cost higher every passing year though the structures keep aging and actually are depreciating in terms of value.*

Further, as shown in table 3C above, the multiplying factor to account for age of construction is 1 from the year 2000 onwards does not give the realistic price of the shops. To resolve this anomaly, it would be fair to fix a standard rate Per Sq. Mtr. of plinth area for Built-up Shops based on current construction cost and allowing depreciation @ 1.25% per annum by straight line method for total number of years of age of construction to the maximum limit of depreciation capped 25% ;

(iii) In the absence of actual current (year of auction/disposal) cost of construction of built-up shops at Convenient Shopping Centres/Local Shopping Centres/Community Centres/District Centres, it would be appropriate and realistic to opt for the per square meter plinth area rate (as notified by Finance Wing, DDA every financial year) of cost of construction as that of comparable structures of EWS Flats. In case the notified plinth area rate of the current financial year is not available, the rate of previous financial year can be taken for the purpose of fixation of reserved price.

2. Accordingly, a comparative of Reserve Price is worked out as per the above suggestions/recommendations vis-a-vis that as per the existing costing formula for the year 2021-22 is shown in the illustration/statement of few shops and attached as Annexure – 3 which shows reduction in the Reserve Price of Built-up shops (with multiplication factor of 1.5) in the range of 30 to 55% to that of the costing of shops done on the basis of existing application of multiplication of Factor 02 and the construction cost computational method for 13 shops put in the last E- auction (11th Phase).

Further, it is also proposed that in case the unsold inventory of shops does not attract buyers in the next auction program, despite the proposed reduction of multiplication factor of 1.5 for the land component, DDA may further review the Reserve price of the unsold inventory.

V. Financial Implications:

There will be 30% to 55% reduction in the Reserve Price of Built-up shops as shown in the statement attached as Annexure 3.

However, the resultant reduction in the Reserve Price from that of the existing formula is only intended to make the unsold Inventory of Built-up shops / properties of DDA attractive and to solicit the interest of the potential buyers. The Reserve Price is only for fixing the minimum

price the actual bid will be dictated by the market conditions and desirability of DDA's Built-up shops disposed of through competitive way of E-auction.

The Finance Department has vetted/agreed to the proposal.

VI. Proposal:

1. The amendments recommended above in regard to price fixation in respect of old inventory of built-up shops (put to auction earlier) however will remain within four corners of the Policy approved by the Authority vide Resolution No. 2017 and accordingly the Reserve Price costing of Built-up Shops/Units disposed of on freehold basis is proposed to include the following components:

(i) Cost of Land component *comprising of plinth area of the shop + proportionate common area + mezzanine floor + Veranda + Balcony area/courtyard etc. wherever exists* and Total area so derived shall be multiplied by corresponding Circle Rate of the category of the locality in which the built-up shop/ built-up property are located. Insofar as the stock of unsold shops is concerned, considering the market situation we may keep the multiplying factor of 1.50. In the case of new shops, being offered first time in auction, multiplication factor will be kept same as that of the commercial plots i.e 2 instead of 1.50.

(ii) Cost of Construction: Per square meter plinth area rate of cost of construction as that of comparable structures of EWS Flats as worked out for every financial year by the Housing Accounts Unit (HAC) of DDA, to be taken in the absence of availability of actual current year (of the auction/disposal) cost of construction of built-up shops. In case the per square meter plinth area rate of the current financial year for the EWS flat is not available, the rate of previous financial year, plinth area rate of EWS houses may be taken for the purpose of reserve price fixation of built up shops/built-up properties.

(iii) Depreciation in the construction cost @ 1.25% per annum by straight line method for total number of years of age of construction to the maximum of 25%;

3. Furthermore, in case the unsold inventory of shops does not attract buyers in the next auction program despite the proposed multiplication factor by 1.5 on the land component, DDA may take further action as per the decision of Authority Resolution No. 53/2017 which states that " after two unsuccessful attempts of auction in respect of plot/built-up properties, DDA may put in place an internal mechanism to examine and suggest the ways and means towards fixation of reserve price in respect such plots/properties".

VII. APPROVAL SOUGHT FROM THE AUTHORITY:

Approval may be granted for the proposal in para VI above.

RESOLUTION

The proposal contained in the agenda item was approved.

Annexure-I

ITEM NO. 53/2017

Subject: Review of Policy for Fixation of Reserve Price for sale/ allotment of Delhi Development Authority (DDA) properties (Land/Shops etc) through Public Auction/E-Tender.
F.No.1(114)17/LD/Coord.

Background Note

1. Rule 8 of the DDA (Disposal of Developed Nazul Land) Rules 1981 (hereinafter referred to as 'Nazul Rules') read with Rule 4 (3) and provisions contained in Chapter III and IV of these rules, provide for the manner and procedure for disposal of land or property for Residential, Industrial, Commercial and Institutional purposes on auction/tender basis. The Nazul Rules provide fixation of premia and ground rent for such land from time to time.

As per Resolution No. 54/2000 dated 18.8.2000, the procedure for fixation of Reserve Price by a Price Fixation Committee (PFC), comprising a representative each of the Management, Planning and Finance Wings, was prescribed as follows:

(i) The PFC may recommend the reserve price for plotted development of residential, commercial and industrial properties at the beginning of every financial year, provided that the PFC may, if circumstances so require, also meet during the year to fix reserve price for a particular property if the same could not be fixed at the beginning of the year due to lack of availability of the property or any other reason.

(ii) The PFC would consider average auction rates received in the immediately preceding year in making its recommendations. The PFC would recommend the percentage factor by which the reserve prices may be kept below the average auction rate of the previous year for the area keeping in view the use category of the property. The PFC would, as a rule, fix the reserve prices at 10% below the average auction rate of the previous year. Should the PFC decide to deviate from this percentage, in case of any use category, the reasons for doing so ought to be explicitly brought out.

(iii) If the average auction rate of the area is not available, the average auction rate of the comparable area would be taken, the comparable area may be determined in terms of the following parameters:

204/C

184/C

- Level of development of the surrounding area
- Proximity to a developed area
- Accessibility of the area
- Presence of slums or squatter settlements
- The state of the property market in terms of market expectations and any other consideration to be recorded specifically

(iv) If the average auction rate of the immediately preceding year is not available, the rate of the previous years may be updated by a certain percentage per annum as at present. This percentage was 20% till 2002-03. The policy provided that the exact percentage may be decided by the PFC from year to year, depending on the state of the property market.

(v) In arriving at the average auction rate for industrial property, the size of the plot may also be taken into account.

(vi) The recommendations of the PFC would require the approval of Finance Member and Vice Chairman before these are implemented.

The percentage for updation of land rate was revised to 12.5% from 2002-03 onwards.

2. The above procedure was amended vide Circular dated 24.9.2005 to the following extent:

(i) The PFC may fix the reserve price twice in a year, i.e. at the beginning of the first half- year and the second half- year of a financial year.

(ii) The PFC may further reduce the reserve price of a plot put to auction for at least two times without any response of bids, after duly recording reasons for reduction.

(iii) For fresh plot to be put to auction during the second half of the year of the left-out plots for which reserve price was already fixed but which could not be put in the auction programme, the PFC may take into account the current market rate of the year for fixation of reserve price of such plot. Reserve price for such plots may be fixed on the basis of average auction rate of the current year minus 25% subject to a minimum reserve price calculated on the basis of average auction rate of the preceding year minus 10%.

3. The procedure for fixation of reserve price was modified vide Resolution No. 40/2015, followed by circular No.PS/PC(LD)2001/Comm. Properties-5/Pt.Files/75 dated 6.5.2015, as follows:

The PFC headed by Commissioner (LD/LA) comprising a representative each of the Management, Planning and Finance wings, will continue to be responsible for making recommendations on reserve price of industrial, commercial, institutional and residential plots as well as built-up properties. The procedure to be adopted by the PFC for making recommendations on the Reserve Price would be as follows:

(i) The Committee may engage a minimum of two independent valuers for Commercial, Industrial, Residential and Institutional plots and Built-up properties and seek fair reserve price regarding each of the property or a group of similarly placed properties.

(ii) On the basis of fair reserve price as assessed by the valuers, normally the highest of the fair reserve price as assessed by the valuers will be considered by the PFC for fixing the reserve price. In case of deviation, the reasons for doing so should be explicitly brought out.

(iii) The recommendations of the PFC would require the approval of the Finance Member and the Vice Chairman before these are implemented. The decision of the Vice Chairman will be final.

In case, no bid is received in respect of certain properties (vacant as well as built-up), the PFC may fix the reserve price on lower side after fresh valuation of the properties by the independent valuers, following the procedure as in para (ii); in case, the same valuation report is used, the matter would be referred to a committee consisting of Vice Chairman, Finance Member and Principal Commissioner (LD), for fixation of reserve price of that property or a group of similar properties.

As may be seen from above, presently the policy of obtaining reports from the Registered independent DDA Valuers is in vogue for determining the reserve price for sale of plots/built-up properties.

Need for change of Policy

4. The disposal of developed Nazul lands by DDA have been poor over the years due to inter-alia high reserve price fixed by DDA for auction based on the criterion laid down. The existing policy provides that highest of the reserve price as assessed by the Independent

valuers may be taken as the reserve price. It has been observed in the past that there existed a huge gap in the reserve price fixed by different valuers for same properties, which sometimes was observed even to the extent of 40%. This is perhaps the main drawback of the existing policy for which DDA could not get any buyer during the last attempt made by it in May,2016 to dispose of 42 commercial properties. The DDA has not been successful in disposing its properties even on the reserve price assessed by the Regd. Valuers which represents the market rate in respect of various uses.

5. Statement showing the year-wise breakup of the plots/built-up properties put to auction and sold during the last six years in DDA is as under.

Year	Put to Auction				Sold			
	Comml	Resdl.	Instl.	built-up properties (Shops)	Com	Resdl	Instl	built-up properties (Shops)
2011-12	78	79	9	160	5	65	5	61
2012-13	NIL	38	NIL	NIL	NIL	25	NIL	NIL
2013-14	62	60	15	NIL	3	1	3	NIL
2014-15	NIL	NIL	NIL	354	NIL	NIL	NIL	173
2015-16	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2016-17	42	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Total	182	177	24	514	8	91	8	234
	Grand Total 897				Grand Total 341			

6. The issue of review of the procedure for fixation of Reserve Price has also been deliberated by a committee headed by the then Finance Member, DDA and other officers from DDA in June/July, 2016 constituted at the behest of Secy(UD) Govt. of India and the committee proposed inter-alia the following guidelines for the disposal, by auction, of DDA plots/properties:

i. An original reserve price (ORP) will be calculated in respect of each auction as follows: The latest auction price of similar properties will be updated @ 12.5% per annum compounded up to the date of the proposed auction and reduced by 20% to arrive at a reserve price. ORP under no circumstances will be less than the No Profit No Loss Rate.

ii. After the determination of the ORP, two valuations will be obtained from experienced, registered and pre-approved valuers for the property or group of similar properties, scheduled to be put on auction. The assignments to valuers will be awarded confidentially through the roster. The lower of the two valuations will be designated V-I, and the higher one V-II.

iii. Where V-I, and V-II differ by more than 10%, the PFC will converse with the valuers concerned to understand the reasons for difference in the two valuations. After this, the PFC will arrive at a single valuation, called Valuation Based Reserve Price (VBRP). Where V-I, and V-II do not differ by more than 10%, V-H will be the VBRP.

iv. Higher of ORP and VBRP will be adopted as the Reserve Price for auction.

7. The matter has again been reviewed and observed as under:

- The reserve price may be fixed based on the current Circle rates of that area – which reflects the guideline value of the properties, set by the revenue authorities and fixed by the respective Govt. Circle rates are in public domain and thereby bring in enhanced transparency.
- The assessment report of the valuers can be a case of subjective interpretation and amenable to influence by other factors.

Circle Rates fixed by GNCTD

8. The Government of Delhi has rationalized circle rates to designate the minimum rate at which property should be registered and taxed w.e.f. September, 2014. Accordingly, Delhi has been categorised in 9 circles marked A to H, with A being the highest priced circle and H being the less priced circle. The Minimum Rates (Circle Rates) for valuation of Land and Properties for purposes of payment of stamp duty under Indian Stamp Act, as applicable to Delhi & Registration Fees under the Registration Act, 1908 in Delhi is as under:-

827

(A) Minimum Land Rates for Residential Use: -

Table -I

Category of the locality	Minimum rates for valuation of land for residential use(Per sq. mtr) (amount in Rs.)
A	7,74,000
B	2,45,520
C	1,59,840
D	1,27,680
E	70,080
F	56,640
G	46,200
H	23,280

(B) Minimum Land Rates for commercial, Industrial & other uses

The following multiplicative factors shall be employed to the above minimum land rates for residential use while calculating the cost of land under different uses: -

Use*	Residential	Public purposes e.g. government schools, hospitals etc.	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	1	1	2	2	3

* Definitions are as per Unit Area Property Tax System.

(C) The following rate of construction as notified on 23/09/2014 by the Govt. of NCT of Delhi or the actual cost of construction incurred by DDA with escalation of 10% per annum towards cost of money, whichever is higher shall be applicable for the built up properties i.e. Shops/Platform/Thadas, offices etc. for determining the

reserve price. The base unit rate of cost of construction as notified by the GNCTD is:

Category of the Locality	Minimum rate of construction for Commercial use (in Rs. Per Sq. Mtr.)wef. 23/09/2014
A	23200
B	19720
C	15960
D	12840
E	10800
F	9180
G	8040
H	3960

- In order to take into account, the age of structures, the following multiplying factor shall be employed to the cost of construction mentioned above: -

Year of Completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 Onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

- To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in 'G' and 'H' Categories: -

Structure type	Pucca	Semi-pucca	Katcha
Multiplicative factor	1.0	0.75	0.5

9. The illustrative list of the circle rates applicable for certain colonies are as below:

Circle	Rate	Example of Localities
A	Rs. 7,74,00 per Sq.mtr.	Vasant Vihar, Friends Colony
B	Rs. 2,45,520 per Sq.mtr.	Greater Kailash, Gulmohar Park, Hauz Khas.
C	Rs. 1,59,840 Per Sq.mtr.	Civil Lines, Kailash Hill, Kalkaji
D	Rs. 1,27,680 per Sq.mtr.	Jangpura Extension, Dwarka
E	Rs. 70,080 per Sq.mtr.	Adchini, Humayunpur, Mayapuri
F	Rs. 56,640 per Sq.mtr.	Amar colony, Govindpuri, Jamia Nagar
G	Rs. 46,200 per Sq.mtr.	Mutiala, Najafgarh
H	Rs. 23,280 per Sq.mtr.	Chattarpur, Neb Saraj, Jharoda Kalan

Benefits of fixation of Reserve Price based on Circle Rate

- In the past, DDA has failed to dispose of its plots/properties through auction based on the reserve price fixed. In fact, during the recent past, there have been no auction except a few cases and thus updation of the auction rates is not practical and termed as near to market value.
- The Circle Rates are more realistic as they represent the guideline value of the properties.
- It will reduce the market speculations also. The Circle Rates are derived by the State Govt. by a systematic procedure and there will be no requirement

91
230

in future for the DDA to calculate the reserve price time and again which further delays the process of auction.

- This will help in disposal of the plots/in-built properties more quickly and in a time based manner.

Proposal

10. i) The fixation of Reserve Price for auction of Residential, Institutional, Industrial and Commercial plots/built-up properties of DDA as mentioned at Para 8 may be considered and approved by the Authority.

ii) The Authority may further approve the adoption of Circle rates and other parameters by DDA as may be notified by the GNCTD from time to time for fixation of Reserve price on the same lines.

iii) after two unsuccessful attempt of auction in respect of plot/built-up properties, DDA may put in place an internal mechanism to examine and suggest the ways and means towards fixation of reserve price in respect of such plots/properties.

RESOLUTION

The proposal contained in the agenda item was approved with the following modifications in the multiplication factors for different land uses:-

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

Annexure-II

Annexure-I

Disposal of Built-up shops in respect last of 5 E-auction held during the period of 01/07/2019 to 01/12/2021.

S.No.	Date of E-auction	No. of Built-up shops put in E-auction	No. of shops for which Bid received	No. of Shops for which Demand Letter issued
1.	04.02.2021	25	0	0
2.	19.02.2021	59	3	3
3.	22.11.2019	61	7	1
4.	13.09.2019	65	6	2
5.	29.07.2019	58	9	1
Total		291	25	7

Annexure-III

ANNEXURE-3

Comparison of Reserve Price of the inventory of the Built-up units with different policy methodology

Sl. No. (1)	details of the builtup units									Rates as per the GNCTD 2014 policy (In Rs.)		Rates as per the DDA's current Reserve Price fixation policy (In Rs)		% age difference / reduced cost in cost of Y over X (15)	Rates as per the Proposed Agenda (In Rs)		% age difference / reduced cost in cost of Y over Z
	Location by city / Sho p No. (2)	Category (3)	Year of construction (4)	Mezzanine Floor (In sq.mtr.) 75% of this area) (5)	Covered Balcony / Verandah (@ 100% of this area) (6)	open balcony/courtyard(50%) (in sqm) (7)	Total Area of the shop in sq-mtr (8)	land cost per sq. mtr. in Rs. (9)	land cost = total area of the unit *land cost as per GNCTD*m ultiplicatio n factor i.e 3 (10)	construction cost as per GNCTD* age factor as per GNCTD* total area of the unit (11)	total cost[9]+ 10+11 (wald till march,2022) (12)	land cost = total area of the unit *land cost as per GNCTD*m ultiplicatio n factor i.e 1.5 (16)	construction cost as per the DDA's proposed formula 11 (13)*(rate as per DDA's circle rate policy (14) wef march2022) *GNCTD*m ultiplication factor i.e 2 (15)		land cost = total area of the unit *land cost as per the GNCTD*multiplication factor i.e 1.5 (16)	construction cost as per the proposed DDA's formula 11 (13)*(rate as per DDA's circle rate policy (14) wef march2022) *GNCTD*multiplication factor i.e 2 (15) Depriciated @1.25% p.a max 25% (17)	total cost = 16+17 (z)	
CSC at Shalimar Bagh, Block BIII							sqm												
1	20	D	1990	28.87			28.87	176880	15053364.8	393623	15381988.8	7372243	7732622	9,496,866	-16.64	5572181	454702	5351814	36.99
2	21	D	1990	86.52			86.52	176880	45280334.4	1064441	46294884.8	22195849	23292640	28,592,540	-16.64	16646938	1368990	18015901	35.99
3	17	D	1990	57.58			57.58	176880	30055491.2	665394	30770083.2	14703629	14337458	18,941,687	-16.69	11027721	906885	11934606	35.99
CSC at 234 Houses at Rajouri Garden opposite GOI Press Mayapuri																			
4	13	D	1990	27.92			27.92	176880	10694763	377644	11072139.8	7129842	3552221	8,681,472	-21.36	5347230	439746	5786976	33.34
5	12	D	1990	14.53		6.59	21.12	176880	8038504.8	285043	8295467.8	5361203	851675	6,254,878	-24.62	3414801	280821	3695622	40.92
6	25	D	1990	9.65			9.65	176880	3711657.6	111978	3823635.6	2474438	538715	3,313,154	-13.35	1855829	152617	2008,446	39.38
CSC at Rajdhani Enclave, Pitampura																			
7	1	D	1990	9.62			9.62	217685	3634844.8	111169	3746013.8	2456063	437163	2,953,719	-21.39	1842422	151515	1,993,937	32.49
8	6	D	1990	9.62			9.62	217685	3634844.8	111169	3746013.8	2456063	437163	2,953,719	-21.39	1842422	151515	1,993,937	32.49
9	22	D	1990	10.13			10.13	217685	3815972.2	117640	4016987.2	2598565	526102	3,329,657	-22.33	1949473	160335	2,110,008	32.49
CSC at C-12, Yamuna Vihar																			
10	6	E	1986	19.25		5	24.25	78080	5129344	210384	5339728	4043616	2061206	6,104,822	14.54	2559672	383512	2,943,184	51.79
11	8	E	1986	19.25		5	24.25	78080	5129344	210384	5339728	4043616	2061206	6,104,822	14.54	2559672	383512	2,943,184	51.79
12	9	E	1986	19.25		5	24.25	78080	5129344	210384	5339728	4043616	2061206	6,104,822	14.54	2559672	383512	2,943,184	51.79
11	10	E	1986	19.25		5	24.25	78080	5129344	210384	5339728	4043616	2061206	6,104,822	14.54	2559672	383512	2,943,184	51.79
CSC at Model Block B				31.57		7	45.57	78080	5906313.6	393725	6300038.6	4724531	3857470	22206801	72.38	4790316	717727	5,508,045	54.88

| | | |

CIRCLE RA

ANNEXURE-I

MINIMUM RATES (CIRCLE RATES) FOR VALUATION O... AND PROPERTIES FOR PURPOSE OF PAYMENT OF STAMP DUTY UNDER INDIAN STAMP ACT, AS APPLICABLE TO DELHI AND REGISTRATION FEES UNDER THE REGISTRATION ACT, 1908

IN DELHI

1. Minimum Land Rates for Residential Use:

TABLE 1

Category of the locality	Minimum rate for valuation of land for residential use (in Rs. per sq. mtr.)
A	7,74,000
B	2,45,520
C	1,59,840
D	1,27,680
E	70,080
F	56,640
G	46,200
H	23,280

2. Minimum Land Rates for Commercial, Industrial & Other Uses:

The following multiplying factors shall be employed to the above minimum land rates for residential use, to arrive at the cost of land under other following uses:

TABLE 1.1

Use*	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

* Definition are as per Unit Area Property Tax System.

3. Minimum Rates for Cost of Construction:

3.1 The base unit rate of cost of construction will be:

ANNEXURE-I

NOTIFICATION FOR NEW CIRCLE RATES IN DELHI

TABLE 1.2

Category of the locality	Minimum rates of construction for residential use (in Rs. per sq. mtr.)	Minimum rates of construction for Commercial use (in Rs. Per sq. mtr.)
(1)	(2)	(3)
A	21,960	25,200
B	17,400	19,920
C	13,920	15,960
D	11,160	12,840
E	9,360	10,800
F	8,220	9,480
G	6,960	8,040
H	3,480	3,960

3.2 In order to take into account the age of structures, the following multiplying factor shall be employed to the minimum cost of construction mentioned above:—

Year of completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age Factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3 To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in 'G' & 'H' Category:—

Structure type	Pucca	Semi-pucca	Katcha
Multiplicative Factor	1.0	0.75	0.5

ANNEXURE – II
39/N.

181. May like to see the detail note from page 21/N to 36/N. This is a case regarding charging of requisite fee i.e. 50% of unearned increase of market value from the applicants who have purchased the shops/commercial plots from the allottees of RP Cell and want to change the title/ownership/transfer of lessee.

182. The matter has already been concurred by the finance subject to administration decision. However, in respect of observations of Law Officer, DUSIB it is submitted that generally the Perpetual Lease had already executed in favour of allottees who have earlier purchased the shops/plots vie auction from RP Cell. However, after checking randomly, it is observed that in some cases the Perpetual Lease has not executed as on date. Further, this file has been forwarded to Law Officer, DUSIB for opinion that in all cases, which pertains to RP Cell of DUSIB, this office may treat the 'market value' as Circle Rates of Delhi Govt. and policy of DDA as mentioned in para 177.

183. In view of the above, the file may be forwarded to Law Officer, DUSIB to consider the proposal of RP Cell in legal point of view. However, before transferring of lessee, the RP cell will consider all parameters to avoid any discrepancies at later stage and after getting approval of Competent Authority.

184. Submitted as discussed please.

9/8/2024
J.P. Gandhi, HC

Asstt. Director(RP)-III

9/8/24

Dy. Director (R.P.)

9/8/24.

LO DUSIB

185. My dear friends kindly see that no lease deed has been executed in present matter. The performas are unsigned. Kindly see page No. 33-97/C. We may discuss.

9/8/24
L.O.

D.D. (JJR) 12/8/24

DY. Dir. (R.P.)

13/8/24

HC-I (R.P.) 186. Discussed. Three times of circle rates may be considered by the Competent Authority. Rates of Delhi Govt. may be considered.

13/8/24

D.D. (R.P.)
AD(RP) III 13/8/24

DUSIB O/F
LAW SECTION
Dy. No. 2362
Date 09/8/24

(O/B/C)
R-676/D.D.(JJR)/24
12/08/2024

268. In compliance to para no 267 on page no 58/N, it is submitted that as per **terms and conditions of sale of Built up Shops by auction**, there is a provision for Lessor/DDA (Slum Wing) i.e. DUSIB to claim and recover a portion being 50% of 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. The decision of the lessor in respect of market value of the shop shall be final and binding. (refer Page no 3/C to 6/C)

269. Further, DDA has policy for price fixation of Reserve price of Built up shops/Units in which Cost of Land component is arrived by as per undernoted details:

Circle rate of the category of locality in which Built up Shop is located and a Multiplying factor of 2(two) is applied to reflect for commercial nature of property.(Assuming that Commercial Complexes were built on 100FAR)

270. Moreover, the Multiplying factor in the present case is 3 (three) used by RP Cell as para no 266 on page no 58/N.

271. In light of above facts, the calculation has been checked for Rs12, 73,374/-(Rupees Twelve Lacs Seventy three thousand three Hundred Seventy four only).

272 Submitted please.

AD (HAU) 10/02/25

1 File
R-100/AO(HAU)/25
10/2/25

10/2/25
AO (HAU)

DCA-I

O/R
R-2907/DCA-I
10/2/25

14/2/2025

BFO 17/02/25

AD1/(RP) 18/2/25

273. Pl. pwr up as per comments of finance

AD(RP) III

HC(RP)-I 19/2/25

1F
126
17/02/25

P.T.O.

272/c

60/N.

274. May like to see the remarks of Dy. Director(RP) dated 18.02.2025 vide which it has been directed to put up as per comments of finance(P-59/N).

275. In this regard, the comments of finance dated 14.02.2025 at P-59/N has been gone through. Before submitting the proposal to higher authorities some observations needs to be clarified by the Finance Wing of DUSIB which are discussed hereunder:

01. The DCA-I/B&FO had discussed the policy of DDA for fixation of reserve price of built up shops/unit vide which multiplying factor of 2(two) has been applied for commercial nature of property but the calculation has been checked and concurred for multiplying the factor 03(three) which needs clarification i.e. which factor has to be adopted in DUSIB. However, opinion of Law Officer, DUSIB at Para 186(P-39/N) may also be considered before concurring the proposal.
02. The Formula used to calculate the requisite charges to be recovered from the purchaser on the basis of 50% unearned increase in market value, taking the prevailing circle rate instead of market value, needs to be checked/concurred, not the calculation.
03. The comments on proposal at "A" at Para 266 (Page 58/N) are also solicited.
04. It may also be commented that RP Cell of DUSIB may adopt the Circle Rate of Delhi Government instead of market value while calculating the requisite charges to be recovered from purchasers in the all cases of RP Cell of DUSIB.

276. The matter may be placed before the higher authorities for consideration and onward submission to finance for financial concurrence being a policy matter.

J.P. Gandhi, HC 19/2/25

19/2/25

Asstt. Director(RP)-III / Dy. Dir(RP)

277. Kindly peruse the pre page noting. In reference to observation at 267 - 58/N finance has commented vide para 268-272 at 59/N which seems to be ambiguous given the opinion of Law branch w.r.to to applicable factor for arriving at market price w.r.to circle rate as has been discussed in previous note. Finance may kindly

दिल्ली शहरी आश्रय सुधार बोर्ड
राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार
DELHI URBAN SHELTER IMPROVEMENT BOARD

revisit and come out with clear cut stand in the matter so that file may be re submitted to higher authorities pl.

14/7/26
H M Rao
DD (RP)

AO (HAV) AD (HAV) 25/7/25

270/C

-62/N-

[redacted]

~~46~~ 162/C

(278) The above note of RP Cell may seen vide which some clarifications have been sought from finance. In this context, the point wise clarification given below:

1. The multiplying factor-3, used in calculation to arrive at the minimum Land price/ value of commercial property, has been proposed by RP Cell. Further, Law Office, DUSIB has advised for use of multiplying factor 3 (para 186, Page -39/N) and also, in concurrence with rates prescribed by Delhi Govt (P-219/C).

2. When the calculation has been checked, it is implied that it is based on the formula mentioned therein. It is mathematical formula for which no concurrence of finance is required.

3. Being policy matter, no comments from finance is required.

4. The adoption of rates i.e. Circle Rates instead of Market Value (in absence of market rates) by the Deptt is purely an administrative matter.

Submitted please.

27/2/25
AD (HAU)

27/2/25
AO (HAU)

~~DD(RP)~~ 278

Pl. put up consolidated note. 27/2/25.

~~AD(RP) III~~

HC(RP) I

28/2/25

ANNEXURE-R 173C

E-247727
23.07.2025

Note # 1

The Hon'ble Minister (UD)/ VC (DUSIB) has approved the **proposal** of department **for placing the Agenda** 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 for transfer of perpetual lease vide dated 19.07.2025 at page 76/N (P-56/N) and submitted the same before Hon'ble CM/ Chairperson (DUSIB) for consideration & approval of the Agenda.
The OSD to Minister (UD) has returned the file with advice **to process the file** through **E-office** as per circular dated 11.07.2025.
Now, as per the above directions file is submitted for approval of Agenda of Hon'ble CM/ Chairperson (DUSIB).

Noting-NCR TC.pdf

23/07/2025 01:22 PM

eSign
P K JHA
BUDGET & FINANCE CUM ADMIN OFFICER

Note # 2

23/07/2025 02:42 PM

D.VERMA
MEMBER

Note # 3

Submitted for kind approval please. The file noting and approval of Hon'ble Min(UD) is attached at note #1.

23/07/2025 04:59 PM

RUPESH KUMAR THAKUR
CEO

Hon'ble Chief Minister/Chairperson

Rekha Gupta

Hon'ble Minister (UD)

176 C

10/09/2025 12:01 PM
RUPESH KUMAR THAKUR
CEO
Note # 22

22/09/2025 03:46 PM

Ashish Sood
MINISTER

Hon'ble ~~Chief Minister~~

Rekha Gupta
Chief Minister

Hon. Minister (UD) has seen

24/09/25
Sec to min

CEO DUSIB

File No. F/2708/CE/S/N.Nagri/1985 (Computer No. 247727)
Generated from eOffice by Aashish, LDC (RP CELL), LDC, DELHI URBAN SHELTER IMPROVEMENT BOARD (DUSIB) on 14/11/2025 04:05 pm

178/C

10/09/2025 12:01 PM
RUPESH KUMAR THAKUR
CEO
Note # 22

22/09/2025 03:46 PM

Ashish Sood
MINISTER

Hon'ble ~~Chief~~ Minister

Rekha Gupta
Chief Minister

Hon. Minister (VS)

174/C

दिल्ली शहरी आश्रय सुधार बोर्ड
राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार
DELHI URBAN SHELTER IMPROVEMENT BOARD

Note # 18

Submitted for approval of para 1 of Note#17 above for prior approval of the Hon'ble Chief Minister, GNCTD as proposed above.

eSign

04/09/2025 06:28 pm

GURPREET SINGH
DEPUTY DIRECTOR

Note # 19

08/09/2025 12:25 pm

P K JHA
DIRECTOR

Note # 20

10/09/2025 11:46 am

D .VERMA
MEMBER

Note # 21

10/09/2025 12:01 pm

RUPESH KUMAR THAKUR
CEO

Note # 22

22/09/2025 03:46 pm

Ashish Sood
MINISTER

Note # 23

247727.pdf

23/09/2025 04:56 pm

Rekha Gupta

I/2708/CE/S/N.Nagri/1985 (Computer No. 247727)
from eOffice by Aashish, LDC (RP CELL), LDC, DELHI URBAN SHELTER IMPROVEMENT BOARD (DUSIB) on 06/10/2025 02:10 pm

-94/M-

173/C

CHIEF MINISTER

Note # 24

Note.pdf

24/09/2025 11:58 am

Ashish Sood
MINISTER

Note # 25

24/09/2025 02:45 pm

RUPESH KUMAR THAKUR
CEO

Note # 26

24/09/2025 03:03 pm

D .VERMA
MEMBER

Note # 27

26/09/2025 11:49 am

P K JHA
DIRECTOR

Note # 28

26/09/2025 05:17 pm

GURPREET SINGH
DEPUTY DIRECTOR

Note # 29

26/09/2025 05:35 pm

AJAY KUMAR MISHRA
ASSISTANT DIRECTOR

Note # 30

File No. F/2708/CE/S/N.Nagri/1985 (Computer No. 247727)
Generated from eOffice by Aashish, LDC (RP CELL), LDC, DELHI URBAN SHELTER IMPROVEMENT BOARD (DUSIB) on 06/10/2025 02:10 pm

1721C

Delhi Urban Shelter Improvement Board
Govt. of NCT of Delhi
R.P.Cell, Vikas Kutir,
I.P.Estate, New Delhi-110002

No. F/2708/CE/S/N.Nagari/1985/D-303 Dated: 21/08/2025

Subject: Agenda "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"-reg.

The Hon'ble CM of Delhi/Chairperson, DUSIB vide minutes dated 05.08.2025 has approved the proposal of department to place the Agenda in r/o subject cited above before DUSIB Board. (copy enclosed)

Hence the Agenda with its requisite enclosures is attached herewith to place before DUSIB Board in the next Board meeting for approval please.

Encl: As Above

21/8/25

Dy. Director(RP)

Dy. Director(Board)

AGENDA

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

S. No	Shop 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 as per survey report of (DD Survey)	Original allottee	Remarks
1	1	----------	Sh.Sanjay Madan s/o Late Mohan Lal Madan	12.46 sqm	Purchaser	No-record found
2	2	Sh. Jaidev Wadhava S/o Late Bishan Wadhwa	Sh. Jaidev Wadhava S/o Late Bishan Wadhva	12.00 sqm	Original Allottee	RP Cell
3	3	Sh.D.D. Chawala	Sh.Nityananda S/o Late paramanand	12.00 sqm	Purchaser	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	Sh Nand Lal	Sh.Krishan Kumar S/o Late Sadhu Ram	12.46 sqm	Purchaser	RP Cell
6	11	Sh. Mahesh Puri	Sh. Sanjay Kumar S/o Late Malkiat Singh	12.46 sqm	Purchaser	RP Cell
7	12	Sh. Chander Shekhar Puri	Sh. Sanjay Madan S/o Late Mohan lal Maan	12.00 sqm	Purchaser	RP Cell
8	13	Sh. Baldev Raj	Sh. Sachin Vij (2) Sh. Tarun Vij both	12.00 sqm	purchaser	RP Cell

		Wadhava	S/o Sh. Harish Vij			
9	14	Smt. Neelam Dhawan	Sh. Tarvender Pal Singh S/o Late Surender Singh	12.00 sqm	purchaser	RP Cell
10	15	Sh. Mool Chand	Sh. Thakur Lal S/o Sh. Sarupi	12.00 sqm	purchaser	RP Cell
11	16	Smt. Asha Rani	Sh. Ramesh Duggal S/o Late Om Prakash Duggal	12.46 sqm	purchaser	RP Cell
12	71	Ramesh Chand	Sh. Md. Farukh S/o Late Mabbu Mia	4.82 sqm	purchaser	SCP Cell
13	72	Ramchand	Sh. Md. Farukh S/o Late Mabbu Mia	4.82 sqm	purchaser	SCP Cell
14	S-1	----------	Smt. Rajni Tandon W/o Sh. Sonu Tandon	5.13 sqn	purchaser /occupant	No record found
15	S-2	----------	Sh. Kishan Lal (As per survey of NCRTC) (Found Locked as per survey of DUSIB	4.82 sqm	purchaser /occupant	No record found
16	S-3	----------	Smt. Madhu W/o Late Mahender Prakash	4.82 sqm	purchaser /occupant	No record found
17	S-4	----------	Sh. Rajendera Kumar Kukreja S/o Late Gangadhar Kukreja	4.82 sqm	purchaser /occupant	No-record found

02.On perusal of record, it is 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.

03.It is further submitted that, Further, as per request of NCRTC, the IAL branch of DUSIB has 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)

04.Further, before relocation, this office has to recover outstanding dues on a/c 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:

05.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	Indus -trial	Commer -cial
Factor	1	1	1.5	1.5	2

06.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

07.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.

08.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.

09.The matter was placed before the then CEO, DUSIB for his approval but the views of Finance Department and Law Department wer 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)

10.Hence, the matter was again forwarded to Finance for consideration to recover the requisite charges in respect of 50% unearned increased 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
12.28 sqm *	Rs. 35,000/-*	70080/-*	12.28X3X 70080 = 25,81,747 /-*	(25,81,747-35,000)/ 2 =12,73,374/-* (To be recovered from purchasers for transfer of Perpetual Lease)

*Subject to change in area/category/rate etc. in respect of shop/commercial plots etc. (Colony wise)

11. In view of the above, it is submitted that 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.

12. 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. "

*****

ANNEXURE - L

178/c

दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
पारिश्रमिक परियोजना प्रकोष्ठ
विकास कुटीर, आई.पी. इस्टेट,नई दिल्ली-110002.

No: F/2708/CE/S/N.Nagari/1985/D-408 Dated: 30/10/2025

ORDER

The Competent Authority vide order dated 23.09.2025 has accorded anticipatory approval to recover the 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 provided that the purchasers are deemed eligible as per requisite documents, in respect of 17 shops/stalls at Apna Bazar, Nehru Nagar, which are falling in shadow area of elevated road connecting ring road through NCRTC complex at Jungpura. However, the said recovery charges is subject to final decision of the Board. The details of 17 shops/stalls at Apna Bazar, Nehru Nagar are given as under:

Sr. No.	Section	Shop/Stall No.		Allotted area
01.	R.P Cell	1,10,11,16	= 04 Nos	12.46 sqm
02.	R.P Cell	2,3,9,12,13,14,15	= 07 Nos	12.00 sqm
03.	R.P Cell	S-1	= 01 Nos	5.13 sqm
04.	R.P Cell	S-2, S-3, S-4	= 03 Nos	4.82 sqm
05.	SCP Cell	71 & 72	= 02 Nos	4.82 sqm

30.10.25

(गुरप्रीत सिंह)
उपनिदेशक (आर.पी.)

Copy forwarded to the:

1. Spl. Secretary to Hon'ble Chief Minister, GNCTD/ Chairperson, DUSIB
2. Chief Executive Officer, DUSIB, GNCT of Delhi
3. Member (Admn/Engg.), DUSIB
4. CVO, DUSIB
5. Principal Director/B&FO (DUSIB)
6. All Directors/Dy. Directors/EEs, DUSIB
7. Dy. Director (SCP) with the request to deal with the case on the basis of existing policy of SCP Cell DUSIB.
8. Dy. Director (IT) for uploading the same on DUSIB official website.
9. Law Officer, DUSIB
10. Office copy/Guard File

30.10.25

उपनिदेशक (आर.पी.)

34/15

ANNEXURE – A

Delhi Urban Shelter Improvement Board

दिल्ली शहरी आश्रय सुधार बोर्ड
राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार

DELHI URBAN SHELTER IMPROVEMENT BOARD

GOVERNMENT OF NCT OF DELHI

वास्तविक बजट 2023-24

तथा

बजट अनुमान 2024-25

ACTUAL BUDGET 2023-24

&

BUDGET ESTIMATES 2024-25

SCHEDULE OF DUSIB ESTABLISHMENT

SCHEDULE- CLASS-I				GROUP "A"			
		Admn., Collection & Justice					
S.No.	Detail of Post	Pay Scale + Grade Pay as per 6th CPC	Level / Pay Matrix as per 7th Pay Commission	Permanent	Temporary	Filled up	Vacant
1	Chief Executive Officer	37400 – 67000 + 10000 + CA or MCA/FTA	Level / Pay Matrix - 14	1	0	1	0
2	Member (Admn.)	37400 – 67000 + 10000 + CA or MCA/FTA	Level / Pay Matrix - 14	1	0	1	0
3	Member (Finance)	37400 – 67000 + 10000 + CA or MCA/FTA	Level / Pay Matrix - 14	1	0	0	1
4	Member (Power)	37400 – 67000 + 10000 + CA or MCA/FTA	Level / Pay Matrix - 14	1	0	0	1
5	Member (Engineer)	37400 – 67000 + 10000 + CA or MCA/FTA	Level / Pay Matrix - 14	1	0	0	1
6	Financial Advisor	37400 – 67000 + 8700 + CA or MCA/FTA	Level / Pay Matrix - 13	1	0	0	1
7	Budget & Finance Officer	15600 – 39100 + 7600 + CA or MCA/FTA	Level / Pay Matrix - 12	2	0	0	2
8	Dy. Chief Accountant	15600 – 39100 + 6600 + CA or MCA/FTA	Level / Pay Matrix - 11	2	0	1	1
9	Director	15600 – 39100 + 7600 + CA or MCA/FTA	Level / Pay Matrix - 12	7	0	2	5
10	Dy. Director	15600 – 39100 + 6600 + CA or MCA/FTA	Level / Pay Matrix - 11	12	0	7	5
11	Dy. Director (PMS)	15600 – 39100 + 6600 + CA or MCA/FTA	Level / Pay Matrix - 11	1	0	0	1
12	C L. A.	37400 – 67000 + 8700 + CA or MCA/FTA	Level / Pay Matrix - 13	1	0	0	1
13	Dy. Director/ Competent Auhtority	15600 – 39100 + 6600 + CA or MCA/FTA	Level / Pay Matrix - 11	3	0	0	3
14	Law Officer	15600 – 39100 + 6600 + CA or MCA/FTA	Level / Pay Matrix - 11	1	0	1	0
15	Deputy Director (System)	15600 – 39100 + 6600 + CA or MCA/FTA	Level / Pay Matrix - 11	3	0	0	3
16	Assistant Director (System)	15600-39100 + 5400	Level / Pay Matrix - 10	4	0	0	4
				42	**0**	**13**	**29**

ANNEXURE-B

54/C

		भारतीय सिविल लेखा सेवा/भारतीय लेखा परीक्षा एवं लेखा सेवा अथवा भारत सरकार की अन्य संगठित लेखा सेवा में समान पद पर कार्यरत हों ।
12.	यदि कोई विभागीय पदोन्नति समिति है तो उसका गठन क्या है ।	वरिष्ठ स्तरीय विभागीय पदोन्नति समिति, जिसमें निम्नलिखित सम्मिलित होंगे–
		वित्त सदस्य – अध्यक्ष
		मुख्य अभियंता – सदस्य (कोटि नियंत्रण)
		मुख्य सतर्कता अधिकारी – सदस्य
		आयुक्त (कार्मिक) – सदस्य सचिव
		विभागाध्यक्ष – सदस्य, जिन्हें सहयोजित किया जाएगा ।
		अनुसूचित जाति/अनुसूचित जनजाति के प्रतिनिधि – जिन्हें उपाध्यक्ष द्वारा मनोनीत किया जाएगा ।

[सं. एफ. 7(207)/2006-पी.बी.-I]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(PERSONNEL BRANCH-I)

NOTIFICATION

New Delhi, the 7th September, 2006

G.S.R. 538(E). —In exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957) read with Rule (4) of the Delhi Development (Misc.) Rules, 1959, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations regulating the method of recruitment to the posts of Director (Finance) in the DDA.

1. **Short title and commencement.—**

(i) These Regulations as given in the schedule placed below may be called the Recruitment Regulations of Director (Finance) in Delhi Development Authority-2006 (Revised).

(ii) These Regulations shall come into force with effect from the dates of their approval by the Delhi Development Authority.

2. **Disqualifications.—**No Person

(a) who has entered into or contracted a marriage with a person having a spouse living or

(b) who having a spouse living has entered into or contracted a marriage with any person

shall be eligible for appointment to any of the said post

53/c

Provided that the Central Government may , if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for doing so, exempt any person from the operation of this rule.

3. **Power to relax.—**

Where the Chairman, Delhi Development Authority, is of the opinion that it is necessary or expedient so to do, it may be by order for reasons to be recorded in writing, relax any of the provisions of these rules with respect to any class or category of persons or posts.

4. **Saving.—**

Nothing in these rules shall affect reservation, relaxation of age limit and other concession required to be provided for the Scheduled Casts, the Scheduled Tribes, the other Backward Classes, Ex-servicemen and other special categories of persons in accordance with the orders issued by the Central Government from time to time in this regard

SCHEDULE

1.	Name of Post	Director(Finance)
2.	No. of posts	Three
3.	Classification	Group A
4.	Scale of Pay	Rs.12000-375-16500/- [Equivalent to Level-12]
5.	Whether selection post or non-selection post	Selection
6.	(a) Age limit for direct recruits (b) Whether benefit of any added years of service admissible under Rule 30 of CCS(Pension)Rules 1972	Not applicable Not applicable
7.	Educational and other qualifications required for direct recruits	Not applicable
8.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists	Not applicable

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52/L

11	In case of recruitment by promotion/ transfer/deputation is to be made	Promotion. From such of the Dy CAOs who have put in 5 years of regular service in the grade Deputation. From such of the officers belonging to Indian Costs Accounts Service/Indian Civil Accounts Service/ Indian Audit and Accounts Service or other organized Accounts Services of Govt. of India holding analogous posts.
12.	If a DPC exists what is its composition.	Senior level Departmental Promotion Committee comprising of :- Finance Member- Chairman Chief Engineer(QC)- Member Chief Vigilance Officer-Member Commission(Personnel)-Member Secretary Head of the Deptt.- Member to be co-opted Representative of SC/ST - To be nominated by Vice-Chairman

[No. F. 7/20/2006-PD-I]

V. M. BANSAL, Pr. Commissioner-cum-Secy.

3781 GI/06-2

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12	2000-60-2120	S-11	6500-200-6900	PB-2	9300-34800	4200	6	35400-112400
13	2000-60-2300-75-3200 2000-60-2300-75-3200-100-3500	S-12	6500-200-10500	PB-2	9300-34800	4200	6	35400-112400
14	2375-75-3200-100-3500 2375-75-3200-100-3500-125-3750	S-13	7450-225-11500	PB-2	9300-34800	4600	7	44900-142400
15	2500-4000	S-14	7500-250-12000	PB-2	9300-34800	4800	8	47600-151100
16	2200-75-2800-100-4000 2300-100-2800	S-15	8000-275-13500	PB-2	9300-34800	5400	9	53100-167800
17	2200-75-2800-100-4000	New Scale	8000-275-13500 (Group A Entry)	PB-3	15600-39100	5400	10	56100-177500
18	2630 (Fixed)	S-16	9000	PB-3	15600-39100	5400	10	56100-177500
19	2630-75-2780	S-17	9000-275-9550	PB-3	15600-39100	5400	10	56100-177500
20	3150-100-3350	S-18	10325-325-10975	PB-3	15600-39100	6600	11	67700-208700
21	3000-125-3625 3000-100-3500-125-4500 3000-100-3500-125-5000	S-19	10000-325-15200	PB-3	15600-39100	6600	11	67700-208700
22	3200-100-3700-125-4700	S-20	10650-325-15850	PB-3	15600-39100	6600	11	67700-208700
23	3700-150-4450 3700-125-4700-150-5000	S-21	12000-375-16500	PB-3	15600-39100	7600	12	78800-209200
24	3950-125-4700-150-5000	S-22	12750-375-16500	PB-3	15600-39100	7600	12	78800-209200
25	3700-125-4950-150-5700	S-23	12000-375-18000	PB-3	15600-39100	7600	12	78800-209200
26	4100-125-4850-150-5300 4500-150-5700	S-24	14300-400-18300	PB-4	37400-67000	8700	13	123100-215900
27	4800-150-5700	S-25	15100-400-18300	PB-4	37400-67000	8700	13	123100-215900
28	5100-150-5700 5100-150-6150 5100-150-5700-200-6300	S-26	16400-450-20000	PB-4	37400-67000	8900	13-A	131100-216600

34/16

Ann-1

115/N

File No.: F/261/Dir(L&L)/2005

Sub: Agenda for conferring of powers upon the officers relating to execution of Lease Deed/Conveyance Deed on behalf of DUSIB.

From pre-page

437 Hon'ble CM has seen the proposal and amended draft agenda on the subjected matter and agreed to the proposal of placing the same before the Board in its next meeting.

21-06-25

Vikas Anand
Secretary to CM
June 21, 2025

CEO, DUSIB

RUPESH KUMAR THAKUR, IAS
Chief Executive Officer

24/02/25
M(A)

24/6

Pr Dir (Admn) 25/06/25

DDI (A)

25/6/25

AD(Admn) I

Sh Pugu. DEO

27/06

Diary No. 6-76 (3F)
Date 23/6/25
O/o the C.E.O. (DUSIB)
C.N.C.T. of Delhi

Dy. Dir. (Admn.) DUSIB
Ref. R 837
Date 26/6/25

R-1659/Pr. Dir (A)/25 (3F)
24/06/25

R-864/M(A)/25 (3F)
24/06/25

Anx-2

—116/N—

दिल्ली शहरी आश्रय सुधार बोर्ड
राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार
DELHI URBAN SHELTER IMPROVEMENT BOARD

Sub: **Regarding seeking anticipatory approval for delegation of powers to Ex-Officio Secretarial status required for disposing the matter relating to Execution of Lease Deed/Conveyance Deed on behalf of DUSIB.**

438 The instant matter is regarding grant of Ex-Officio Powers to the Officers at level of Dy. Directors/Directors/Pr. Director for signing the communications, orders, Lease Deed/Conveyance Deed for and on behalf of DUSIB. The matter has also been discussed with Chief Executive Officer, DUSIB in his chamber on 02.07.2025 in the presence of Member (Admn) and Pr. Director (Admn).

439. In this regard, it is submitted that Earlier Shri Rajender Kumar Gosain, the then Director (DUSIB) having an ex-officio status of Dy. Secretary for execution of Lease deed, conveyance deed in respect of the scheme/properties dealt by DUSIB **has already retired on 31.10.2023.**

440. However, subsequent to the retirement of the previous Vendor, no Vendor has been appointed, resulting in the pendency of all freehold cases. Consequently, the public are pressing hard to get their properties freehold, as they have already deposited all requisite dues and conversion charges.

441. It was reported by Housing Branch as well as Lease & Liquidation branch that as of now **approximately 221 cases, comprising 50 Cases in the Housing Branch and 171 cases in L&L Branch,** are pending for execution of conveyance deeds in respect of freehold conversion of properties, wherein the applicants have already submitted conveyance deeds duly stamped by the Collector of Stamps.

442. Approximately more than **Rs. 6.00 crores** have also been generated/collected by these sections after October 2023 to till date. The delay in executing conveyance deeds has resulted in public grievances and dissatisfaction. Furthermore, due to non-appointment of a Vendor, prospective applicants are hesitant to apply for freehold conversion of their properties, resulting in significant revenue loss for the department.

443 Recently, a draft agenda with following proposals, was placed before Hon'ble Chairperson, DUSIB/Hon'ble Chief Minister, GNCTD:

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.

Home, Power, UD, Education, Higher Education, Training & Technical Education, T&T Education
16 JUL 2025
Min(I) /49

Home, Power, UD, Education, Higher Education, Training & Technical Education, T&T Education
04 JUL 2025
Min(I) 138

—133—

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.

444. It is also submitted that large number of public is visiting frequently in the office of undersigned 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, though the agenda has already been approved for placing in the same in the next Board Meeting.

445. As per noting of Secretary to Hon'ble CM, Delhi dated 21.06.2025 at Page 115/N, 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, in the file at P-176/C-177/C.

446. Since, convening of Board meeting may likely to take more time, the matter may be placed before **Hon'ble Chairperson, DUSIB/Hon'ble CM, Delhi** seeking anticipatory approval to the aforementioned **proposal given in Para 443** 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. As and when the Board Meeting would be held, the same shall be placed before the Board for its ratification.

Submitted please.

3/7/25
(U M Rao)
Dy. Director (Admn)
03.07.2025

Pr. Director (Admn) 3/07/25

Member (Admn)

3/7

CEO

03/07

RUPESH KUMAR THAKUR, IAS
Chief Executive Officer

Hon'ble Min (UD)/Vice-Chairperson (UD)

10/07/2025

Hon'ble Chief Minister/Chairperson

Rekha Gupta
Chief Minister

Hon. Min. (UD) (448)

Hon'ble min has seen.

17/07/25

16/7/25

Sec to min

Pr. Dir. (Admn)

CEO (DUSIB)

17/7

17/07/25

Sengen/2025/334
16/07/2025

Dy. Dir. (Admn.) DUSIB
No. R-874
Date 03-07-25

Diary No. R-1756/Pr. Dir. (Admn)/25
Date 03.07.25/17.07.25
O/o the C.E.O. (DUSIB)
G.N.C.T. of Delhi

R-954/M(A)/25
03/07/25
17/7/25

Diary No. R-441
Date 03/7/25

ANN-3

दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार

प्रशासन शाखा

वसरा न.-एफ-4, विकास कुटीर, आई.पी. इस्टेट,नई दिल्ली-110002.

179/C

No: F/261/Dir (L&L)/2005/204198166/D-876 Dated: 18/07/25

ORDER

I am directed to convey the anticipatory approval of Hon'ble Chairperson, DUSIB/Hon'ble Chief Minister, Govt. of NCT of Delhi, authorizing CEO, DUSIB under Section 50 of the DUSIB Act, 2010 for issuance of orders related to conferring of powers as mentioned below:

a) The officers of DUSIB i.e. Pr. Director/Directors/Dy. Directors are automatically designated as Lessor/Vendor for signing/execution of Lease Deed/Conveyance Deed for and on behalf of Delhi Urban Shelter Improvement Board.

b) Officers posted from Delhi Government in DUSIB on deputation are also 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, shall 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.

18/7/25

(उमा महेश राव)

उपनिदेशक (प्रशासन)

No: F/261/Dir (L&L)/2005/204198166/D-876 Dated: 18/7/25

Copy forwarded to the:

1. Spl. Secretary to Hon'ble Lt. Governor, Govt of NCT of Delhi
2. Secretary to Hon'ble Chief Minister, GNCTD/Chairperson, DUSIB
3. Secretary to Hon'ble Minister of UD GNCTD/Vice Chairperson, DUSIB
4. Staff Officer to Chief Secretary, GNCT of Delhi
5. Addl. Chief Secretary (Services)/(UD) GNCT of Delhi
6. Chief Executive Officer, DUSIB, GNCT of Delhi
7. Member (Admn/Engg.), DUSIB
8. Principal Director/B&FO (DUSIB)
9. All Directors/Dy. Directors/EEs, DUSIB
10. Dy. Director (IT) for uploading the same on DUSIB official website.
11. Law Officer, DUSIB
12. Office copy/Guard File

18/7/25

उपनिदेशक (प्रशासन)

Appr[redacted] CEO

Sub: Regarding seeking anticipatory approval for delegation of powers to the Officers at level of Dy. Directors/Directors/Pr. Director for disposing the matter relating to Execution of Lease Deed/Conveyance Deed on behalf of DUSIB.

471 The instant matter is regarding grant of Ex-Officio Powers to the Officers at level of Dy. Directors/Directors/Pr. Director for signing the communications, orders, Lease Deed/Conveyance Deed for and on behalf of DUSIB.

472. The file was moved to Hon'ble Chairperson, DUSIB/Hon'ble Chief Minister, Delhi for seeking approval with the following proposals for placing the same before the next meeting of DUSIB Board:

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.

473. As per noting of Secretary to Hon'ble CM, Delhi dated 21.06.2025 at Page 115/N, 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, in the file at P-176/C-177/C.

474. It if further submitted that large number of public is visiting frequently in the office of undersigned 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, though the agenda has already been approved for placing in the same in the next Board Meeting.

475. Since, convening of Board meeting may likely to take more time, the matter was placed before **Hon'ble Chairperson, DUSIB/Hon'ble CM, Delhi** seeking anticipatory approval to the aforementioned **proposal given in Para 472** 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.

P.T.O.

476. Hon'ble Chairperson, DUSIB/Hon'ble CM, Delhi has approved the above proposal in Para 447 at Page 117/N, 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.

477. Accordingly, the order bearing No. D-876 dated 18.07.2025 has been issued, which is placed opposite in file at page **179/C**.

478. Now, the draft agenda ~~it~~ is to be placed before the next Board meeting for ratification, as and when held, a draft agenda has been prepared with regard to delegation of powers to CEO, DUSIB authorized 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.

479. The same has been placed opposite for approval please.

Submitted please.

29.8.25
ASO (Admn)

AD (Admn)-I 29/8/25

Dy. Director (Admn)

480) Since Agenda stands approved by Hon'ble chairperson page 115/N para 437 also (177/C) to be placed before Board
481) Anticipatory approval of Hon'ble CM/ Hon'ble chairperson also obtained vide (para 147 at 117/C).
482) Now Ratification for conferring of Powers upon the officers of DUSIB for Execution of lease deeds/conveyance deed on behalf of DUSIB is required to be approved to be placed before Next Board Meeting.
483. We may place it before CEO DUSIB p.

29/8/25
UM Rao
DD (Admn)

Pr. Dir (Admn)
1/09/25

M (A)

For approval of the Agenda of ratification proposal & will be placed in next Board Meeting.
2/9/25

CEO
11/09/25
M/A
11/9
11/09/25
Pr. Dir (Admn) DD I (A)

Dy. Dir. (Admn.) DUSIB
No. R-1083
Date 29/08/25

R-2105/Pr. Dir (A)/25
01/09/25

34/17

ANNEXURE "A"

S.NO.	Lattitude	Longitute	Assembly Constituency No.	Assembly Constituency Name	Atal Canteen Distribution Centre	Group No.
1	28.858079	77.1017997	1	Narela	vacant plot(JSC) pkt-14 ,sec-A6, Narela	1
2	28.833918	77.123495	1	Narela	vacant plot (Dispensary),swarn jayanti vihar,Tikri khurd	
3	28.74508	77.091085	7	Bawana(SC)	JJ Cluster Shahbad Daulatpur (Dairy)	
4	28.808776	77.053163	7	Bawana(SC)	CS Land, A-Block, SRS Bawana	
5	28.750585	77.148514	5	Badli	Sanjay Camp	2
6	28.73499	77.16773	5	Badli	K-Block ITI -656 MIG Flats	
7	28.743868	77.137492	13	Rohini	Rain Basera near 13CJ1506 JSC khadda basti suraj park samaypur Badli	
8	28.747901	77.13035	13	Rohini	Raja vihar siraspur near 13CJ1508 JSC samaypur Badli AC -13 Rohini	
9	28.723939	77.171172	4	Adarsh Nagar	H-2 BLOCK Cluster , Jahangirpuri, Azadpur	3
10	28.724357	77.175534	4	Adarsh Nagar	G-Block Cluster Jahangirpuri Azadpur Delhi 110033	
11	28.725463	77.155867	14	Shalimar Bagh	Mohalla clinic near max hospital	
12	28.71431	77.16564	14	Shalimar Bagh	mohalla clinic on AA block kela godown road	
13	28.69757	77.160525	17	Wazirpur	Tool Room Training Centre, Wazirpur Industrial Area	
14	28.669535	77.206218	3	Timarpur	Prop no. 3594-3608/XII, infront of Shopping Complex, katra meena Beg, Malk Ganj, Timarpur.	4
15	28.708374	77.224752	3	Timarpur	JJ Cluster , Indira Basti, Timarpur	
16	28.700662	77.174408	17	Wazirpur	Chander Shekhar Azad Colony Wazirpur Industrial Area.	
17	28.689469	77.186646	18	Model Town	Sangam Park near R P Bagh.	
18	28.703822	77.178358	18	Model Town	JJC at Lal Bagh near Ram Leela Ground	
19	28.67805	77.13931	15	Shakur Basti	Cement siding shakubasti near night shelter	5
20	28.682175	77.149987	16	Tri Nagar	Vacant plot near JSC at JJ Cluster N-86 Lawrence road	
21	28.67477	77.144315	16	Tri Nagar	Shishu Vatika at JJ Cluster Opp. Haryana Power House	
22	28.6576557	77.153464	25	Moti Nagar	Service Road of P.W.D. at Shiv Basti behind Gold Spot Factory Near Railway Station Patel Nagar Near B-58 Rama Road.	
23	28.68294276	77.07705065	11	Nangloi Jat	Near JJ Basti at Bheem Nagar.	6
24	28.68154788	77.08955829	11	Nangloi Jat	Near JJ Basti Udyog Nagar	

S.NO.	Lattitude	Longitute	Assembly Constituency No.	Assembly Constituency Name	Atal Canteen Distribution Centre	Group No.
25	28.69394695	77.0900053	12	Mangol Puri	N - Block Mangolpuri	6
26	28.6950466	77.099298	12	Mangol Puri	Land near BVK G Block Mangolpuri.	
27	28.659603	77.095926	15	Shakur Basti	JJ cluster Meera bagh along NG Drain	7
28	28.6618663	77.1208851	26	Madipur	JJC Din Dayal Camp Road No. 77 Punjabi Bagh	
29	28.6532291	77.1116969	26	Madipur	JJC K and B1 Raghubir Nagar	
30	28.644694	77.105739	27	RajouriGarden	Vacant land between JJ Cluster Shyam Nagar and Shikhri Bhatta	
31	28.653366	77.106196	27	RajouriGarden	Vacant parking land at F Extn. Near GGS Hospital Khyala	
32	28.639168	77.137335	25	Moti Nagar	Shishu Vatika at Chunna Bhatti Kirti Nagar.	8
33	28.615444	77.115715	28	Hari Nagar	MCD Park, near JJC Khazan Basti, Mayapuri	
34	28.632089	77.129082	28	Hari Nagar	MCD Park, near JJC A-11/12, Mayapuri	
35	28.634231	77.146172	39	Rajinder Nagar	B-Block, Budh Nagar, Inderpuri	
36	28.632677	77.135017	39	Rajinder Nagar	Sonia Gandhi Camp, Naraina Industrial Area, Phase - I	
37	28.624025	77.065083	30	Janakpuri	Park near JJC A-562, Pankha Road Uttam Nagar	9
38	28.641135	77.06822	31	Vikaspuri	JJ Cluster indira camp N0-3	
39	28.632028	77.063341	31	Vikaspuri	JJ clustrer Rajiv Gandi camp along nallah near shamshan bhoomi hastal	
40	28.638141	77.062512	31	Vikaspuri	JJ cluster indira camp no-5	
41	28.579076	77.022627	34	Matiala	Vacant land at Goyla dairy	10
42	28.60787	77.045172	34	Matiala	Vacant land at Sector-3 Dwarka	
43	28.625612	77.00485	35	Najafgarh	Jai Vihar,Phase-I	
44	28.595158	76.915128	35	Najafgarh	Dabur Enclave Colony,Near RTRM Hospital(Rawla Mode)	
45	28.599247	77.084558	33	Dwarka	JJ CLUSTER MAHAVIR ENCLAVE GALI NO-7 NEAR SANATAM DHARAM MANDIR	11
46	28.598236	77.100999	33	Dwarka	JJ CLUSTER EAST SAGARPUR MAIN SAGRPUR KAILASH PURI ROAD RAJIV PARK	
47	28.593108	77.080283	37	Palam	Shaheed Bhagat Singh Park, Gali no. 42A Sadh Nagar, Nasirpur Road Palam Colony New Delhi-110045	
48	28.594777	77.089157	37	Palam	Vacant plot verterinary hospital Sec-1 Dwarka	
49	28.5510548	77.1341624	36	Bijwasan	JJC Arjun Camp Mahipal pur	

S.NO.	Lattitude	Longitute	Assembly Constituency No.	Assembly Constituency Name	Atal Canteen Distribution Centre	Group No.
50	28.5362268	77.1359178	36	Bijwasan	JJC Rangpuri Pahari Milkpur kohi (Inder Camp)	12
51	28.561768	77.152357	44	R K Puram	Bhanwar singh Camp, vasant vihar	
52	28.554928	77.155021	45	Mehrauli	JJC Kusumpur Pahari, Mehrauli	
53	28.515241	77.175591	45	Mehrauli	Shree Ram Chowk, Ward No. 6 Islam Colony	13
54	28.451281	77.145093	46	Chhattar pur	Sambhav Bapu Camp, Chhatarpur	
55	28.428953	77.225663	46	Chhattar pur	Sanjay Colony, Bhati Mines	
56	28.503824	77.271285	49	Sangam Vihar	Nordarn Camp, S.P. Crusher, M.B. Road	
57	28.537046	77.208331	43	Malviya Nagar	Balmiki Camp, Begum Pur	14
58	28.53701	77.20971	43	Malviya Nagar	Indira Camp, Malviya Nagar	
59	28.510553	77.244812	49	Sangam Vihar	Gandhi Camp Sangam Vihar	
60	28.536823	77.221033	50	Greater Kailash	Sheikh Sarai, Apeejay School Road	
61	28.593328	77.201515	40	New Delhi	B.R. Camp JJ Cluster	15
62	28.585758	77.226395	42	Kasturba Nagar	Harijan basti lodhi road	
63	28.563516	77.231155	42	Kasturba Nagar	Indra Gandhi Camp Andrews Ganj	
64	28.567733	77.174673	44	R K Puram	Ekta Vihar,Sec-6	
65	28.616816	77.233551	40	New Delhi	Princess Park JJ Camp	16
66	28.62295	77.24552	41	Jangpura	JJ cluster Anna Nagar	
67	28.569457	77.2518	41	Jangpura	Pratap Camp Nehru nagar	
68	28.599056	77.255925	50	Greater Kailash	DDA Flats Kalkaji	
69	28.6135698	77.291801	57	Patparganj	Shishu Vatika at behind Hr. Sec. School, Shashi Garden, Patparganj.	17
70	28.62997	77.289684	58	Laxmi Nagar	Sonia Camp near Dispansary Mandawali	
71	28.634928	77.270157	58	Laxmi Nagar	Indra Camp near Flood dept. office Kishan Kunj Extention Lalita Park	
72	28.650305	77.272441	60	Krishna Nagar	JJ Cluster Rani Garden near BVK	
73	28.602658	77.306748	55	Trilok Puri (Reserved)	Indira Camp, block-28-29, and 19 Trilokpuri.	18
74	28.60839	77.313365	55	Trilok Puri (Reserved)	Shastri Camp, block-6, 7 & 8, Trilokpuri.	
75	28.6228246	77.3184061	57	Patparganj	Shishu Vatika at block-6, 7 & 8, Khichripur.	
76	28.6337344	77.3075147	59	Vishwas Nagar	JJ Cluster Madhu Vihar Ph-1 behind Pataparganj Depot.	
77	28.6586298	77.2944004	59	Vishwas Nagar	JJ Cluster New Sanjay Amar Colony.	19
78	28.655709	77.265591	60	Krishna Nagar	Nursary Basti near JSC	
79	28.66576	77.25508	61	Gandhi Nagar	open space near BVK at JJ Cluster chanderpuri Kailash Nagar	

S.NO.	Lattitude	Longitute	Assembly Constituency No.	Assembly Constituency Name	Atal Canteen Distribution Centre	Group No.
80	28.670865	77.261264	61	Gandhi Nagar	open space near Kadari Masjid at JJ Cluster C block Shastri Park	
81	28.669467	77.307638	62	Shahdara	Rajeev Camp, Krishna Market, Jhilmil Colony, Delhi - 110095	20
82	28.6779571	77.32002709	62	Shahdara	Kalander Colony, Dilshad Garden, Delhi-110095.	
83	28.675567	77.299408	64	Rohtas Nagar	Lal Bagh, Jhuggie Basti, Shri Ram,Nagar, Shahdara. Delhi-110032.	
84	28.694023	77.302144	64	Rohtas Nagar	C-Block, Nand Nagri, Shahdara,Delhi-110093.	

Annexure - B

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVERNMENT OF NCT OF DELHI
OFFICE OF THE PRINCIPAL DIRECTOR (ATAL CANTEEN)

No. D/ 18 /Pr.Dir-Atal Canteen/DUSIB/2025-26 **Dated: 18.11.2025**

Minutes of Technical Evaluation Committee held on 18.11.2025 regarding selection of agencies for providing two meals(Lunch and Dinner) all over Delhi.

The tender for the Proposal (RFP) for implementation of 100 Atal Canteens for the people of JJ Clusters to Provide meal in Delhi were invited on single bid system vide tender ID 2025_DUSIB_280501_1 (NIT NO 37/EE E3/DUSIB/2025-26) through e-tendering system with due date of opening on 14.11.2025. The tenders were opened on 14.11.2025 and found that 22 Nos. bidders participated in the tendering process which is as under:-

S.N.	Name of Bidders
1.	Ekta Shakti Sangthan
2.	Micro Education and social welfare society
3.	Saghan Kshetra Vikas Samiti
4.	Sanraj Hospitality Private Limited
5.	Nav Prayas
6.	Jan Chetna Jagriti Avom Shaikshnik Vikas Manch
7.	REWARDS(Rural Env.& Water Assets Reproductive Development Society
8.	Bhartiya Manav Kalyan Parishad
9.	Dalit Manav Uthan Sansthan
10.	Stri Shakti
11.	Bharat Ratna Dr Bhim Rao Ambedkar Dalit Uthan Avom Shiksha Samiti
12.	Rastriya Nirbal Uthan Sanstha
13.	Surya Charitable and Welfare Society
14.	The Peoples welfare society
15.	Rao Raghubir Singh Sewa Samiti
16.	Centre for National Development initiative
17.	Dayawati Educational and charitable society
18.	Harish Kumar Arora
19.	International society for Krishna consciousness
20.	Sunder Amarsheel Charitable Trust
21.	Moonlight NGO
22.	Bal Vikas Sewa Santhan

The inspection of kitchen on 15.11.25 and 16.11.25 conducted by Inspection Committee Member constituted for this purpose by the orders of the CEO, DUSIB

conveyed vide D/43/Pr.Dir.(Admn)/DUSIB/2025 dated 03.11.2025 . The inspection of kitchen carried out as per the approved proforma (Reference kitchen inspection and part of RFP) by GNCT of Delhi.

The details of Inspection committee Members are as under:-

1. Pr. Dir. (Atal Canteen)
2. S.E. (Atal Canteen)
3. Director (Property)
4. Ex. Engineer (Atal Canteen)
5. Ex. Engineer (Q.C)

Based on the documents i.e. experience, financial capability and reference kitchen inspection the following marks have been given to the various bidders/participants etc

Sr. No.	Participant	Experience	Financial Capacity	Reference Kitchen	Total Marks
1	Surya Charitable & Welfare Society	25	35	39	**99.00**
2	Micro Education & Social Welfare Society	25	35	39	**99.00**
3	Stri Shakti	25	35	37.5	**97.50**
4	Bhartiya Manav Kalyan Parishad	25	35	37.5	**97.50**
5	Ekta Shakti Foundation	25	35	35.75	**95.75**
6	Nav Prayas	25	35	35	**95.00**
7	Dalit Manav Uttan Sansthan	25	35	34.5	**94.50**
8	The Peoples Welfare Society	25	35	34.5	**94.50**
9	Sanraj Hospitality Pvt. Ltd.	22	35	35.75	**92.75**
10	Rural Environment & Water Assets Reproductive Development Society	25	35	32.25	**92.25**
11	Rao Raghubir Singh Sewa Samiti	25	35	31.5	**91.50**
12	Saghan Kshetra Vikas Samiti	25	25	39	**89.00**
13	Moonlight NGO	25	25	38.5	**88.50**

14	Rashtriya Nirbal Uthan Sansthan	25	25	33.25	**83.25**
15	Jan Chetna Jagriti Avom Shaikshanik Vikas Manch	25	35	0	**60.00**
16	Bharat Ratan Dr. Bheem Rao Ambedkar Dalit Uttan Avom Shiksha Samiti	25	35		**60.00**
17	Centre for National Development Initiative	25	35		**60.00**
18	Dayawati Education & Charitable Society	25	35	0	**60.00**
19	Bal Vikas Sewa Sansthan	25	35		**60.00**
20	Sunder Amarsheel Charitable Trust	25	30		**55.00**
21	Harish Kumar Arora	0	35		**35.00**
22	International Society for Krishna Consciousness	0	35		**35.00**

After detailed deliberation and discussion, the technical committee of the view that 11 agencies are proposed for allotment of group kitchen, three agencies have not been offered any group kitchen due to non-availability of kitchen and eight no of agencies are rejected due to the reasons explained against each:-

List of Provisional proposed allotment of the Groups recommended by the committee

S. N.	Participants	Total Marks	No of Group applied	Preferred Group	Proposed Group for work allocation	Remarks
1	Surya Charitable & Welfare Society	**99.00**	2	1,2,6	1,2	Turn Over = 47.01 Cr
2	Micro Education & Social Welfare Society	**99.00**	2	20,19	19,20	Turn Over = 16.95 Cr
3	Stri Shakti	**97.50**	2	6,9	6,9	Turn Over = 106.64 Cr
4	Bhartiya Manav Kalyan Parishad	**97.50**	2	20,18,17	17,18	Turn Over = 35.27 Cr
5	Ekta Shakti Foundation	**95.75**	2	11,10,9	10,11	
6	Nav Prayas	**95.00**	2	1,2,10,6,19,20,17 ,18,13,14	13,14	
7	Dalit Manav Uttan Sansthan	**94.50**	2	19,20,1,2,3,4	3,4	Turn Over = 19.04 Cr
8	The Peoples Welfare Society	**94.50**	1	13,6,7	7	Turn Over = 12.16 Cr
9	Sanraj Hospitality Pvt.	**92.75**	2	13,14,15,16	15,16	

	Ltd.					
10	Rural Environment & Water Assets Reproductive Development Society	**92.25**	2	18,20,19..so on	12,8	
11	Rao Raghubir Singh Sewa Samiti	**91.50**	2	17,1820,19,4,1,5, 6	5	

The technical committee not allotted any group/kitchen to the following participants.

Sr. No.	Participant	Exper ience	Financial Capacity	Reference Kitchen	Total Marks	Group applied	Preferred Group	Proposed Group for work allocation
1.	Saghan Kshetra Vikas Samiti	25	25	39	**89.00**	1	6,10	Not available
2.	Moonlight NGO	25	25	38.5	**88.50**	1	1	Not available
3.	Rashtriya Nirbal Uthan Sansthan	25	25	33.25	**83.25**	1	2,3	Not available

The technical committee/ reference kitchen inspection committee (recommendation placed at Pg. 131/c in the concerned file) rejected the bids technically in respect of following participants:

Sr. No.	Participant	Exper -ience	Financial Capacity	Total Marks	Remarks
1.	Jan Chetna Jagriti Avom Shaikshanik Vikas Manch	25	35	**60.00**	Reference Kitchen is under construction
2.	Bharat Ratan Dr. Bheem Rao Ambedkar Dalit Uttan Avom Shiksha Samiti	25	35	**60.00**	Rejected due to non-submission of Solvency Certificate
3.	Centre for National Development Initiative	25	35	**60.00**	Kitchen Under Construction
4.	Dayawati Education & Charitable Society	25	35	**60.00**	Health NOC of Reference Kitchen exists at Bihar is not available
5.	Bal Vikas Sewa Sansthan	25	35	**60.00**	No Health License available in documents.

6.	Sunder Amarsheel Charitable Trust	25	30	55.00	No document with regards to valid Health license from Health Department of MCD provided and kitchen area is approx 156 sq. mtr. in lieu of 350 sq. mtr.
7.	Harish Kumar Arora	0	35	35.00	Experience Certificate is less than 5 years, proprietorship register not enclosed, kitchen area less than prescribed standard.
8.	International Society for Krishna Consciousness	0	35	35.00	Turnover and ITR for 2024-25 not provided. ESI Registration is also not provided.

18/XI/25
EE(QC)

EE(C-11)

18/11/25
AAO(E-3)

Director (Prop.)

Dy. CA-I

18/11/25
Pr. Director (Atal Canteen)

18/11/25
S.E.(Atal Canteen)

18.11.2025
EE(Atal Canteen)

18/11/25
A.D.(Atal Canteen)

Chief Engineer
(Chairman)

/2025/CHIEF ENGINEER (CIVIL)

Annexure - C

CONFIDENTIAL
CABINET MATTER

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
GENERAL ADMINISTRATION DEPARTMENT
(CO-ORDINATION BRANCH)
DELHI SECRETARIAT, I. P. ESTATE, NEW DELHI

CABINET MEETING No.15
CABINET DECISION NO. 3256 DATED 18.09.2025

Subject: Implementation of 100 Atal Canteens for the people of JJ Clusters to provide nutritious meals at a subsidized rate of Rs. 5.00 per meal by DUSIB.

Decision: The Council of Ministers considered the proposal of Urban Development Department and approved the proposals contained in Para – 7 [7.1 to 7.5] of the Cabinet Note.

-Sd/-
(Dharmendra)
Secretary to the Cabinet

No.F.53/724/GAD/CN/2025/3338-3347 Dated: 19.09.2025

1. Pr. Secretary to Lt. Governor, Raj Niwas, Delhi.
2. Secretary to Chief Minister, Delhi Secretariat, New Delhi.
3. Secretary to Minister (PWD), Govt. of NCT of Delhi.
4. Secretary to Minister (Home), Govt. of NCT of Delhi.
5. Secretary to Minister (Industries), Govt. of NCT of Delhi.
6. Secretary to Minister (Social Welfare), Govt. of NCT of Delhi.
7. Secretary to Minister (Law & Justice), Govt. of NCT of Delhi
8. Secretary to Minister (Health & Family Welfare), GNCT of Delhi
9. Secretary (UD), Urban Development Department, GNCT of Delhi.
10. Staff Officer to Chief Secretary, GNCTD, Delhi Sectt., New Delhi.

DS(DUSIB)

6245/S-III/UD
22/9/25

19.9.25
(Ashok Kumar)
Secretary (GAD)

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SECRET

Delhi Urban Shelter Improvement Board (DUSIB)
Government of National Capital Territory Delhi
Punarwas Bhawan, IP Estate, New Delhi-110002

Minister-in-Charge	:	**Sh. Ashish Sood** **Minister (Urban Development)**
Secretary-in-Charge	:	**Sh. Vijay Kumar Bidhuri** **Secretary (UD)**

NOTE FOR THE COUNCIL OF MINISTERS

Subject: **Proposal for the implementation of 100 Atal Canteens for the people of JJ clusters to provide nutritious meals at a subsidized rate of Rs. 5.00 per meal by Delhi Urban Shelter Improvement Board (DUSIB), GNCTD.**

1. INTRODUCTION:

1.1 The Delhi Urban Shelter Improvement Board (DUSIB) proposes to establish **100 Nos. of Atal Canteens** in JJ Clusters to provide affordable and nutritious meals to economically weaker sections.

1.2 This initiative aims to enhance food security and improve the nutritional status of urban poor residents living in JJ Clusters.

2. BACKGROUND:

2.1 Atal Canteens will integrate best practices, including digital meal distribution, digital based monitoring, and a token-based system to ensure transparency and efficiency.

2.2 The draft Cabinet Note is prepared based on the policy announcement made in budget speech of Government of NCT of Delhi for the year 2025-26

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Secretary (UD)

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which mentions that Food is a basic need of every human being. To enhance food security and improve nutritional status of economically weaker sections, Rs.100 crore has been arranged for setting up Atal Canteens to provide nutritious and subsidized food at 100 locations in Delhi by the birth centenary of late Atal Bihari Vajpayee Ji.

2.3. The "*ATAL CANTEENS*" would be established in JJ Clusters of Delhi. The number of canteens may increase or decrease based on demand or requirement. The scheme aims to ensure food security in these areas on subsidized rate i.e. @ Rs. 5.00 per meal.

a) There are about 675 JJ Clusters across the Delhi,100 Atal Canteens are to be established in these JJ Clusters, as per detail highlighted in Para- 3.6.

b) DUSIB being an implementing agency, an inter-departmental committee comprising of senior officials of different departments of the Govt. under DUSIB, will be constituted for framing of modalities, menu, locations, distribution system, etc. in respect of Atal Canteen Scheme. Such modalities, menu, locations, distribution system, etc. in respect of Atal Canteen Scheme will be finalized under Urban Development Department of GNCTD.

c) Preparation of food by service provider(s) will be carried out in established centralized kitchen on rented/owned space. The service provides(s) shall also ensure that the food is distributed to the food disbursals area in JJ Cluster, to facilitate the providing of meals to the beneficiaries. Most importantly, the prepared food from the centralized kitchen shall be transported by the service provider(s) to the different distribution centers by maintaining hygienic conditions such as in best possible stainless steel utensils.

3. PROPOSAL:

3.1 Establishment of 100 Atal Canteens in JJ Clusters for serving 1000 meals (500 lunch and 500 dinner) at a subsidized rate of Rs. 5.00 per meal.

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Secretary (UD)

3.2 **Meal Pricing:**

The actual cost of the meal is expected to be ₹30 per meal per person, out of which:+
[Annexure-A]

- ₹25/- is subsidized by the Delhi Government.
- ₹5/- is paid by the beneficiary.

3.3 Any modalities required to be altered/ amended, if essentially required, in the interest of the JJ Cluster dwellers with regard to the Atal Canteen Scheme, shall be carried out only after taking prior approval of the Hon'ble Minister (UD), GNCTD.

3.4 **Meal Distribution Eligibility Criteria:**

In view of the best practices adopted in other states like Rajasthan (Annapurna/Indira Rasoi), Madhya Pradesh (Deendayal Antyodaya Rasoi), Andhra Pradesh (Anna Canteen) and Tamil Nadu (Amma Unavagam), the eligibility criteria for availing meals under the Atal Canteen Scheme in Delhi would be based on the principle of '*Self-Selection*'. This would mean that any person, irrespective of income, identity, or domicile status and without any documentary requirement or proof of eligibility, may avail a nutritious meal on '*First-Come-First-Serve Basis*', limited to first 500 persons per meal at the subsidized cost of ₹5 per plate without matter of right. However, the residents of the JJ Clusters would be the primary target for the Atal Canteen Scheme. Such an approach ensures ease of access, dignity of beneficiaries, and prevents exclusion errors while serving the intended purpose of food security for the urban poor, as envisaged in the scheme's objective. The Bio-metric based digital token identification mechanism proposed shall be adopted for distribution meals to the beneficiaries and CCTV monitoring at disbursal center will also be done.

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The comparative table of eligibility criteria's of different State Models are as follows:

State/UT	Scheme Name	Eligibility Criteria
Rajasthan	Annapurna/Indira Rasoi Yojana	Universal access; any person can avail meal at ₹8 per plate without eligibility proof.
Madhya Pradesh	Deendayal Antyodaya Rasoi Yojana	Self-selection; any needy person can get meal at ₹10 per plate; no ID required.
Andhra Pradesh	Anna Canteen	No identification card is required to access this scheme; any person can avail meal at ₹5 per meal.
Tamil Nadu	Amman Unavagam	Universal access; open to all without any documentation at ₹10 per plate.
Delhi (Proposed)	Atal Canteen	Universal access; self-selection; any hungry person may avail meal at ₹5 per plate without any document proof.

3.6 **Atal Canteen Establishment Criteria:**

To ensure optimum placement and equitable distribution across JJ Clusters in Delhi. Atal Canteens will be established based on population size, which is at **Annexure-B**. If required, the clusters with lower populations will be clubbed with adjacent clusters for effective coverage.

Note: The Atal canteen shall not be established in the JJ Clusters which are under shifting/ rehabilitation and if JJ Cluster is shifted/ rehabilitated the established Atal canteen shall be wrapped off and shifted to another JJ cluster.

3.7 ***Rationale for per day 1,000 Meals (500 lunch + 500 dinner) per Canteen:***

The initial cap of 1,000 meals per canteen per day (500 lunch + 500 dinner) has been proposed on following considerations:

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3.7.1 **Pilot Scale Implementation:**

The scheme is being launched as a scalable pilot, with 100 Atal Canteens to evaluate operational feasibility, logistics, cost efficiency, and service quality before assessing need for full-scale expansion.

3.7.2 **Logistical and Infrastructure Constraints:**

Given limitations in space availability, food distribution infrastructure, and central kitchen capacity, 1,000 beneficiaries per day is a practically manageable volume during the initial phase.

3.7.3 **Equitable Coverage Strategy:**

The scheme aims to geographically distribute canteens across clusters in a manner that maximizes coverage and accessibility across the NCT of Delhi. A single canteen may serve beneficiaries from multiple nearby clusters.

3.7.4 **Scope for Demand-Based Scaling:**

Based on real-time digital monitoring and feedback, the number of meals per canteen can be increased or additional canteens can be added in high-demand areas in subsequent phases, subject to Government approval.

4 FINANCIAL IMPLICATION:

4.1 The annual cost is calculated for a period of 01 years and is as follows **[Annexure-C]:**

Component	Amount (₹ Crore)
Total Meal cost	**109.50**
Infrastructure Support[ANNEXURE-C]	**7.29**
Total – 'A'	**116.79**
Digital Monitoring @ 3% on A	**3.50**

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Third-party Audit @ 1% on A	1.17
Total – 'B'	121.46
Contribution Received from beneficiary on Total Meal cost	(-) 18.25
Total – 'C'	103.21
Labour Cess @ 1% on C	1.03
Total Annual Cost	₹ 104.24 crore

4.2 **GST Exemption on Beneficiary Contribution:**

It is clarified that the total amount of ₹30/- per meal i.e. ₹5/- charged from the beneficiaries per meal and ₹25/- per meal subsidy from the Government shall be exempted from Goods and Services Tax (GST). This exemption is in accordance with the GST notification: 12/2017-Central Tax (Rate); dated: 28.06.2017, S. No. 4 (Chapter-99) which states that:

> *"Services by Central Government, State Government, Union territory, local authority or governmental authority by way of any activity in relation to any function entrusted to a municipality under Article 243W of the Constitution".*

Since the provision of subsidized meals to urban poor in JJ Clusters falls squarely within the scope of public health and nutrition, this scheme qualifies for GST exemption. Therefore, no GST shall be levied on the ₹5/- collected from the beneficiaries under this scheme.

5. **NEED AND JUSTIFICATION:**

5.1 The initiative ensures access to affordable and nutritious food for the urban poor, supporting their well-being and health.

5.2 The Bio-meteoric based digital identification monitoring system will help track meal distribution in real-time and prevent misuse.

5.3 In order to provide transparency and avoid financial implications, the monitoring would be carried out to ensure that only one meal per person is issued by the service provider, for lunch and dinner. This would mean that any person, irrespective of income, identity, or domicile status and without any documentary requirement or proof of eligibility, may avail a nutritious meal on *'First-Come-First-Serve Basis'*, limited to first 500 persons per meal at the subsidized cost of ₹5 per plate without matter of right.

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5.4 The program will also generate employment opportunities for cooks, vendors, and service personnel.

6. INTER-DEPARTMENTAL CONSULTATIONS:

This Cabinet Note along with the annexures has to be circulated to Finance, Planning, Law and Social Welfare Departments of GNCTD for their comments and suggestions.

Note:-

Hon'ble Minister (UD) has desired that the department may explore feasibility of providing meal free of cost to targeted beneficiaries by Atal Canteens at designated locations through appropriate agencies/individuals etc., if the department/Govt. provides them rent free kitchen place and distribution space till the time free meal is provided subject to the conditions laid down by DUSIB. Departments are requested to give their comments on this provision also.

Comments of the Law Department	Comments of the Department
1. The Cabinet Note attached by the Industries Department shows that the Delhi Urban Shelter Improvement Board (DUSIB) proposes to establish 100 Nos, of Atal Canteens in JJ Clusters to provide affordable and nutritious meals to economically weaker sections. 2. It is stated in the draft Cabinet Note that the initiative ensures access to affordable and nutritious food for the urban poor and support their well-being and health, the Bio-meteoric based digital identification monitoring system will help track meal distribution in real-time and prevent misuse. In order to provide transparency and avoid financial implications, the monitoring would be carried out to ensure that only one meal per person is issued by the service	The Cabinet Note has been prepared in view of the policy announcements made by the Govt. of NCT of Delhi for the year 2025-26. The budget allocation of Rs.100 Cr. has been made in 2025-26 for implementation of the Atal Canteen.

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provider, for lunch and dinner. This would mean that any person, irrespective of income, identity, or domicile status and without any documentary requirement or proof of eligibility, may avail a nutritious meal on 'First-Come-First-Serve Basis, limited to first 500 persons per meal at the subsidized cost of Rs. 5 per plate without matter of right.

3. The following proposals are proposed for consideration and approval of the Hon'ble Council of Ministers:-

"7.1. Approval for the establishment of 100 Atal Canteens in JJ Cluster of Delhi, under the DUSIB framework.

7.2 Implementation of estimated cost of Rs. 30/- per meal program with a beneficiary contribution of Rs. 5.00 per meal with Rs. 25.00 per meal subsidized by the Government.

7.3 Approval for the estimated annual expenditure for the Atal Canteen initiative, including subsidy and excluding beneficiary contribution for the work of distributing of 500 Lunch and 500 Dinner (1000 Thali/Day for 100 Atal Canteens) comes 7104.24 Crores, as per Para-4.

7.4 Approval is also sought for authorizing the Hon'ble Minister (UD), GNCTD to make necessary modifications in the implementation modalities of the Atal Canteen Scheme, if required in the future, in the interest of effective service delivery to the target population."

relevant to mention here that the Delhi Urban Shelter Improvement Board Act, 2010 was enacted by the Legislative Assembly of Delhi. The functions of the Board are mentioned under chapter III of the Act. The Finance, Accounts and Audit of the Board are mentioned under chapter IV. The function to provide affordable and nutritious food for the urban poor and support their well-being and health, is not been mentioned in the aforesaid and other provisions of the Act. This aspect may be considered by the Administrative Department. 5. Since the annual expenditure involves significant funds, the compliance with relevant budgetary and financial rules including the General Financial Rules (GFRs), need to be considered by the administrative Department in consultation of the Finance Department, 6. The above comments are offered based on the materials furnished and in the absence of any specific legal issue being flagged for detailed examination. The matter may be processed for the consideration of the matter by the Hon'ble Council of Ministers, subject to the adherence to the GNCTD Act, 1991, the ToBR. 1993, and the incorporation of the aforementioned legal safeguards.	
Comments of the Social Welfare Department	**Comments of the Department**
May kindly refer to the attached file vide No. 24(7)UD/BSUP/2025/PF-6 enclosing the draft of cabinet note (copy of the matter is placed at 1-44/C) pertaining to the subject cited above	The comments of Social Welfare Department are accepted

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wherein it is referred that the Hon'ble Minister (UD) has approved the draft of cabinet note and the same has been forwarded to this Department regarding seeking departmental consultation (ref at 43/C). 2. In this regard, it is submitted that the initiative of establishing Atal Canteens to provide nutritious meals at subsidized rates to people of JJ clusters and other vulnerable sections of society is indeed a commendable step. The scheme is expected to significantly contribute towards addressing hunger and malnutrition among the urban poor and ensuring access to hygienic and affordable food. 3. Further, in order to ensure the access to affordable and nutritious food for the urban poor, supporting their well-being and health (point no. 5.1), it is submitted that FSSAI guidelines may be followed for providing hygienic and nutritious food to resource poor population. 4. In view of above, if agreed and approved, the file may be submitted to competent authority seeking approval on the aforementioned comments/suggestions for its onward submission to the concerned department.	
Comments of Finance Department	**Comments of the Department**
Draft Cabinet Note on "implementation of 100 Atal Canteens for the people of JJ clusters to provide nutritious meals at a subsidized rate of Rs.5.00 per meal by Delhi Urban Shelter Improvement Board (DUSIB), GNCTD".	The requisite changes as desired, have been made.

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File No. F-3110/CE/DUSIB/ATALCANTEEN/BOARDAGENDA (Computer No. 295558)

While considering the views of the Finance Department, Government of NCT of Delhi on the above draft cabinet note, It has been conveyed by Secretary to Hon'ble Chief Minister as follows:- "HCM has desired that the proposal be resubmitted as discussed in the presentation made by CEO, DUSIB please" Accordingly file bearing CD No. 012808679 is returned in Original taking further necessary action in the matter.	
Comments of Planning Department	**Comments of the Department**
In this regard, if approved, the following comments of Planning Department may be forwarded to DUSIB: i. It is observed that the UD Department has not incorporated any details regarding the regular monitoring of the food distribution mechanism and the quality of food. As food distribution at subsidized rates may inherently prone to mismanagement, it is imperative to establish a robust and effective monitoring system. Furthermore, it is essential to ensure that the food being served is prepared in a hygienic environment, provides adequate nutritional value, and is served in a safe and consumable condition. In this context, it is recommended that an independent and structured monitoring mechanism be instituted, with clearly defined provisions for remedial action in the event of any deviation from the stated objectives of the scheme. ii. It is suggested that the Department may also prepare a draft scheme document along with detailed guidelines in the	Suggestions given by the planning department are accepted and requisite changes, as desired are made.

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prescribed format (Page-F/A). Further, it is advised that the Scheme Write-up (Page-F/B), Annual Action Plan (Page-F/C), and Outcome Budget(Page-F/D) pertaining to the scheme may be duly prepared and furnished to the Planning Department, with the approval of the Hon'ble Minister (Urban Development), subsequent to the approval of the proposal by the Council of Ministers. iii. It is suggested that DUSIB may consider aligning the objective(s) of the proposed scheme with the broader goal of promoting self-reliance among economically weaker sections, particularly the residents of JJ clusters. This may be achieved through structured efforts aimed at need-based skill development and livelihood-oriented capacity building, aligned with the nature of work and services undertaken by the Department. Such an approach would not only enhance employment opportunities for the target population but also enable them to attain livelihood security and access to adequate and nutritious meals through dignified and sustained income generation. iv. The Draft Cabinet Note should conform to the guidelines issued by Cabinet Secretariat in the "Handbook on writing Cabinet notes." Strict adherence of the afore-mentioned guidelines has been reiterated in the order dated 12/11/2024 of Chief Secretary including noting the merits and demerits of the proposal. The Budget Estimate for the Scheme "GIA to DUSIB for Atal Canteen in JJ cluster to provide nutritious meal for the F.Y. 2025-26 is ₹100 Crore.	

File No. F-3110/CE/DUSIB/ATALCANTEEN/BOARDAGENDA (Computer No. 295554)
VIJAY KUMAR BIDHURI IAS

HCM has desired to be re-submitted as discussed in presentation made by CEO, DUSIB please.	

7. APPROVAL SOUGHT FROM THE CABINET:

In view of the foregoing paragraphs, approval is being sought for the following:

7.1 Approval for the establishment of ***100 Atal Canteens*** in JJ Cluster of Delhi, under the DUSIB framework.

7.2 Implementation of estimated cost of **Rs. 30/- per meal program** with a beneficiary contribution of Rs. 5.00 per meal with Rs. 25.00 per meal subsidized by the Government.

7.3 Approval for the estimated annual expenditure for the Atal Canteen initiative, including subsidy and excluding beneficiary contribution for the work of distributing of 500 Lunch and 500 Dinner (1000 Thali/Day for 100 Atal Canteens) comes **₹104.24 Crores,** as per Para- 4.

7.4 Approval is also sought for authorizing the Minister (UD), GNCTD to make necessary modifications in the implementation modalities of the Atal Canteen Scheme, if required in the future, in the interest of effective service delivery to the target population which includes providing free meals by the agency on their own, if the Dept./Govt. provides them rent free kitchen place and distribution space, as long as free meal is provided by such agency.

7.5 The proposal is categorized under Item 9 of the Schedule to Rules 7 & 8 of the Transaction of Business Rules, placed as **Annexure-D**, and the Item No. 9 of the Schedule to Rules 7 & 8 is reproduced as under:

"Proposals involving any important change in policy or practice."

Submitted please.

Secretary (U.D.)
VIJAY KUMAR BIDHURI, IAS
Secretary (UD)

Date: 30-10-2025

REQUEST FOR PROPOSAL (RFP) FOR IMPLEMENTATION OF ATAL CANTEENS FOR THE PEOPLE OF JJ CLUSTERS TO PROVIDE MEAL IN DELHI

DELHI URBAN SHELTER IMPROVEMENT BOARD,
GNCTD
PUNARWAS BHAWAN,
I.P. ESTATE, NEW DELHI-110002

PROPOSAL (RFP) FOR IMPLEMENTATION OF 100 ATAL CANTEENS FOR THE PEOPLE OF JJ CLUSTERS TO PROVIDE MEAL IN DELHI

Request for Proposal (RFP) is invited from the eligible, interested, competent and capable groups, agency, or organizations including NGO/VO/Corporate/Proprietorship/Cooperative societies etc. for empanelment to supply of cooked food to 100 Atal Canteens to be established in different JJ Clusters or nearby JJ Cluster of Delhi. Each Atal canteen will serve 1,000 meals per day (comprising 500 lunches and 500 dinners) at a subsidized rate of ₹5/- per meal. This scheme not only addresses food security but also seeks to promote equity, inclusivity, and dignity for the urban poor people for a period of Two (02) years, further extendable for One + One year on the performance being satisfactory during the initial contract period. RFP has been uploaded and is available with terms and condition at ***https://govtprocurement.delhi.gov.in.*** All the Organizations should apply online on or before the last date and time.

S. No.	Description	Reference
1.	Estimated cost	**Rs. 11,00,00,000/-**
2.	RFP Cost	Rs. 5000/- + 18% GST (Rs. 5900/-)
	EMD	Rs. 22,00,000/-
2.	Release of RFP through E- Procurement solution	https://govtprocurement.delhi.gov.in 30/10/2025
3.	Pre-Bid Conference	05/11/2025 at 11.00 AM at Conference Hall, Punarwas Bhawan ITO, Delhi-110002
4.	Date of clarification & amendment in RFP, if any, in pursuance of pre-bid meeting	05/11/2025
5.	Last date/time for submission of RFP documents through E-procurement Solution with scanned copy of EMD	14/11/2025 at 3.00 PM
6.	Submission of Original EMD in office	14/11/2025 at 3.00 PM
7.	Online opening of technical bid	14/11/2025 at 4.00 PM

Note: (a) Any amendments/changes/modifications/clarifications shall be uploaded only on *http://govtprocurement.delhi.gov.in* and, therefore, prospective/interested parties may regularly keep checking the aforesaid website.

(b) Dates may be extended, if so required agencies are advised to refer the above website for updated information in this regard.

The interested agencies are advised to electronically register themselves on the above website for which they would be required to obtain Digital Signature Certificate. They may contact the E-procurement Cell, 6th Floor, C-Wing, Vikas Bhavan-II, (Near Metcalfe House), Civil Lines, Delhi-110054, Phone 011-23813523 (Monday- Friday, 09:30 AM to 06:00 PM) in case of any help required.

Principal Director,
(Atal canteen DUSIB)

REQUEST FOR PROPOSAL (RFP)

1. The Atal Canteen Scheme has been envisioned by the Delhi Government through Delhi Urban Shelter Improvement Board (DUSIB) with the objective of ensuring nutritious, hygienic, and affordable meals to the beneficiary/Citizen residing in JJ Clusters across Delhi.

2. The Delhi Urban Shelter Improvement Board, Govt. of NCT of Delhi, invites Request for Proposal (RFP) for the engagement of interested, eligible, competent and capable groups or organizations including NGOs/VOs/Corporate/Proprietorship/Cooperative societies etc. Organizations must be a body registered under the Societies Registration Act, 1860 or the Indian Trust Act, 1882 or Companies Act, 2013 or under any other Central/ State Act being in force, as may be applicable, and should have been in the operational existence for a minimum period of five years on the date of publication of this notice. They must be competent and prepared to undertake the supply of food meal responsibly and to abide completely by the parameters of statuary bodies and subsequent changes from time to time.

3. Under this RFP initiative, 100 Atal Canteens will be established in different JJ Clusters. Each canteen will serve 1,000 meals per day (comprising 500 lunches and 500 dinners) at a subsidized rate of ₹5/- per meal.

4. This scheme not only addresses food security but also seeks to promote equity, inclusivity, and dignity for the urban poor.

5. The interested Applicant Organization should be a body registered under the Societies Registration Act, 1860 or the Indian Trust Act, 1882 or Companies Act, 2013 or under any other Central/ State Act and should have been in existence for a minimum period of five years on the date of publication of this notice. If Applicant Organization is a Society/Trust then it should have a properly constituted Management/Governing Body with its powers and duties clearly defined in its constitution. Names of all office bearers involved in the establishment and management of such Applicant Organizations should be disclosed along with their roles and responsibilities in the Organization. If any of the office bearers hold a public office, then details of that office should also be mentioned specifically.

6. Operation of the Centralized Atal Canteen Kitchen: The selected service provider, who will establish Atal Canteen kitchen, shall be responsible for preparing and delivering food to designated disbursal points in JJ Clusters or nearby JJ Clusters, ensuring timely and accessible meal provision to beneficiaries. Food shall be transported under hygienic conditions using high-quality stainless-steel utensils and shall be distributed in stainless-steel utensils like partition type plate, spoon, bowl, glass, etc. The responsibility for this operation shall rest with the applicant organization NGOs/VOs/ Corporate/ Proprietorship/ Cooperative societies etc. having familiarity with the needs and culture of the State. The applicant organization must undertake the supply and should give commitment to abide by the direction/ Guidelines issued by the implementing department i.e. DUSIB from time to time.

7. The freshly hot cooked meal with prescribed menu has to be supplied at Atal Canteen i.e. at distribution points to the beneficiary/Citizen from Existing/Proposed independent de-centralized semi-automated Atal Canteen kitchens with prescribed infrastructure and as per prescribed terms and conditions.

8. Applicant Organization should have all the requisite infrastructure in the kitchen for preparation of meal. It should be able to set up the dedicated kitchen for Atal Canteen as per Terms & condition of the RFP within 30 days from the date of issue of work order issued.

9. Accordingly, in case of PROPOSED KITCHEN, Applicant Organizations (having experience in the mass supply of hot cooked meal) should have other existing running kitchen in Delhi or outside Delhi for reference purposes and should submit details of (i) Proposed semi-automated de-centralized kitchens to be established in Delhi and (ii) other existing running kitchen in Delhi or outside Delhi (Reference Kitchen) for reference purposes.

10. The supply of meal for each selected applicant/service provider shall be limited to Maximum 02 group of Atal canteens (One Group is Consisting Of 05 Atal canteen Distribution points) based upon the criteria prescribed in the RFP.

11. However, the final right rests with the DUSIB in respect of allotment of Groups for supply of meal under Atal Canteen Scheme allotted to the Agency/Organization on the basis of its performance or in the interest of Scheme.

12. The per meal rates as decided by the Government of NCT Delhi from time to time, shall be applicable and the agency shall be bound by the same.

13. The rate per meal for the menu prescribed in the RFP shall be ₹5/- per meal, to be collected from the beneficiary by the agency, and ₹25/- per meal shall be reimbursed to the agency for the meals served, based on the number of tokens issued.

14. The Cooked meal menu per person is as under :-

S.No.	Menu Item	Quantity	Meal Timings
1	**Chapatti/Paratha/Roti**	**300 gram**	**Lunch: 11.30 AM – 02:00 PM** **Dinner: 06:30 PM – 09:00PM)**
2	**Dal/Rajma/Choley/Mixed Dal**	**100 gram**	
3	**Seasonal Vegetable**	**100 gram**	
4	**Rice**	**100 gram**	
5	**Pickle**	**As Required**	
	Total	**600 gram per meal**	

15. The meal timing is suggested to ensure that the hot cooked meals could be transported from the Kitchen to the distribution points immediately after its preparation. The gap between preparation and distribution of meals has to be minimal for ensuring that food is fresh and does not become unfit for human consumption. Meals shall be freshly cooked separately for lunch and dinner, ensuring the inclusion of different varieties of dal and seasonal vegetables. The menu for lunch shall be distinct from that of dinner, and the dinner menu shall also be different from the next day's lunch menu, to maintain variety. The agency may adjust the type of vegetables and dal for lunch and dinner with the prior approval of the Department.

16. The spices and cooking style shall be mild and Delhi-style (North Indian palate), ensuring the food is suitable for all age groups and promotes minimal wastage. Only FSSAI-licensed kitchens shall be used for the preparation of meals. The Department shall conduct Social Audits of the scheme periodically to assess the quality, hygiene, beneficiary feedback, inspection of kitchens, and review of food safety and financial records. The use of FSSAI-compliant raw materials shall be mandatory for all kitchens engaged in the scheme.

17. The food menu to be supplied is as follows -

Day	Lunch	Dinner
MONDAY	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle
TUESDAY	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle
WEDNESDAY	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle
THURSDAY	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle
FRIDAY	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle
SATURDAY	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle
SUNDAY	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle	Veg Sabji (Seasonal) (100 g) + Dal (100 g) + Rice (100 g) + Roti / Parantha /chapatti (300 g) + Pickle

18. The running menu can be changed/altered on short notice any time by the competent authority.

19. 100 Atal Canteens are to be established at initial stage in JJ Clusters or nearby JJ Cluster of Delhi. Having Meal Distribution Capacity of 1,000 meals per day per Atal canteen (500 Lunch + 500 Dinner). 01 Atal Canteen distribution point is counted as 01 Atal Canteen and group of nearby 05 Atal canteen distribution points is counted 01 group of Atal Canteen. Total 20 groups are to be allotted to service providers/organizations.

20 Department shall have absolute right to change the number of groups and distribution points within the group at any point of time.

Note: (i) Maximum 02 Group of Atal canteen Project will be allotted to 01 service provider/organization. Selection will be made on the basis of financial capacity, technical evaluation, and the experience of the mass food supplying capability & work done with the central/state government organization/private organization engaged in mass food distribution supported with TDS/26AS certificate and thereafter, on the basis of inspection of the existing reference kitchen shall be made by the duly constituted Technical Evaluation Committee (TEC).

(ii) *Certificates issued by private organisations must be supported by Form 26AS/TDS certificate. The certificate should clearly indicate scope of work, date of completion, completed value, name of work, agreement/order no., date of start etc. in Form VI-B to verify eligibility wherever required, the Certificate should also be supported by schedule/ final bill (certified).*

The short listing of the agency will be eligible on the basis of prequalification criteria and, thereafter on the basis of documentation/evaluation on various parameters and physical inspection of the existing reference Kitchen of agency as mentioned in RFP. After signing of the MOU/ agreement between the Implementing Department DUSIB and the Applicant Agency/Organization, if the work performance of organization is not satisfactory then DUSIB can assign it to any other organization.

21. The applicant organization shall have to establish a centralized kitchen for supply of fresh hot cooked meals to the Atal canteen distribution point. However, while allotting

Group/distribution points efforts will be made to ensure that distance between kitchen and Atal canteen distribution points are minimum but it will be the sole discretion of the competent authority.

22. Any concealment of facts or submission of wrong/false information by the Applicant Organization shall be treated as a valid ground for automatic disqualification from consideration in the selection process, and its application under this RFP shall be rejected. Furthermore, if such concealment or false information is discovered even after the award of work, the Department shall have full rights to cancel the work order and impose penalty and/or claim compensation as deemed appropriate

23. The finally selected agency/organizations will be required to sign the MOU/Agreement with DUSIB. Separate agreements shall be executed between DUSIB and the eligible agency/ Organization for the allotted group(s).

24. The centralized semi-Automated kitchens (Proposed) should be completed/established in all respects as per **Annexure-II [Infrastructure Required for Proposed Kitchen]** and operational within the specified time limit i.e. 30 days from the issue of work order.

25. The complete and detailed ***REQUEST FOR PROPOSAL*** can be downloaded from the website https://govtprocurement.delhi.gov.in, DUSIB GNCT Delhi.

26. The Organization shall upload all relevant documents i.e. Technical as per the terms and conditions of the RFP on e-procurement site. The RFP without EMD shall be liable to be rejected summarily and it will not be opened.

    (i) Each and every paper submitted must be signed with the seal of the authorized signatory of the organization and uploaded on e-procurement site.
    (ii) All paper should be serially numbered and page numbers as given in the check list must be uploaded on e-procurement site.
    (iii) All details/declaration/submission should be submitted on letter head of the applicant and uploaded on e-procurement site. If these notes are not complied with, then application for RFP will be summarily rejected. The agencies are not required to submit any documents in physical form.
    (iv) Agency shall submit the preference of all 20 groups of Atal canteens on letter head duly signed and stamped by authorized signatory of the organization and upload on e-procurement site.
    (v) The bidder/ participant shall submit the bid along with the preference of all Groups i.e. Group-1 to 20, **mandatorily**, for which the bidder(s) is interested. Example:

Preference Option 1	Preference Option 2	Preference Option 3 and so on...
Group No. 1	Group No. 8	Group No. 15 and so on..

    (vi) If the bidder's preference is Group- 1, 4, 2,3,6,7. and so on (for all 20 groups).., the award of group based on the evaluation by the TEC shall be in that order till two groups are allotted to the bidder. The award of group to the bidder shall be in the ascending order of the groups, as per ANNEXURE-I.
    (vii) Agency shall submit the options for participation in one or two groups on letter head duly signed and stamped by authorized signatory of the organization and upload on e-procurement site.

27. **EARNEST MONEY DEPOSIT (EMD)/BID SECURITY**

(i) Bidders should remit the RFP document fee of Rs.5900/- (Rupees Five thousand & Nine hundred only) and EMD/ Bid Security of **Rs. 22,00,000/-(Twenty Two Lacs)** through NEFT/RTGS in account of **Executive Engineer E-3, Central bank of India, DDA Slum & JJ Wing, Vikas Kuteer, I.T.O, P.O, New Delhi-110002, IFS Code: CBIN0283525, MICR: 110016128 Account No: 1220612392** before the last date and time for the submission of bid and enclose/upload the copy of the remittance slip along with UTR number in the e- RFP portal along with the submission of bid.

(ii) The RFP not accompanied with the cost of bid documents and required EMD/ bid security shall be summarily rejected. The RFP shall be valid for a period of not less than 180 days from the RFP opening date.

(iii) The EMD/Bid Security of unsuccessful Organizations will be returned by DUSIB within a period of One (01) month time, without any interest, on acceptance of the proposal of the Selected Organization or when the RFP process is cancelled by DUSIB.

24. **ELIGIBILITY CRITERIA :-**

The Organizations must fulfill the following eligibility conditions and must also submit documentary evidence in support of fulfilling the conditions while submitting the application:

(a) Scan copy of valid registration Certificate under the Societies Registration Act, 1860 or the Indian Trust Act, 1882 or Companies Act, 2013 or under any other Central/ State Act being in force, as may be applicable.

(b) Scan copy of minimum 05 years of experience of operating in the business related to mass supply of meals.

(c) Scan copy of documents minimumaverage annual turnover of *Rs. 4.00 crore* duly verified by Chartered Accountant having CIN number from the business of mass supply of Meals only over three (03) financial years, immediately proceeding the year of issuance of RFP.

(d) To safeguard the interest of the project, the Applicant Organization/ Agency shall be capable of and bound to supply of meals for, at least 90 days from its own resources.

(e) Scan copy of Solvency Certificate amounting to Rs. 5.48 Crore from the nationalize bank.

(f) The Organizations should submitted the undertaking that it not have been issued any order of blacklisting/ debar/ deregistration/suspension by any Central/ State Government/any Governments' agency in last 05 years which is still in operation prior to the last date of submission of the application/ RFP.

(g) Scan copy of existing reference kitchen with area of minimum 300.00 sq.yds. any where in Delhi or India and for that Layout of the existing reference Kitchen to be submitted along with this proposal.

(h) Scanned copy of registration certificate with GST Department.

(i) Scanned copy of registration with EPF/ESI Department or proof of applying for obtaining labour license, registration with EPFO, ESIC and BOCW Welfare Board including Provident Fund Code No.

(j) Scanned copy of income tax return of the organization of last three years /PAN card issued by income tax department.

(k) Scanned copy of ID Proof.

(l) Scanned copy of "Self-Declaration in the form of Affidavit" (Format given below).

Note: - DUSIB shall not be responsible in any way for non-crediting of EMD amount and/or bid Cost in the account of EE, E-3, DUSIB by due date and time as mentioned in RFP.

Format for "Self Declaraion in the form of AFFIDAVIT "

I/We----------S/o----------R/o ----------do hereby solemnly affirm &declare as under:-

1. That I am the sole proprietor/President/partner/authorized representative of the agency of M/s.....
2. **i)** That I have deposited the requisite EMD amount & RFP cost in EE's A/C No..... by way of NEFT/RTGS No. .....Dt. ..... at Bank drawn in favor of EE, E-3, DUSIB.
   ii) In case of my/our RFP is not accepted as per terms and conditions of RFP and for any refund is made to me/us, the refund may please be made to the account as per details given below:-
   (a)Bank, Branch Code, Place details etc. .....
   (b) Account No. .....(c) IFSC Code No. ..... (d) UTR/RTGS No.....
3. I/We have read and examined the RFP, General Terms and Conditions, Special terms & conditions, & other documents and all other contents of RFP document.
4. I/We have knowing the RFP documents and ATAL Canteen location in delhi with respect to existing condition including user behavior.
5. I/We hereby RFP specified by the DUSIB within specified time in accordance with the terms and conditions.
6. We agree to keep the RFP open for one hundred eighty days (**180) days** from the date of opening of RFP bid and not to make any modifications in its terms and conditions.
7. If I/We, fail to deposit the prescribed performance guarantee within prescribed period, I/We agree that the DUSIB shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said Earnest Money/ performance guarantee absolutely. Further, if I/We fail to commence work within specified period, I/We agree that DUSIB shall without prejudice to any other right or remedy available in law be at liberty to forfeit the said Earnest Money and performance guarantee absolutely. Further, I/We agree that in case of forfeiture of Earnest Money and performance guarantee as aforesaid, I/We shall be debarred for participation in the RFPing process of such works as per decision of DUSIB.
8. I/We have not debarred/ blacklisted from RFPing by any department in India.

I ..... Son/Daughter of Sh..... Age ..... years resident of ..... Do hereby affirm and declare that the information given above and in the enclosed documents is true and correct to the best of my knowledge and belief and nothing material has been concealed therein. I am well aware that concealing facts and giving false information is punishable offence and in case I am guilty of giving false information or concealment of facts herein, I will be liable to be punished with imprisonment and / or fine as per the relevant provisions of law. I also undertake that the benefits availed by me by furnishing such false information or concealment of the facts shall be liable to be summarily withdrawn.

Dated.....

Signature of Agency
Postal Address.....
Email. ID :

Witness: Name.....
Address:.....
Occupation:.....

25.

(i) The Atal canteen Scheme would be established in JJ Clusters of Delhi and the selected Agency/Organization will be assigned to provide the cooked meal in the designated cluster and as per the terms and conditions of the MOU between the Principal Director (Atal Canteen) DUSIB and the Agency.

(ii) Single RFP shall be published for the 20 'Groups' and consequent to the evaluation by the TEC, works would be awarded to the agency(s).One agency would be awarded maximum 02 Groups. **In case, the Organization(s)have secured the same points in evaluation then the first preference offer shall go to the agency who has reported higher average annual turnover in the last 03 financial year.**

(iii) The term of contract shall be 02 (two) years from the date of execution of the contract & may be extended one year at a time for total of two years subject to satisfactory work performance.

(iv) Proposals are to be submitted as per the terms and conditions of the RFP. The proposal document is non-transferable.

(v) Proposal must include the layout plan of the existing reference kitchen along with the location.

(vi) The DUSIB reserves the absolute right to reject all or any proposals by without recording reasons in writing.

26 PROCESS OF SELECTION

(i) Only those NGOs/VOs/ Corporate/ Proprietorship/ Cooperative societies etc. who applied online and deposited the Bid Security of prescribed amount and fulfilling the eligibility criteria shall be considered for further short-listing process. The evaluation of eligible agency shall be carried out on the basis of marks obtained as per evaluation criteria and the work shall be awarded in accordance with the prescribed procedure.

(ii) The Technical Bid Evaluation shall be conducted based on the verification of documents submitted with the Technical Bid Format, duly attested by the authorized signatory, and uploaded as per **Annexure III [Documents Required to Be Submitted With RFP],** together with the **Annexure I [*Application Form*].**

(iii) Organizations shall ensure that there is no overwriting/ cutting/ fudging in the information filled and should match with the documents uploaded.

(iv) The bids conforming to the technical specifications, terms and conditions stipulated in the RFP document shall considered to be responsive and will be eligible for technical evaluation & further short-listing.

27. Details of Request for Proposal (RFP) for Supply of Meals through Atal Canteen:

28 SELECTION PROCESS

The selection process would involve following stages: -

1. **Short listing of eligible applicants (Pre-Qualification Criteria):**
The applicants must fulfill the following Pre-Qualification Criteria and must also submit specified documentary evidence in support of fulfilling the following primary eligibility conditions while submitting the application.

Sl. No	Condition	Requirement	Documents required
1	Registration under relevant Regulation Acts and existence for a minimum period of 05 years on the date of publication of this RFP.	Applicant Organization must be an NGOs/VOs/Corporate/ Proprietorship/ Cooperative society etc. registered under the societies Registration Act or the Public Trust Act or relevant Regulation Acts for last five years.	The applicant must submit the self-attested copies of Registration Certificates under the relevant Regulation Acts.
2	**Turnover & Experience** The Applicant Organization shall have minimum average annual turnover of Rs. 4.0 Crore from the business of mass supply of hot cooked meal only over three financial years, immediately preceding the year of issuance of RFP. **i.e. FY 2022-23, 2023-24, and 2024-25**	Having Minimum average annual turnover of Rs. 4.0 Crore over three financial years, immediately preceding the year of issuance of RFP **i.e. FY 2022-23, 2023-24, and 2024-25** from business of mass supply of hot cooked meal. a) Applicant/ Organization must have experience of at least Five years of mass supply of hot cooked meal from its semi-automated de- centralized kitchen anywhere in India with the central/state government organization/pvt. organization engaged in mass food distribution supported with TDS/26AS b) To safeguard the interest of beneficiaries and for preventing any interruption in Meals supply, the Applicant Organization shall be capable of and bound to supply Meal for at least 90 days from its own resources.	(a) In case of Govt. Enterprise, Certificate regarding payment is required. In case of private Organization, equivalent taxation certificate or turnover certificate of last three years from CA is required. Requisite Certificate of Previous experience of at least Five years of mass supply of hot cooked meal from its semi-automated de-centralized kitchen anywhere in India with the central/state government organization/ pvt. organization engaged in mass food distribution supported with TDS/26AS (b) An undertaking on Stamp paper Rs. 100 duly signed and notarized in this regard to be submitted that the Applicant organization shall be capable of and bound to supply Meal for at least 90 days from its own resources.
3	Applicant Organization, whose work order has been terminated/suspended/ blacklisted by any Department of Govt. of India/state Gov./UT	Applicant Organization, whose work order has been terminated/suspended/ blacklisted by any Department of Govt. of India/state Gov. /UT Gov./PSU due to any	(a) An affidavit that the applicant Organization has never been blacklisted by any Department of Govt. of India/state Gov. /UT Gov./PSU OR an affidavit

	Gov./PSU due to any mishap/ illness of consumers/ untoward incident/ any other reason, cannot apply, if their Blacklisting / termination/ Suspension is valid on the date of submission of application.	mishap/ illness of consumers/ untoward incident/ any other reason, cannot apply, if their Blacklisting / termination/ Suspension is valid on the date of submission of application.	that the applicant's Blacklisting is not valid on the date of submission of application. (b) An affidavit that the work order for supply of hot cooked meal of applicant Organization has never been suspended/ terminated by Any Department of Govt. of India /state Gov. /UT Gov./PSU
4.	Minimum area of reference Kitchen & Godown.	Applicant Organization must have covered kitchen reference Kitchen area of minimum 300 sq.yds and godown area 50 Sq yards.	Reference Kitchen and godown Location map and Registered lease deed, of at least, three years/ rent agreement/ other land related/ land ownership documents needs to be submitted.
5.	**Solvency Certificate** issued by the Nationalized / Scheduled bank of the organization is required to be given at the time of submission of RFP by the organizations	Amount of Solvency required (in Rupees) **Minimum 5.48 Crore**	**Solvency Certificate Amounting Rs. 5.48 Crores** issued by the Nationalized / Scheduled bank which will be valid for one year from the date of issue on or before bid closing date of the organization is required to be given at the time of submission of RFP by the organizations

B. Inspections and evaluation of following Technical Criteria:-

The existing kitchen premises/ building structure of only those applicants who meet the aforesaid Pre-Qualification Criteria (Primary Eligibility Criteria) shall be inspected and evaluation shall be done as per following technical criteria :-

Note: The Marking would be in-accordance with the clause- 27(iv).

The allocation of points on each parameter for technical evaluation will be as under:

(a) Experience:

S.No	Category	Marks (Maximum 25)
1.	5 years	20
2.	Above 5 Years and up to 8 Years	22
3.	Above 8 Years	25

(b) Financial Capacity

S.No	Category	Marks (Maximum 35)
1.	The agency having a minimum average annual turnover (The Financial capacity) of Rs. 4 Crores to 8 Crores for last three financial years.	25
2.	The agency having a minimum average annual turnover (The Financial capacity) of Rs. 8 Crores and upto 12 Crores for last three financial years.	30

3.	The agency having a minimum average annual turnover (The Financial capacity) of above Rs.12 Crores for last three financial years..	35

(c) Reference Kitchen: [Total Marks- 40 Marks]
Agency/organization shall provide following for Reference Kitchen

Name of Organization	
Registered Address	
Contact person along with contact No.	
Address & Location of the Reference Semi-Automated Kitchen Already established/functioning by the Agency/organization with Telephone No. of the site.	
Layout Plan of the existing referenced Kitchen	

Reference kitchen inspection to be conducted by Technical Evaluation committee (TEC) marking details

			Max. Marks -07 marks
1.	**Area of kitchen** (Minimum 300 Sq. Yard and 50 Sq yard Godown built up area required)	**Maximum Marks — 3 marks** For 300 Sq. Yard with 50 Sq yard Godown - 2 Marks More than 300 Sq. Yard and 50 Sq yard Godown - 3 Marks	
(a)	Flooring of the kitchen (Kota /Durable stone / marble cemented/ and other)	Kota /Durable stone / marble cemented -1 Marks Other - 0 Marks	
(b)	Whether the walls are mounted with tiles upto 7' height	If yes, - 1 marks If No, - 0 marks	
(fc	Surrounding of kitchen on the basis of the open drain/ Nala/ Dhalao/ Garbage	Good - 1 Marks Fair - ½ Marks Poor - 0 Marks	
(d)	Accessibility	Good - 1 Marks Fair - ½ Marks Poor - 0 Marks	
2.	**Godown for Storage of Rice/ Wheat:**		**Max. Marks- 3½ marks**
A	Whether Godown situated in the premises of the kitchen	Yes – 2 marks No – 0 Marks	
B	Whether Godown has		
I	Stocking Facility	If yes - 1/2 Marks	
Ii	Platform	If yes - 1/2 Marks	
Iii	Rodent Control Facility	If yes - 1/2 Marks	
3.	*** INFRA STRUCTURAL FACILITIES**		**Max Marks — 12**

	Area of working	Space (Poor / Fair/ Good)	Will lit (Poor / Fair / Good)	Ventilation (Poor / Fair /Good)
I	Receiving Area			
Ii	Storage Area			
Iii	Preparation Area			
Iv	Preparation & Cooking Area for Poori			
V	Preparation & Cooking Area for Rice			
Vi	Preparation & Cooking Area for Dal/Vegetable			
Vii	Food Assembly/ Serving Area			
Viii	Washing area for raw material			
Ix	Storing of washed utensils			
X	Washing area for utensils			
Xi	Packing area of cooked food			
Xii	Loading / unloading area			

*** Mechanism for giving marks**

Good - 1 Marks
Fair - 1/2 Marks
Poor - 0 Marks

4.	**System for cleaning raw material**	Mechanical — 1/2 marks Manual — 1/4 marks	**Max. Marks— 1/2 marks**
5.	**Water: Source, Availability,Storage:**		**Max. Marks-02½ marks**
(a)	Source of Water	DJB with purifier – 1 Marks Bore well with RO – 1 Marks No Ro – 0 Marks	
(b)	Arrangement of hot Water	Solar based boiler – 1 ½ Marks LPG/PNG/Electric based boiler—1 Marks Other - 0 Marks	
6	**Toilet Facilities**		**Max. Marks— 3 marks**
a.	Whether there is provision for separate toilet facility for Gents/ Ladies	Yes - 1 Marks No — O Marks	
b.	Whether sufficient distance from toilet block to cooking area	Yes - 1 Marks No — 0 Marks	
c.	Whether board is displayed for compulsory hand washing	Yes- 1 Marks No — 0 Marks	

*	TOTAL Minimum Quality ing Marks : 60		
7.	**Waste disposal management**		**Max. Marks— 3½ marks**
A	**Solid waste**		
(i)	System of disposal of solid waste from Garbage bins	Maximum marks – 2 Marks	
(ii)	Management of solid waste from washing area		
B	**Liquid Waste**		
(i)	Whether proper arrangement for disposal of water waste from the kitchen i.e. Oil Trappers, Back Flow System, Graded Slope of Sewer	Maximum marks – 1½ Marks	
(ii)	Details there of Oil Trappers Back Flow		
8.	**EQUIPMENT FACILITIES**		**Max. Marks— 4 marks**
I	Vegetable Cutting Machines	Yes - 1 marks No — 0 Marks	
Ii	Roti/Chapati/Parantha Making Machine	Yes - 1 marks No — 0 Marks	
Iii	Dough Kneading Machines	Yes - 1 marks No — 0 Marks	
Iv	Another such equipment	Yes - 1 marks No — 0 Marks	
9.	**Fire Fitting Arrangement**		**Max. Marks— 1 marks**
A	Whether Fire NOC certificate available	Yes — 1 marks No — 0 marks	
10.	**CCTV**		**Max. Marks- 01 marks**
	Whether IP Address based CCTV coverage is provided to watch the preparation.	Yes — 1 marks No — 0 marks	
11.	Whether cold storage for raw vegetable and hygiene available	Yes — 1 marks No — 0 marks	**Max. Marks- 01 marks**
12.	Whether proper separation of washing, cooking area etc. available	Yes — 1 marks No — 0 marks	**Max. Marks- 01 marks**
		Total Marks obtained	

The individual Agency/Organization must secure 60% (Sixty Percent) marks in the above laid down criteria has to become technically eligible in the RFP.

29. **Due date and time:** -

The RFP with necessary requisite documents should be submitted through e-Procurement portal on or before----------up to 3 P.M. RFP received after due date and time shall be summarily rejected.

30. **Completeness of the RFP documents: -**

The DUSIB is not responsible for the downloading of incomplete documents from its website ***https://govtprocurement.delhi.gov.in.***

31. **PRE-BID CONFERENCE**

(a) Pre-Bid conference of the Agency/Organizations shall be convened at the designated date, time and place. A maximum of 02 (two) representatives of each Agency/Organization shall be allowed to participate on production of authority letter from the Agency/Organization.

(b) During the course of pre-Bid conference, the Agencies/Organizations will be free to seek clarifications and make suggestions for consideration of DUSIB. DUSIB shall endeavor to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Bidding Process. After the pre-bid conference, no further suggestions for deviations/variations/additions will be entertained.

32. **Amendment of the REQUEST FOR PROPOSAL: -**

a) At any time, prior to the last date of submission of RFP, DUSIB may amend the terms and conditions of the RFP by issuing addendum. The amendment will be displayed on the website

b) *https://govtprocurement.delhi.gov.in* of Competent authority and therefore prospective applicants may keep checking website of the department *https://govtprocurement.delhi.gov.in*

c) In order to afford prospective applicants reasonable time to take the amendment in to account in preparing their RFP, the Competent authority may, at its discretion, extend the dead line for the submission of RFP.

33. **Obligations of Agency:**

(a) The selected agency shall be responsible for:

1. Operation of allotted Atal Canteen distribution points in designated JJ Clusters or nearby JJ Cluster in Delhi

   Note: (i) Minimum area of Atal Canteen Kitchen:- Agency/Organization must have to establish the Atal Canteen Kitchen for each group separately within 30 days of the award of work, having covered area of minimum 300 Sq. yds. + 50 sq. Yard of godown for the established Kitchen. DUSIB will provide a lumpsum amount of **Rs. 25,000/-** per month as Rental charges and **Rs. 5,000/-** per month as miscellaneous expenses covering electricity, water and others for each Atal canteen. The amount would be released by DUSIB only after the kitchen is approved by the Technical Evaluation committee, DUSIB and monthly payment shall be made on submission of monthly Invoices after due distribution of meals on issued token basis as per the norms prescribed by DUSIB.

   (ii) **In case, under any circumstances, DUSIB fails to provide possession of the Distribution Centres to the allotted Agency/ Organization, the Organization shall commence the work of distribution of food, as per the RFP, from their dedicated vehicles/ public food vans, etc. in the assigned location of the said group.**

2. Managing digital meal distribution through tokenized systems to ensure transparency.

Manual coupon shall not be allowed.

3. The manpower along with Utensils, required Equipments at Atal Canteen Kitchen for preparation of meal, Transportation and Distribution including complete operation of Atal Canteen Distribution points shall be the sole responsibility of Agency.
4. The CCTV cameras and digital meal mechanism system established by the DUSIB at distribution points have to be maintained by the agency, and recurring expenditure i.e. Internet, watch & ward etc. shall be born by the agency. In case CCTV found to be non-working, a penalty amounting to *Rs. 1,000/-* per incidence would be charged from the next bill of the agency. The CCTV cameras and established digital meal mechanism system shall remain the sole property of the DUSIB. The agency shall ensure that there is sufficient power backup for running this system and also ensure that adequate internet facility is available for continuously and uninterrupted meals mechanism system. Real-time monitoring and reporting through digital platforms of DUSIB shall be ensured
5. The agency shall ensure the availability of sufficient utensil, plates, glasses ,spoons, drinking water and other related accessories for proper serving of the meal to the beneficiary at distribution points.
6. Maintaining quality standards, hygiene, and proper waste disposal at the Atal Canteen Kitchen and Atal Canteen Distribution Point shall be responsibility of the agency.
7. Samples of Cooked food, ingredients, and raw materials from the centralized kitchen/distribution points and during transportation shall be collected once in a fortnight on any working day by DUSIB-authorized FSSAI and NABL-accredited laboratories empanelled or already empanelled by the Directorate of Education, GNCTD for their ongoing Mid-Day Meal (MDM) Scheme, for laboratory testing. The cost of such laboratory tests shall be borne by the Agency. Fortnightly, one sample from each Atal Canteen Kitchen and one sample from its connected Atal Canteen Distribution Point shall be lifted/collected by the authorized empanelled laboratory or third-party quality inspection agency.
8. DUSIB reserves the right to collect samples of edible items and raw materials from the kitchen or distribution center and during transportation at any time for the purpose of inspection and investigation to ensure compliance with the required quality standards. Such samples shall be drawn as per the procedure laid down in the Food Safety and Standards Act, 2006.The Food Safety Department ,GNCTD to conduct regular inspections for ensuring the quality and safety of food.

Objectives of the Scheme:

(i) To strengthen the food security.
(ii) To provide dignified access to affordable meals.
(iii) To ensure transparency and accountability in food distribution.
(iv) To replicate a sustainable model that integrates technology with welfare.

(b) <u>Proposed semi-automated centralized kitchens:</u>

i. Applicant Organization should be able to demonstrate availability of building structure as per specifications and should establish fully functional Atal canteen kitchen/setup with all equipment's, utensils etc. within a period of 30 days from the date of issue of work order.

ii. Applicant Organizations having their established Atal Canteen kitchens in Delhi should have building structure in prescribed area of minimum 300 sq. yds. and 50 Sq. yard of godown in Delhi and should be in a position to setup the kitchen within 30 days from the date of work order as per the prescribed guidelines of the competent authority.

34. **<u>SAMPLE TESTING</u>**

Sample(s) of cooked food, ingredients, and raw materials from each Atal Canteen Kitchen and from its connected Atal Canteen Distribution Point(s) and during transportation also shall be lifted/ collected by the authorized empanelled laboratory/authorized officers or third-party quality inspection agency fortnightly or as and when required by DUSIB-authorized FSSAI and NABL-accredited laboratories empanelled or already empanelled by the Directorate of Education, GNCTD for their ongoing Mid-Day Meal (MDM) Scheme, for laboratory testing. The cost of such laboratory tests shall be borne by the Agency.
DUSIB reserves the right to collect samples of cooked food , edible items and raw materials from the Atal Canteen Kitchen and from its connected Atal Canteen Distribution Point(s) and during transportation for the purpose of inspection and investigation to ensure compliance with the required quality standards. Such samples shall be drawn as per the procedure laid down in the Food Safety and Standards Act, 2006.The food Safety Department, GNCTD shall also conduct regular inspection for examining the quality of food.

35. **PAYMENT CLAUSES**

(i) The payment to the Agencies/Organization shall be regulated on the basis of the information about number of Meals uploaded on the portal. Digital token system and portal to be established by DUSIB.

(ii) The agencies/Organizations will submit Bi-Monthly Bills having details of Atal Canteen Distribution Point wise meals disbursed through Real time coupon issued by the agency at the designated Atal Canteen or duly uploaded on portal. The bills shall be submitted to DUSIB by the 10th day of the succeeding month.

(iii) Payment shall be made in Indian Rupees subject to recoveries as per terms and conditions of contract.

(iv) Except as otherwise provided for herein or as agreed between the Parties in writing, DUSIB shall not be required to make any payments in respect of the services other than those covered by the terms of payment in this Agreement.

36. **SEVERABILITY AND WAIVER:**

(a) If any provision of Contract/ Agreement or any part thereof, shall be found by any court or administrative body of competent jurisdiction to be illegal, invalid or unenforceable the illegality, invalidity or unenforceability of such provision or part provision shall not affect the other provisions of Agreement or the remainder of the provisions in question which shall remain in full force and effect. The Parties shall negotiate in good faith in order to agree to substitute for any illegal, invalid or unenforceable provision a valid and enforceable provision which achieves to the greatest extent possible the economic, legal and commercial objectives of the illegal, invalid or unenforceable provision or part provision.

(b) No failure to exercise or enforce and no delay in exercising or enforcing on the part of either Party to Agreement of any right, remedy or provision of Agreement shall operate as a waiver of such right, remedy or provision in any future application nor shall any single or partial exercise or enforcement of any right, remedy or provision preclude any other or further exercise or enforcement of such right, remedy or provision or the exercise or enforcement of any other right, remedy or provision. Without limiting the foregoing, no waiver by a Party of any breach by the other Party of any provision hereof shall be deemed to be a waiver of any subsequent breach of that or any other provision hereof.

37. **LABOUR LAWS TO BE COMPLIED WITH BY THE AGENCY:-**

a) The Agency shall comply with provisions of the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act ,1979. The Agency shall also abide by the provisions of the Child Labour (Prohibition and Regulation) Act, 1986. No labour below the age of eighteen years shall be employed on the work.

b) The Agency shall be solely responsible for all the payments due to its employees or other persons that it sources in order to deliver the Services. It is hereby clarified that at no point shall the Agency /Organizations to its employees that they are working for DUSIB and DUSIB would at no point in time be liable in any manner with respect to the employees, retainer or other persons engaged by the Agency /Organizations in the implementation of the services.

Minimum Wages Act to be Complied with-

The Agency shall comply with all the provisions of the Minimum Wages Act, 1948, and Contract Labour (Regulation and Abolition) Act, 1970 amended from time to time and rules framed there under and other labour laws affecting contract labour that may be brought into force from time to time.

38. **Kitchen Infrastructure Norms :-**

1) The Agency/Organization shall maintain the infrastructure of the centralized semi-automated Atal canteen kitchen including building; cooking machinery and vehicles for transporting the hot cooked meal upto Atal Canteen distribution points at its own cost as per the prescribed standards.
2) The Agency/Organization shall have Wall tiled up to a minimum of 7 feet height and the rest white washed with washable emulsion.
3) The Organization shall have Exhaust and chutes for vapour extraction. Proper display of Meal menu, Atal Canteen logo as approved by competent authority, do's and don'ts for kitchen staff in the premises. The Agency/Organization shall install a board outside the kitchen clearly mentioning the name and address of the Agency/Organization and use of kitchen only for the purpose of supply of Atal Canteen Distribution Points.
4) Proper lighting arrangement must be made in the kitchen premises for safe preparation of the Meals for Atal Canteen. Open/ loose/ temporary wiring for gadgets installed should be adequately fixed/ covered. All the equipment's/ machines must be in functional condition and properly maintained.
5) The Agency/Organization shall have floor covered with Kota stone/tiles or durable stone flooring sloped towards the drains.
6) The Agency/Organization shall have compartment wise partitions between storage area/cooking area/cleaning area for washing vegetables, rice, dal etc. Separate space for cleaning utensils and shelves for storing utensils must be made available. Proper compartments must be made for different activities and with proper display boards.
7) The toilet blocks and garbage collection place should be at a suitable distance from the area where the hot cooked meal is to be prepared.
8) The Agency/Organization shall have adequate aisle space of about 3 to 4 feet wide for the movement of personnel and material traffic. The Applicant Organization shall ensure that the premises should be clean, adequately lighted and ventilated and have sufficient free space for movement. Floors, ceilings and walls must be maintained in a sound condition. The floor and skirted walls should be washed as per requirement with an effective disinfectant. The premises should be kept free from all insects. No spraying should be done during the cooking of Meals, but instead fly swats/flaps should be used to prevent

flies getting into the premises. Windows, doors and other openings should be fitted with net or screen, as appropriate to make the premise insect free. Pest Control Treatment should be conducted in the entire premises every three months by some professional agencies.

9) The Agency/Organization shall have a cold storage in its kitchen premises for maintaining the raw vegetables fresh and hygienic.
10) The Agency/Organization should have separate/additional/extra floor area of minimum **50 sq** yards floor area for godown (floor area).
11) The Agency/Organization shall have adequate area for movement of vehicles to unload raw materials etc.
12) The Agency/Organization shall have storage area for containers, pots and pans.
13) The Agency/Organization should have loading station with platform and ramp.
14) The Agency/Organization shall have Boiler plant/ solar water heating system for using hot water for cleaning and cooking.
15) The Agency/Organization must have DJB water connection and will not use bore well/underground water, even for washing/cleaning purposes. Further, the Organization must have certificate from FASSAI, MCD health license/certificate.
16) The Agency/Organization shall make Use of steam cooking concept.
17) Cooking process should be LPG based. Wood based system must not be used. Domestic gas cylinders must not be used for cooking in any circumstance. It should be used through fixed piping system.
18) Adequate numbers of CCTV cameras must be installed and made functional in the premises for proper supervision of the kitchen and Distribution Centers. The Organization shall install IP-enabled CCTV cameras with appropriate recording backup and maintain them in good working condition at all times. The Agency/Organization shall make available the live feed in the office of concerned officer of DUSIB so as to see the live video.
19) Adequate fly catchers must be installed and made functional in the kitchen premises for cleanliness and hygienic conditions. Adequate fire extinguishers/fire safety measures must be installed and made functional in the premises.
20) The Organization shall properly display Atal Canteen weakly menu, Atal Canteen logo, do's and don'ts for kitchen staff in the premises.
21) There should be a display board restricting eating, spitting and other unhygienic practices in the food processing area.
22) The Agency/Organization shall have digital weighing scale for exact quantification.
23) The Agency/Organization shall have separate steel counters for hand washing and separate for drinking water.
24) Clean and proper utensils must be used in the kitchen premises for the proper standard.
25) The Agency/Organization shall use standard materials for washing of utensils for the hygienic storing and transportation of Meals. The utensils must be properly wiped.
26) The cooking areas must be kept always cleaned. It is important that surfaces in direct contact with food must be both clean and dry before use. Cracks, rough surfaces, open joints etc. must not be there. Floors, ceilings and walls must be maintained in a sound condition. They should be smooth and easy to clean with no flaking paint or plaster. The wire mesh screen should be installed in open doors, windows and ventilators. Moreover, holes, drain covers and other places where pests are likely to gain access should be in sealed condition or fitted with mesh/ grills/ claddings.
27) An isolated area in the kitchen premises should be clearly identified for returned defective or suspected products.
28) The storage of fuels, disinfectants, detergents, and cleaning agents should be well away from the stored raw materials and under lock and key.
29) First-Aid box of adequate size should be kept in the kitchen premises.

30) The Agency/Organization shall ensure regular fumigation and pest control in the storage area of the kitchens after an interval of every three months to protect against rodents. The Agency/Organization shall store keep the grains and other materials in a hygienic condition to ensure that all such materials are free from insects, pest, fungus, chemicals etc. the Agency/Organization shall further ensure that the food grains and other materials are at all times protected and free from any harmful effects arising out of chemicals used for fumigation and pest controls.

31) Fixed route chart and time table for delivery of meals in Atal Canteen Distribution points should be displayed in the kitchen premises. The time of cooking should be displayed in the premises by the Service Providers.

32) Wash basin should be installed at the entry point so that cooks enter the kitchen only after washing the hands. Disposable foot wears and hair caps for the cooks, visitors etc. should be provided for maintaining sanitation standards. Foot mat must be present at the entrance of the kitchen.

33) Industrial RO plant must be installed and made functional in the kitchen premises for hygienic preparation and good quality of Meals. The date of last inspection should be mentioned on the RO plant. Water quality testing must be carried out quarterly and water storage tanks must be cleaned regularly and report will be displayed.

34) For preparation of Meal, location/ surroundings of the kitchen should be free from filthy surroundings and maintaining overall hygiene, proper cleanliness in the kitchen, clean cooking equipment's, proper arrangement of drainage of waste water, adequate number of garbage bins should be made available. Adequate system must be made for waste disposal.

35) The Agency/Organization shall have oil trap for cleaning wasted oil so that it does not enter the drainage system.

36) The Agency/Organization shall never use '***sulphas tablets***' in food grains stored in godowns. In case any organization is found using '***sulphas tablets***' in food grains, its agreement will be immediately terminated.

37) The Applicant Agency/Organization shall keep the grains and other materials in hygienic condition, free of pest, insects, fungus etc.

38) The Applicant Agency/Organization shall distribute meals to the beneficiaries through centralized coupon system, supported by software, computer, camera, and printer to enable real-time counting (or other real time base portable machine available in the market) of the number of meals served daily. The cost of hardware will be borne by the agency.

39) The watch and ward & security of Atal Canteen distribution centre and inventory shall be the responsibility of agency.

40) Where disbursal Centre not available due to paucity of land, the meal shall be distributed through mobile Van's. The expenditure for mobile van's will paid extra @ Rs.1500/- per day including maintenance, driver and fuel.

Preparation and cooking of the meal and kitchen staff :-

41) Proper training and supervision of the cooks should be done for preparation of good quality of hot cooked meal and proper method of cooking should be used. The cook cum helpers must be trained in methods of cooking food hygiene and food safety aspect along with personal hygiene requirements to commensurate their work activities.

42) The Agency/Organization shall have vegetable cutting machines, heavy duty grinders and other such equipment's.

43) The Agency/Organization shall have rice cooking units with steam cookers and trays to cool rice and cooling facilitated by air blowers.

44) The Agency/Organization shall have Roti making unit with dough kneader and Roti making

machine. The Agency/Organization shall have Rice Cooking Cauldrons, Vegetable Cleaning Machines and Vegetable Cutting Machines as per its capacity.

45) The Agency/Organization shall have cooking/frying units with high pressure burners and vapour extraction hood/chimney.

46) The Agency/Organization shall have collection unit for Chapatti/ Paratha /Roti along with oil drainers in packing area.

47) The Agency/Organization shall have work tables for vegetable processing, potato peelers and food processors or wet grinders for masala making.

48) The Agency/Organization shall have trolleys for loading hot cooked meal.

49) The Agency/Organization shall have dish washing unit with sanitizer, grease traps and drains with filter & removable covers, adequate garbage disposal management and ventilation with wire mesh.

50) The staff should be provided with the photo identity cards.

51) The Agency/Organization shall use two types of uniforms for the cooking / non-cooking staff, which is required for ensuring proper discipline and proper hygiene of the kitchen. Kitchen staff of the Agency/Organization shall use Headgear, Aprons, Gloves and Uniform which is essential for the proper standard of preparation and hygiene of Meal. Gloves must be of good quality so that they do not slip while cooking.

52) All individuals and food handlers associated with Atal canteen scheme must wash their hands with soap before and after handling the food and have their nails cut. Periodic Health checkups of the food handlers should be made mandatory. Applicant Organization shall ensure that working staff at centralized kitchen and Atal Canteen Distribution Point are free from any disease particularly contagious diseases. The Agency/Organization shall at the time of recruitment and thereafter once every 6 (six) months organize medical examinations (including but not limited to examination in relation to contagious disease) of the staff employed for rendering the Services, by a registered medical practitioner approved by the Govt. of NCT of Delhi.

53) The quality assurance of Meal and Food Safety should be integral part of food handling procedures at the kitchen and food should be free from contamination be it biological contamination, physical contamination or chemical contamination.

54) The storage of raw materials, ingredients should be subject to FEFO (First Expire First Out) or FIFO (First in First Out) stock rotation as applicable. Shelf life of the food articles needs to be checked from time to time.

55) The supply of grains and Raw Material should not be stored for more than a quarter.

56) Raw materials/ spices/cooking oil/pulses used for preparing hot cooked meal shall be of standard brand having ISI/AGMARK/FSSAI certificate wherever applicable and meet the standards prescribed under applicable laws. Only packed dals, salt, spices, condiments and oil with AGMRK/FSSAI quality symbol should be used for cooking Meal .Packaged raw materials must be checked for expiry/ best before/use by date.

57) The Agency/Organization should use the ingredients which are fresh and of good quality. They should be free from foreign materials, substances hazardous to health, excessive moisture, insect damage and fungal contamination and should be stored under dry, ventilated and hygienic conditions.

58) Fresh/leafy meshed vegetables must be used in the gravy.

59) Cooking oil should not be reused for cooking of Meal.

Packing, Transportation, Delivery & Distribution of meal:-

60) The Agency/Organization shall provide the name, address and telephone numbers(s) of

the person/persons who shall be responsible for delivery of hygienic, whole and cooked meal and in case of any negligence in supply of the cooked meal, the Organization shall be accountable. Applicant Organization should ensure that the cooked meal is transported and delivered at the distribution centre under the supervision of an authorized person.

61) Number of vehicles for transportation of cooked food from centralized semi-automated kitchen to Atal Distribution points- The number of vehicles shall be at least 05 nos per group.

62) The Agency/Organization shall ensure use of clean and hygienic transportation vehicles and also ensure that all utensils used in cooking/distribution of meal may be of such type which are easy to clean and should be covered at all times.
63) The Agency/Organization shall use proper packing material/foil for packing of meal.
64) The Agency/Organization shall sterilize primary (bulk) containers before packaging the hot cooked meal. This practice may minimize the risk of food infections/outbreaks, especially during the rainy season and the summer. The Meal should be packed in clean & proper utensils and should always be kept covered. The organization shall supply the cooked meal in food grade insulated/stainless steel containers of good quality.
65) The Agency/Organization shall have closed and secure containers, for transporting hot cooked meal and each container should be such that it can serve one section at a time.

66) The Agency/Organization shall have adequate means for transporting the hot cooked meal from kitchen to the concerned Atal Canteen distribution point such as secured vans, auto tempo (cycle rickshaw shall be permitted where auto tempo cannot reach)
67) The Agency/Organization shall maintain and operate sufficient transport means/vehicles/utensils required for transportation of hot cooked meal at its own cost and risk and shall use clean, hygienic separate closed and secured /sealed containers along with good quality packing material/foil and with no spilling for each section of the class for transporting the hot cooked meal. The hot cooked meal will be transported and served in proper hygienic conditions and the quality of the hot cooked meal so supplied and served to the beneficiaries will be fresh, hot and in ready to eat condition.
68) Hot cooked meal containers carrying Atal canteen Meal must be sealed with cable tie for ensuring hygienic and safe delivery of Meal.
69) Proper and hygienic ways of transporting Meal must be used for Atal Canteen logo and other requisite information must be displayed on the vehicles used for transporting the Meal. The vehicles used for transportation of the hot cooked meal should be thoroughly cleaned and properly covered to eliminate any possibility of contamination.
70) The Agency/Organization shall take all the precautions while preparing, handling & transporting cooked meal to the Atal Canteen distribution points.
71) The distribution of the hot cooked meal amongst the beneficiaries shall be the responsibility of the Agency/Organization. The collection of used utensils after distribution of meal from the distribution shall be the responsibility of the Agency/Organization.
72) The Agency/Organization shall supply cooked meal at the distribution point on each working day well before **Lunch (11:30 AM to 2:00 PM) and Dinner (06:30 PM to 09:00 PM)** as per the requirement. The centralized kitchen is to be located near the Atal Canteen distribution point, so that the cooked meal shall be delivered at Atal Canteen distribution point in such a manner that the time between cooking and consumption shall always be less than 04 hours and the temperature of food at the time of serving shall be at or above 65^0 C. The total time of the delivery to the farthest Atal Canteen distribution point in peak hour traffic should not exceed one hour. Applicant Organization should ensure that cooked Meal is fit for human consumption for four hours after cooking and it should be transported to Atal Canteen distribution point and consumed by beneficiaries within that time. **The**

agency shall be liable for criminal action also, if it fails to adhere to the prescribed norms.

73) The Agency/Organization shall be required to make the supply regularly at the specified time. **In case of non-supply, irregular or late supply, any illness or casualty, the competent authority shall have liberty to cancel the work order and may allot the work to any other empaneled organizations**. Without prejudice to the forgoing, the performance security deposited by the Agency/Organization shall be forfeited in such case.

74) In case of deterioration of hot cooked meal during transportation, the Organization will be liable to replace the same within the time limits provided and will be responsible for quality of hot cooked meal till it is finally consumed by the beneficiaries.

Maintenance of the records and licenses/certificates:-

75) The Agency/Organization will submit monthly statement of accounts of meal actually supplied and distributed to the beneficiaries at concerned distribution points.

76) The Agency/Organization shall maintain stock registers, pest control record, health checkup record of staff in every six(6) months from a registered medical practitioner approved by Govt. of NCT of Delhi (to ensure that they do not have any infectious disease), fire safety certificate, food safety license from FSSAI, No Objection Certificate from the Health Department of the MCD at the kitchen/godown premises for inspection by the authorized representatives of the Government of NCT of Delhi.

77) The Agency/Organization shall provide copy of health certificate of its employees on before starting of supply that they do not have any infectious disease.

78) The Agency/Organization shall maintain visitors register and deploy guard at the entry point of the kitchen for security/safety and supervision purposes.

79) All statutory licenses/ permission/ NOC will be complied with and shall be obtained by the Organization from the concerned Government Department/ Autonomous Organization in relation to operation of the centralized kitchen and supply of the meals. The centralized kitchen shall be maintained by the Agency/Organization at its own cost and expenses.

80) The Agency/Organization shall comply with the orders/guidelines/Instructions issued by competent authority, Govt. of NCT of Delhi or Ministry of Human resource Development, Govt. of India or any other competent authority from time to time.

81) Maintenance of record shall be the sole responsible for statutory liability arising out of the employment of the appointed staff by the Organization under all applicable laws and regulations.

82) The accounts of the Agency/Organization would be auditable.

Other conditions:-

83) If the kitchen of an organization is selected and approved by the DUSIB then in no case it will be allowed to prepare hot cooked meal for any other agency/state/organization or for any other purpose.

84) Once Agency/Organization is selected and established the kitchen at any venue shall not be allowed to be change without the written permission from the Department.

85) The Agency/Organization shall do work by itself in the kitchen approved by the department and in no case it will sub-contract or outsource any process of the cooking of meals to any other agency.

86) Applicant Agency/Organization must also obtain registration under FSSAI before

operationalization of kitchen invariably.

87) Any representative of the DUSIB Department/inspecting authority may visit any kitchen, distribution Atal Canteen's with/without notice at any time and organization shall extend full cooperation during the inspection.

88) To ensure maintenance of Health Standard, hygienic standards of cooking, the work of inspection of the cooking places, premises may be entrusted to any third independent agency, so decided by the Department. The reporting by the third party evaluating agency in respect of the cooking place, transportation, distribution of hot cooked meal etc. shall be binding on the Agency/Organization.

89) Department will have a right to change the number of distribution point / group allotted to the Agency/Organization on the basis of its performance or in the interest of beneficiaries.

90) All taxes for providing cooked meal shall be borne by the Organization. Further, the Agency/Organization will furnish Annual Audit Report along with audited statement of accounts.

91) The Agency/Organization shall be solely responsible toward any incident of food contamination due to any reason like civil commotion/ bandh/ strike/ communal riots, terrorism/ hijack/**Pandemic etc.** way laying or sabotage of vehicle by anti-social elements when is in transit.

92) The Agency/Organization should submit signed commitment to return all the permanent/semi-permanent assets acquired by Organization from the grants received from DUSIB, GNCT of Delhi under the Atal Canteen Scheme, if organization ceases to undertake the supply of Meals.

93) The Agency/Organization shall indemnify and hold the Department harmless from and against all claims, damages, losses and expenses arising out of or resulting from the works/services under the agreement provided by it.

94) The Agency/Organization shall be solely responsible and shall furnish an indemnity bond for the amount as decided by the competent authority for any adverse order passed by any court against the department on account of beneficiaries suffering after consuming Meal supplied and if any penalty/fine/ex-gratia payment is imposed on the Government/Department or any compensation is granted to the beneficiaries on this account, the Department shall have the right to recover the same from the Organization.

95) In case any Agency/Organization, who was earlier also empaneled for supply of Meals and any Penalty Amount is/was finalized/imposed against it due to any reasons in respect of any previous supply/supplies of Meals, the same shall also be payable by the Organization. In that case:-

   i. The Department shall also have the right to recover the Penalty Amount, from the pending payments for previous/present supply/supplies of Meal
   ii. If, the Organization fails to pay the Penalty Amount, the agreement for supply of meal shall be terminated resulting in blacklisting/debarred of the organization and the department shall also have the right to recover the pending Penalty Amount from the Organization as the arrears of land revenue.

96) Agreement signed between department and eligible Agency / Organizations will automatically terminate in the event the scheme is withdrawn by the Government of NCT of Delhi, as the case may be.

97) The Agency/Organization

   a) Will not discriminate in any manner on the basis of religion, caste, colour and creed, and should not use the program for propagation of any religious practice.
   b) Will not entrust/ sub-contract the program or out-source any process or part of the cooking of meals
   c) Will submit the names, addresses and contact numbers of all office bearers involved in the establishment and management of such organization along with their roles and responsibilities in the Organization. If any of the office bearers holds

a public office, then details of that office also have to be mentioned specifically.

d) Will sign a contract/MOU with the department before any work order is assigned to the Organization.

Penal Clauses/ Actions:-

98) In case of any mishap/incidence of beneficiaries in any Location, falling ill after consuming the meal supplied by the Agency/Organization, immediate interim relief/ monetary assistance will be provided by the Agency/Organization for the treatment of the beneficiaries .The said incident should be informed to the department. The Agency/Organization shall also be liable to pay compensation to the beneficiaries, as decided by the Department.

99) If at any stage, it is found that documents submitted by the Organization were/are fake or concealment/wrong information has been provided by the organization, the Department shall reserve the right to stop the payment due, forfeit the performance security and cancel the work order. In addition, the Organization can also be blacklisted for deliberately indulging in truculent practices.

100) The Agency/Organization shall not sub contract the work-order Meal supply to any person/organization/agency in part or full or outsource any process or part of cooking of meal, failing which the Department shall reserve the right to terminate the contract.

101) If the quality of the meal is found defective in any other manner Department shall have the right to refuse to take the supply and to return the whole or part of the defective cooked meal supplied to distribution point as the occasion may arise and impose suitable penalty or may cancel the agreement forthwith. No claim for compensation for such supply from the Agency/Organization shall be entertained.

102) The Agency will be solely responsible for any mishap/casualty on account of contaminated cooked meal supplied in any Atal Canteen distribution Centre. Action against the agency in such an event shall be initiated as per the provisions of Food Safety and Standards Act, 2006, Bharat Nayay Sahinta(BNS) and other Law for the time being in force including blacklisting/debarred of the agency. If, it is found at any stage that the meals supplied by the agency are found to be adulterated, contaminated or substandard in any manner, in that eventuality, the entire civil and criminal liability arising out of that shall rest entirely on the agency. The Department/Government shall be Indemnified against any loss-financial or otherwise-arising out of such eventuality and litigation arising there from

103) In addition to the conditions mentioned above for termination of contract, the Department shall have the right to forthwith terminate the Agreement in the following circumstances: -

a) Failure to supply the meals or short Supply of meals by the Agency for a consecutive period of 5 days other than due to a forced majeure.

b) Prior to termination or taking any other action against the Organization under the above-mentioned provisions, DUSIB Department shall give a notice of at least 7 days to the Organization to show why not take the proposed action. Provided, however, that the Government may in its sole discretion can suspend agreement at any time prior to termination thereof.

c) The meals supplied are not in accordance with quality standards specified in Agreement.

d) In the event the Agency becomes insolvent, files for winding up or has a liquidator/ administrator/ receiver appointed.

e) In the event the Agency is guilty of misconduct which in the opinion of the Government of NCT is prejudicial or detrimental the interests of the scheme

and/or the Government of NCT or

f) A material breach of any provision of this Agreement

104) DEPARTMENT shall reserve the right to terminate the agreement at any time during the contract period without assigning any reason to any Agency Provider by given 30 days' notice.

105) Department reserves the right to forfeit the EMD and blacklist the selected Agency if it fails to provide Meal within the stipulated time.

106) The Department reserves the right to add or withdraw any Group/distribution point to /from the RFP without assigning any reason.

107) In addition to the clauses mentioned above, The Department reserves the right to levy additional penalties in the case of following violations:-

Violations/Deficiencies	Penalty Amount (to be recovered from monthly bills payments)		
	1ST	2ND	3RD
1. Kitchen infrastructure (if not confirming to standards prescribed in RFP) 2. Day to day functioning of the kitchen (if not confirming to standards prescribed in RFP) 3. Upkeep and hygiene of the kitchen (if not confirming to standards prescribed in RFP) 4. Record keeping (if not confirming to standards prescribed in RFP) 5. No objection Certificate/ Licence/ permissions/ approval from Competent Authorities (if not confirming to standards prescribed in RFP) 6. transportation and distribution of meal (if not confirming to standards prescribed in RFP)	0.15% of monthly bills of Cooking cost (per count) Minimum amount of penalty to be Rs.10,000/- and Maximum amount of penalty to be Rs.20,000/-	0.35% of monthly bills of Cooking cost (per count) Minimum amount of penalty to be Rs.30,000/- and Maximum amount of penalty to be Rs. 50,000/-	3.5% of monthly bills of Cooking cost (per count) Minimum amount of penalty to be Rs.1,50,000/- and Maximum amount of penalty to be Rs.2,50,000/-
	1ST	2ND	3RD

1. Food failing in quantity. (if not confirming to standards prescribed by Department) 2. Food failing in quality. 3. Sample failure. (due to contamination) 4. Sub letting of contract. (if not confirming to conditions to condition prescribed in RFP)	0.35% of monthly bills of Cooking cost (per count) Minimum amount of penalty to be Rs.30,000/- and Maximum amount of penalty to be Rs.50,000/-	0.7% of monthly bills of Cooking cost (per count) Minimum amount of penalty to be Rs.60,000/- and Maximum amount of penalty to be Rs.1,00,000/-	7% of monthly bills of Cooking cost (per count) Minimum amount of penalty to be Rs.3,00,000/- and Maximum amount of penalty to be Rs.5,00,000/-
I. Supply of contaminated /defective Meal resulting in illness / hospitalization of beneficiaries II. Illness /hospitalization of beneficiaries(s). III. Any major mishap/accident	Any amount as decided by the Director(Atal Canteen) besides, cost of treatment/compensation and forfeiture of security deposit etc. and other punitive measures like blacklisting, cancellation of contract, maximum penalty, which can be imposed by the Department subjected to a maximum limit of 20% of monthly bill of that group allocated. • Further, in case of presence of any health hazard like rat/lizard/cockroach etc. in Meal causing illness of beneficiaries, Department reserves the right to immediate suspend/terminate the work-order of concerned Agency/Organization. • Also, in case of suspension/termination of work-order of any Agency/Organization, department reserves the complete right to allocate the work of suspended/ terminated Agency/Organization to one or more well-performing Agency/Organization irrespective of location of their kitchens.		

108) In case of suspension/termination of work order of any Agency/Organization, the department reserves the complete right to allocate the work of suspended/terminated Agency/Organization to one or more Agency/Organization either working or shortlisted in the RFP proposal.

109) The accounts of the Agency/Organization would be auditable, if any Govt./grant is provided to the Agency/Organization.

110) The Department shall have the right to add/change/modify any clause/ provision if it is considered necessary to do so.

111) The Department shall be at liberty to add/alter any of the condition for supply of cooked meal at any time during the contract period as per the need/requirement for any day.

112) All the Organizations are required to deposit an Earnest Money Deposit/ Bid Security @ 2% in the form of FDR or Bank Guarantee and DD in original in favour of payable at New Delhi. The EMD should be valid for a period of 06 months beyond the final bid validity period.

113) The Organization shall deposit **PERFORMANCE SECURITY**/unconditional and irrevocable bank guarantee **@5%** of the anticipated annual agreement amount with the Govt. of NCT at the time of signing of agreement in the name of ..... Bank guarantee/FDR should remain valid for a period

of 60 days beyond the date of completion of all contractual obligations. This amount shall be refundable after successful completion of the work.
Note: In case two groups are allotted to bidder, the PG amount shall be submitted separately for both the groups.

114) Statuary deductions shall be deducted from running account bills as per the prevailing guidelines/rules of Govt. of India/state Govt.

115) Security @ 2.5% shall be deducted from running account bills and shall be released after 01 year of completion of contract/agreement(s).

116) In case of any disputes and differences arising out of or in any way regarding the agreement, only the High Courts shall have the jurisdiction in the matter. Further, In the event of any dispute arising out of the contract between the parties here to, the same shall be referred to the High Court.

36 **Meal Preparation and Billing**

The Agency shall, make a proper assessment and to ascertain the actual requirement of meals for lunch and dinner, respectively and shall ensure that adequate meals are available. The Delhi Urban Shelter Improvement Board (DUSIB)/Government, shall not, under any circumstances, be held responsible or liable for any surplus or left-over meals prepared by the Agency. The entire risk and cost of such surplus meals shall be borne solely by the Agency. The Department shall make payment exclusively based on the online Coupon records available in real time on the designated server. No other claim, justification, or request for payment in respect of meal quantity shall be entertained by the Department.

117) **SUBMISSION OF APPLICATION**

(i) The interested and eligible agency may apply online in prescribed application format and uploading of the self-certified documents required in support of their proposal in accordance with the check-list along- with copy of Bid Security on or before the scheduled date and time. The downloaded copy of application and uploaded documents shall be submitted in a sealed envelope along with the Bid Security in original in another envelope (unsealed) in the office of the Principal Director, DUSIB onor before the last date and time of submission of online application. Any additional document, not being the copy uploaded with application shall not be considered for scrutiny during the selection process.

(ii) Failure to submit Bid Security (in original) and downloaded copies of application with uploaded documents within prescribed time period shall lead to cancellation of the proposal and no request shall be considered thereafter.

(iii) Application received after due date and time or found incomplete shall be summarily rejected.

(iv) The DUSIB will not be responsible for any technical error or downloading of incomplete documentsfrom website. No conditional RFP will be considered in any case.

(v) The Competent Authority reserves the right to reject any or all applications by recording reasons inwriting as deemed appropriate.

(vi) Organizations seeking any additional information in this regard may contact the office of the Deputy Director (Atal canteen) DUSIB, Govt. of Delhi, Punarwas Bhawan, I.P Estate, New Delhi-11000.

(vii) The DUSIB is not responsible for the downloading of incomplete RFP documents from its

website https://govtprocurement.delhi.gov.in

Annexure-I

DELHI URBAN SHELTER IMPROVEMENT BOARD, GNCTD
PUNARWAS BHAWAN,
I.P. ESTATE, NEW DELHI-110002

Application Form

For submitting Request for Proposal (RFP) for Providing meals to the needy people through 100 Atal Canteens will be established in different JJ Clusters. Each canteen will serve 1,000 meals per day (comprising 500 lunches and 500 dinners) by Proposed centralized semi automated Kitchens.

1. Name of the Applicant Agency/Organization_____
   _____
2. Details of Registration of the Applicant Agency/Organization (attach attested copies of registration certificates under the relevant Regulation Acts.)..... ....
   ... ...
3. Turnover from the business of mass supply of hot cooked meal only over three financial years, immediately preceding the year of issuance of RFP (In case of Govt. Enterprise, attach Certificate regarding payment and in case of private Organization, equivalent taxation certificate to be attached).
4. Previous experience of supplying mass cooked meal/ Mid Day meal/Jan Aahar/ ICDS in Govt./Govt. Aided School/Municipal Schools/AIE Centers under SSA/Center Government / state government/private organization anywhere in India for at least 05 years. Attach detailed list/certificate.
5. An affidavit that the Applicant Agency/Organization shall be capable and bound to supply Meals for at least 90 days from its own resources to be attached.
6. An affidavit that the Applicant Agency/Organization has never been blacklisted by any Department of GNCT of Delhi or has never been blacklisted by any Department of Govt. of India for all the States of India is not valid on the date of submission of application, to be attached.
7. Address of any one Existing fully functional centralized kitchen (reference Kitchen) from which cooked mass food supply.
8. Details of Man power and record keeping of the Applicant Organization.
9. Details of Quality Certification (ISO/HACCP/RFP Niti Ayog etc.) by any Govt. Agency/Authorized agency in respect of Applicant Agency/Organization. Registered Address with **email id** of the Applicant Organization ....
   ....
10. Name of the Authorized Person ....
    Designation: - President/Secretary/Managing Director/Chairman/partner/any other.....) whichever is applicable) √(Please tick with Contact No/ Mobile No.
11. Is the Organization. Currently supplying mass cooked meal/ Mid Day meal/Jan Aahar/ ICDS in Govt./Govt. Aided School/Municipal Schools/AIE Centers under SSA/Center Government / state government/private organization anywhere in India. If Yes, give details.....

12. (i)Whether cooked meal/food is presently being prepared in the reference kitchen.....
    (ii) If Yes, number of employees working in the establishment: .....
    (iii) No. of beneficiaries being catered from the reference kitchen .....
13. Maximum No. of beneficiaries that can be catered in reference kitchen .....
14. DUSIB Group and assembly constituency in which the existing/proposed kitchen exists/proposed ....
15. (i)Number of vehicles for transportation of cooked food from reference centralized semi automated kitchen to school/distribution points .....
    (ii) Enclose details thereof on a separate sheet. ....
16. (i)Whether Organization has sufficient manpower to serve the cooked meal amongst distribution point and purposed kitchen .....
    (ii)If yes, enclose details thereof on a separate sheet ....

17. (i) Whether black listed by any Govt./ Autonomous/Private Organizations in and/or outside Delhi ....
    (ii) If so, details thereof including whether blacklisting is valid on the date of submission of application ....
    (iii) If No, whether suspended for supply of meal due to any mishap/untoward incident happened after consuming Meal supplied by the organization in any school/Department/beneficiaries ..... (In both cases, applicant must enclose an affidavit/undertaking on Rs.100/- Stamp Paper.)

18. The order of preference of all the Groups (Group- 1 to 20) for which the bid is submitted (in ascending order) .....
19. Agency shall submit the options for participation in one or two groups on letter head duly signed and stamped by authorized signatory of the organization and upload on e-procurement site

Signature ----------
Name ----------
Seal ----------

Place ----------
Date----------

Annexure-II

DELHI URBAN SHELTER IMPROVEMENT BOARD, GNCTD
PUNARWAS BHAWAN,
I.P. ESTATE, NEW DELHI-110002

INFRASTRUCTURE REQUIRED FOR AATAL CANTEEN KITCHEN

i. The Agency/Organization shall maintain the infrastructure of the de-centralized semi-automated kitchen including building, cooking machinery and vehicles for transporting the hot cooked meal at its own cost as per the prescribed standards.
2. The Agency/Organization shall have Wall tiled up to a minimum of 7 feet height and the rest white washed with washable emulsion.
3. The Agency/Organization shall have Exhaust and chutes for vapour extraction. Proper display of Meal menu, Atal Canteen logo, do's and don'ts for kitchen staff in the premises. The Organization shall install a board outside the kitchen clearly mentioning the name and address of the Organization and use of kitchen only for the purpose of supply of Atal Canteen.
4. Proper lighting arrangement must be made in the kitchen premises for safe preparation of the Meals for Atal Canteen. Open/ loose/ temporary wiring for gadgets installed should be adequately fixed/ covered. All the equipment's/ machines must be in functional condition and properly maintained.
5. The Agency/Organization shall have floor covered with Kota stone/tiles or durable stone flooring sloped towards the drains.
6. The Agency/Organization shall have compartment wise partitions between storage area/cooking area/cleaning area for washing vegetables, rice, dal etc. Separate space for cleaning utensils and shelves for storing utensils must be made available. Proper compartments must be made for different activities and with proper display boards.
7. The toilet blocks and garbage collection place should be at a suitable distance from the area where the hot cooked meal is to be prepared.
8. The Agency/Organization shall have adequate aisle space of about 3 to 4 feet wide for the movement of personnel and material traffic. The Applicant Organization shall ensure that
9. the premises should be clean, adequately lighted and ventilated and have sufficient free space for movement. Floors, ceilings and walls must be maintained in a sound condition. The floor and skirted walls should be washed as per requirement with an effective disinfectant. The premises should be kept free from all insects. No spraying should be done during the cooking of Meals, but instead fly swats/flaps should be used to prevent flies getting into the premises. Windows, doors and other openings should be fitted with net or screen, as appropriate to make the premise insect free. Pest Control Treatment should be conducted in the entire premises every three months by a professional agency.
10. The Agency/Organization shall have a cold storage in its kitchen premises for maintaining the raw vegetables fresh and hygienic.
11. The Agency/Organization should have separate/additional/extra floor area of minimum **50 sq** yards floor area for godown (floor area).
12. The Agency/Organization shall have adequate area for movement of vehicles to unload raw materials etc.
13. The Agency/Organization shall have storage area for containers, Stainless steel utensils like compartment plates spoons and pans.
14. The Agency/Organization should have loading station with platform and ramp.

15. The Agency/Organization shall have Electric/Gas Geyser/Boiler plant/ solar water heating system for using hot water for cleaning and cooking.
16. The Agency/Organization must have DJB water connection and will not use bore well/underground water, even for washing/ cleaning purposes. Further, the Organization/statutory authorities must have certificate from FASSAI, MCD health license/certificate etc. required for establishing Atal canteen Kitchen.
17. The Agency/Organization shall make Use of steam cooking concept.
18. Cooking process should be LPG based. **Wood based system must not be used**. Domestic gas cylinders must not be used for cooking in any circumstance. It should be used through fixed piping system.
19. Adequate numbers of CCTV cameras must be installed and made functional in the premises for proper supervision of the kitchen. The Organization shall install IP enabled CCTV cameras with appropriate recording backup and maintain them in good working condition at all times. The Organization shall make available/excess of their installed IP enabled CCTV cameras to Dusib's office.
20. Adequate fly catchers must be installed and made functional in the kitchen premises for the cleanliness and hygienic conditions. Adequate fire extinguishers/fire safety measures must be installed and made functional in the premises.
21. The Agency/Organization shall properly display Atal canteens weakly menu, Atal Canteen logo, do's and don'ts for kitchen staff in the premises.
22. There should be a display board restricting eating, spitting and other unhygienic practices in the food processing area.
23. The Agency/Organization shall have digital weighing scale for exact quantification.
24. The Agency/Organization shall have separate steel counters for hand washing and separate for drinking water.
25. Clean and proper utensils must be used in the kitchen premises for the proper standard.
26. The Agency/Organization shall use standard materials for washing of utensils for the hygienic storing and transportation of Meals. The utensils must be properly wiped.
27. The cooking areas must be kept cleaned at all times. It is important that surfaces in direct contact with food must be both clean and dry before use. Cracks, rough surfaces, open joints etc. must not be there. Floors, ceilings and walls must be maintained in a sound condition. They should be smooth and easy to clean with no flaking paint or plaster. The wire mesh screen should be installed in open doors, windows and ventilators. Moreover, holes, drain covers and other places where pests are likely to gain access should be in sealed condition or fitted with mesh/ grills/ claddings.
28. An isolated area in the kitchen premises should be clearly identified for returned defective or suspected products.
29. The storage of fuels, disinfectants, detergents, cleaning agents should be well away from the stored raw materials and under lock and key.
30. First-Aid box of adequate size should be kept in the kitchen premises.
31. The Agency/Organization shall ensure regular fumigation and pest control in the storage area of the kitchens after an interval of every three months to protect against rodents. The Agency/Organization shall store and keep the food grains supplied by the Govt. of NCT and other materials in a hygienic condition to ensure that all such materials are free from insects, pest, fungus, chemicals etc. the Agency/Organization shall further ensure that the food grains and other materials are at all times protected and free from any harmful effects arising out of chemicals used for fumigation and pest controls.
32. Fixed route chart and time table for delivery of meals in Atal Canteen Distribution point should be displayed in the kitchen premises. The time of cooking should be displayed in the premises by the Service Providers.

33. Wash basin should be installed at the entry point so that cooks enter the kitchen only after washing the hands. Disposable foot wears and hair caps for the cooks, visitors etc. should be provided for maintaining sanitation standards. Foot mat must be present at the entrance of the kitchen.
34. Industrial RO plant must be installed and made functional in the kitchen premises for hygienic preparation and good quality of Meals. The date of last inspection should be mentioned on the RO plant. Water quality testing must be carried out quarterly and water storage tanks must be cleaned regularly and report will be displayed.
35. For preparation of Meal, location/ surroundings of the kitchen should be free from filthy surroundings and maintaining overall hygiene, proper cleanliness in the kitchen, clean cooking equipment's, proper arrangement of drainage of waste water, adequate number of garbage bins should be made available. Adequate system must be made for waste disposal.
36. The Agency/Organization shall have oil trap for cleaning wasted oil so that it does not enter the drainage system.
37. The Agency/Organization shall never use '***sulphas tablets***' in foodgrains stored in godowns. In case any organization is found using '***sulphas tablets***' in foodgrains, its agreement will be immediately terminated.
38. The Applicant Agency/Organization shall keep the food grains and other materials in hygienic conditions, free of pest, insects, fungus etc.

Annexure-III

DELHI URBAN SHELTER IMPROVEMENT BOARD, GNCTD
PUNARWAS BHAWAN,
I.P. ESTATE, NEW DELHI-110002

CHECK LIST & DOCUMENTS REQUIRED TO BE SUBMITTED WITH RFP

1. RFP application form in prescribed format and complete in all respect.
2. Copy of the registration certificate of the Agency/Organization under the relevant Regulation Acts.
3. Copy of the Memorandum of Association of Applicant Agency/Organization (if applicable).
4. Copy of the rules & regulations/bye laws of the Agency/Organization. (if applicable)
5. Copy of the list of properly constituted management/ governing body etc. of the organization.
6. Name of all office bearers involved in the Agency/Organization with their post and responsibilities in the Agency/Organization.
7. Whether any office bearer of the organization holds a public office? If yes, give complete details.
8. Copy of income Tax return of the organization for the last three years with the photocopy PAN card.
9. List of important machines available in the reference kitchen.
10. Copy of latest Health license from Health Department of MCD.
11. Copy of ESI/PF registration Certificate
12. Audited Balance Sheet for last three years with Income/Expenditure Statement, Income Tax Return and Bank Accounts Statements. (certified by Chartered Accountant)
13. The agency having a minimum average annual turnover (The Financial capacity) of Rs. 04 Crores to 08 Crores for last three financial years. The turnover of minimum Rs 04 Crore is fixed for one Group. If any bidder quote/bid for managing more than one Group, the turn over criteria will be multiplied accordingly. For example, for bidding/quoting for two Groups, the bidders shall have an average annual turnover for the last three financial year ending 31, March, 2025, of minimum Rs 08 Crore.
14. Solvency Certificate Amounting **Rs. 05.48 Crores** issued by the Nationalized / Scheduled bank which will be valid for one year from the date of issue on or before bid closing date of the organization is required to be given at the time of submission of RFP by the organizations
15. Experience certificate/degree/diploma in Hotel management/Nutrition certificate of kitchen supervisor/manager.
16. Turnover from the business of mass supply of hot cooked meal only over three financial years, immediately preceding the year of (turn over certificate certified by the Charted accountant)
17. The experience in details from the business of mass supply of hot cooked meal only
18. An affidavit that the Applicant Organization shall be capable and bound to supply Meals for at least 90 days from its own resources to be attached.
19. An affidavit that the Applicant Organization has never been blacklisted/ suspended/ terminated by Directorate of Education, GNCT of Delhi or any

Department of GNCT of Delhi or has never been blacklisted by any Department of Govt. of India for all the States of India OR in case it has been blacklisted, the blacklisting is not valid on the date of submission of application, an affidavit to be attached.

20. Number of vehicles for transportation of cooked food from centralized semi-automated kitchen to Atal Distribution points. The number of vehicles shall be as follows:
    One Group – at least 05 nos.
    In case bidder bidding for two groups, the number of vehicles shall be at least 10 nos.

    Note: (i) Registration Certificate (R.C) of the vehicles shall also be uploaded.
    (iii) In case of hired vehicle, letter from transporter should also be submitted as support document.
21. An undertaking of the ***'Sample'***, as referred in **Annexure- IV**, on Stamp paper Rs. 100 duly signed and notarized.
22. Each and every page of the complete RFP document down loaded from the website signed and stamped by the authorized signatory of the organization.
23. Details of Manpower and record keeping of the Applicant Organization along with ESI/EPF details, if applicable.
24. Details of Quality Certification (ISO, HACCP, Niti Ayog etc.) by any Govt. Agency in respect of Applicant Organization.
25. Other documents to be submitted as per application form of RFP with details.
26. Copy of registration/licenses under Food Safety and Standards Act, 2006 to be submitted before operationalization of kitchen invariably.
27. An undertaking on Stamp paper Rs. 100 duly signed and notarized in this regard to be submitted that the Applicant organization shall be capable of and bound to supply Meal for at least 90 days from its own resources.
28. Earnest Money of **Rs. 22,00,000/-(Twenty Two Lacs)** through NEFT/RTGS in account of **Executive Engineer E-3, Central bank of India, DDA Slum & JJ Wing, Vikas Kuteer, I.T.O, P.O, New Delhi-110002, IFS Code: CBIN0283525, MICR: 110016128 Account No: 1220612392** shall be transferred before bid closing date and time.
29. Agency shall submit the layout plan of the existing/reference kitchen along with longitude and latitude details.
30. Agency shall submit the order of preference of all the Groups (Group- 1 to 20) for which the bid is submitted (in ascending order) .....
31. Agency shall submit the options for participation in one or two groups on letter head duly signed and stamped by authorized signatory of the organization and upload on e-procurement site

Annexure- IV

(Sample)

Undertaking to be given on Non Judicial Stamp paper of Rs. 100/- duly attested by Public Notary /Oath Commissioner with the RFP for Atal canteen Meal.

I _____ as _____ of ...
(Name) (Designation)

_____

____ (Organization) is authorized to submit the following under taking as per Memorandum of Association and Bye Laws of the Organization. I hereby undertake

1. That organization _____ is a..... which is registered under the relevant Regulation Acts (name of Act "..... .....") with its Registration No._____ dated_____
2. That the Organization_____ will supply Meals to the citizen/beneficiary at different distribution points in all over Delhi through centralized Atal canteen kitchen through out the contract, if work order is assigned.
3. That the organization _____have a properly constituted management /governing Body with its powers and duties clearly defined in its constitution.
4. That the organization _____ is financially capable of supplying Meal to the population of allotted clusters _____on its own for 90 days without any assistance from the Govt., in case assistance /payment is delayed due to any reason.
5. That .....organization _____has _____existing kitchen situated at.....and at present is supplying cooked food/meals from these kitchen to the _____ _____of.....and .....Department.

That the organization.....has never been blacklisted and also has not been suspended due to mishap/untoward incident happened after consuming in which Meal was supplied by the organization OR That the organization.....has been blacklisted earlier but the blacklisting is not valid on the date of submission of application.

6. That I/We _____ of M/s.....

_____

have furnished the correct information in the RFP and I/ we shall be solely responsible for furnishing wrong /false information.

7. I/we_____undertake that all the terms and conditions mentioned by the Department in the RFP or any other changed condition at a later stage shall be accepted to us and I/we shall abide by the same fully. I have gone through all the conditions of RFP and am individually as well as the organization is liable to any punitive action, as mentioned in the terms and conditions of RFP for furnishing false information.

Signature of the Authorized person with seal.)
Email ID: _____

Date: _____

Note:- Any of the above under takings which are not applicable to the Organization may be deleted

Annexure-V

(To be submitted with RFP)

Check list of submitted documents

Sl. No.	Documents	Pages
1.	RFP Application on prescribed format	_____to _____
2.	Copy of Registration Certificate	_____to _____
3.	Copy of Memorandum of Association	_____to _____
4.	Copy of Rules & Regulations/ Bye Laws	_____to _____
5.	List of Management / Governing Body of the Organization	_____to _____
6.	Names with Details of all office bearers	to
7.	Details of office bearers holding public office	to
8.	Details of reference centralized kitchen (with address)	_____to _____
9	Copy of the income tax return of the organization of last three years and PAN card.	_____to _____
10.	List of Machines/gadgets available in the kitchen	_____to _____
11.	Latest Health license Deptt. of MCD	_____to _____
12.	Copy of ESI/PF etc. registration certificate	_____to _____
13.	Details of the supply vehicles	to
14.	Audited Balance Sheet for last three years 2022-23, 2023-24 and 2024-25 (final/Provisional) with Income/ Expenditure Statement, Income Tax Return and Bank Accounts Statements. Certified by Chartered Accountant	_____to _____
15.	Turnover from the business of mass supply of hot cooked meal only over three financial years, 2022-23, 2023-24 and 2024-25 (final/Provisional) immediately preceding the year of issuance of RFP	....
16.	The Detail of experience from the business of mass supply of hot cooked meal supported with TDS/26AS.	_____to _____
17.	Details if any, if the Organization is currently supplying Meal from the reference kitchen to any other Govt. agency	.....
18.	Undertaking of the 'Sample' as per ANNEXURE-IV, on a Non Judicial stamp paper of Rs. 100/-.	_____ to _____
19.	Details of Manpower and record keeping of the Applicant Organization, along with ESI/EPF details, if applicable.	_____ to _____
20.	Details of Quality Certification (ISO, HACCP, Niti Ayog etc.) by any Govt. Agency in respect of Applicant Organization	_____ to _____

22.	Each and every page of the RFP signed and stamped by the authorized signatory of the Agency (hard copy submitted in office)	____ to ____
23	Affidavit that the Applicant Organization (Certified by Charted Accountant) shall be capable and bound to supply Meal for at least 90 days from its own resources to be attached	____ to ____
24.	Affidavit that the Applicant agency has never been blacklisted/ suspended/ terminated by GNCT of Delhi or any Department of GNCT of Delhi or has never been blacklisted by any Department of Govt. of India for all the States of India to be attached OR that the organization _____ has been blacklisted earlier but the blacklisting is not valid on the date of submission of application.	____ to ____
25.	Registration/License under Food Safety and Standards Act, 2006 (to be submitted after operationalization of kitchen).	____ to ____
26.	Tender Cost with GST Rs. 5900/-(Rs. 5000+ 18%GST) and Earnest Money Rs. 22,00,000/- [To be paid through a NEFT/RTGS in account of Executive Engineer E-3, Central bank of India, DDA Slum & JJ Wing, Vikas Kuteer, I.T.O, P.O, New Delhi-110002, IFS Code: CBIN0283525, MICR: 110016128 Account No: 1220612392.	____ to ____
27.	Layout plan of the existing kitchen having complete address along with longitude and Latitude.	____ to ____
28.	Any other documents as required in the RFP.	____ to ____

Signature of Authorized Person with seal

S.NO.	Lattitude	Longitute	Assembly Constituency No.	Assembly Constituency Name	Atal Canteen Distribution Centre	Group No.
1	28.858079	77.1017997	1	Narela	vacant plot(JSC) pkt-14 ,sec-A6, Narela	1
2	28.833918	77.123495	1	Narela	vacant plot (Dispensary),swarn jayanti vihar,Tikri khurd	
3	28.74508	77.091085	7	Bawana(SC)	JJ Cluster Shahbad Daulatpur (Dairy)	
4	28.808776	77.053163	7	Bawana(SC)	CS Land, A-Block, SRS Bawana	
5	28.750585	77.148514	5	Badli	Sanjay Camp	2
6	28.73499	77.16773	5	Badli	K-Block ITI -656 MIG Flats	
7	28.743868	77.137492	13	Rohini	Rain Basera near 13CJ1506 JSC khadda basti suraj park samaypur Badli	
8	28.747901	77.13035	13	Rohini	Raja vihar siraspur near 13CJ1508 JSC samaypur Badli AC -13 Rohini	
9	28.723939	77.171172	4	Adarsh Nagar	H-2 BLOCK Cluster , Jahangirpuri, Azadpur	3
10	28.724357	77.175534	4	Adarsh Nagar	G-Block Cluster Jahangirpuri Azadpur Delhi 110033	
11	28.725468	77.155867	14	Shalimar Bagh	Mohalla clinic near max hospital	
12	28.71431	77.16564	14	Shalimar Bagh	mohalla clinic on AA block kela godown road	
13	28.69757	77.160525	17	Wazirpur	Tool Room Training Centre, Wazirpur Industrial Area	
14	28.669535	77.206218	3	Timarpur	Prop no. 3594-3608/XII, infront of Shopping Complex, katra meena Beg, Malk Ganj, Timarpur.	4
15	28.708374	77.224752	3	Timarpur	JJ Cluster , Indira Basti, Timarpur	
16	28.700662	77.174408	17	Wazirpur	Chander Shekhar Azad Colony Wazirpur Industrial Area.	
17	28.689469	77.186646	18	Model Town	Sangam Park near R P Bagh.	
18	28.703822	77.178358	18	Model Town	JJC at Lal Bagh near Ram Leela Ground	
19	28.67805	77.13931	15	Shakur Basti	Cement siding shakubasti near night shelter	5
20	28.682176	77.149987	16	Tri Nagar	Vacant plot near JSC at JJ Cluster N-86 Lawrence road	
21	28.67477	77.144315	16	Tri Nagar	Shishu Vatika at JJ Cluster Opp. Haryana Power House	
22	28.6576557	77.153464	25	Moti Nagar	Service Road of P.W.D. at Shiv Basti behind Gold Spot Factory Near Railway Station Patel Nagar Near B-58 Rama Road.	
23	28.68294276	77.07705065	11	Nangloi Jat	Near JJ Basti at Bheem Nagar.	6
24	28.68154788	77.08955829	11	Nangloi Jat	Near JJ Basti Udyog Nagar	

S.NO.	Lattitude	Longitute	Assembly Constituency No.	Assembly Constituency Name	Atal Canteen Distribution Centre	Group No.
25	28.69394695	77.0900053	12	Mangol Puri	N - Block Mangolpuri	6
26	28.6950466	77.099298	12	Mangol Puri	Land near BVK G Block Mangolpuri.	
27	28.659603	77.095926	15	Shakur Basti	JJ cluster Meera bagh along NG Drain	7
28	28.6618663	77.1208851	26	Madipur	JJC Din Dayal Camp Road No. 77 Punjabi Bagh	
29	28.6532291	77.1116969	26	Madipur	JJC K and B1 Raghubir Nagar	
30	28.644694	77.105739	27	RajouriGarden	Vacant land between JJ Cluster Shyam Nagar and Shikhri Bhatta	
31	28.653366	77.106196	27	RajouriGarden	Vacant parking land at F Extn. Near GGS Hospital Khyala	
32	28.639168	77.137335	25	Moti Nagar	Shishu Vatika at Chunna Bhatti Kirti Nagar.	8
33	28.615444	77.115715	28	Hari Nagar	MCD Park, near JJC Khazan Basti, Mayapuri	
34	28.632089	77.129082	28	Hari Nagar	MCD Park, near JJC A-11/12, Mayapuri	
35	28.634231	77.146172	39	Rajinder Nagar	B-Block, Budh Nagar, Inderpuri	
36	28.632677	77.135017	39	Rajinder Nagar	Sonia Gandhi Camp, Naraina Industrial Area, Phase - I	
37	28.624025	77.065083	30	Janakpuri	Park near JJC A-562, Pankha Road Uttam Nagar	9
38	28.641135	77.06822	31	Vikaspuri	JJ Cluster indira camp N0-3	
39	28.632028	77.063341	31	Vikaspuri	JJ clustrer Rajiv Gandi camp along nallah near shamshan bhoomi hastal	
40	28.638141	77.062512	31	Vikaspuri	JJ cluster indira camp no-5	
41	28.579076	77.022627	34	Matiala	Vacant land at Goyla dairy	10
42	28.60787	77.045172	34	Matiala	Vacant land at Sector-3 Dwarka	
43	28.625612	77.00485	35	Najafgarh	Jai Vihar,Phase-I	
44	28.595158	76.915128	35	Najafgarh	Dabur Enclave Colony,Near RTRM Hospital(Rawta Mode)	
45	28.599247	77.084558	33	Dwarka	JJ CLUSTER MAHAVIR ENCLAVE GALI NO-7 NEAR SANATAM DHARAM MANDIR	11
46	28.598236	77.100999	33	Dwarka	JJ CLUSTER EAST SAGARPUR MAIN SAGRPUR KAILASH PURI ROAD RAJIV PARK	
47	28.593108	77.080283	37	Palam	Shaheed Bhagat Singh Park, Gali no. 42A Sadh Nagar, Nasirpur Road Palam Colony New Delhi-110045	
48	28.594777	77.089157	37	Palam	Vacant plot verterinary hospital Sec-1 Dwarka	
49	28.5510548	77.1341624	36	Bijwasan	JJC Arjun Camp Mahipal pur	

S.NO.	Lattitude	Longitute	Assembly Constituency No.	Assembly Constituency Name	Atal Canteen Distribution Centre	Group No.
50	28.5362268	77.1359178	36	Bijwasan	JJC Rangpuri Pahari Milkpur kohi (Inder Camp)	12
51	28.561768	77.152357	44	R K Puram	Bhanwar singh Camp, vasant vihar	
52	28.554928	77.155021	45	Mehrauli	JJC Kusumpur Pahari, Mehrauli	
53	28.515241	77.175591	45	Mehrauli	Shree Ram Chowk, Ward No. 6 Islam Colony	13
54	28.451281	77.145093	46	Chhattar pur	Sambhav Bapu Camp, Chhatarpur	
55	28.428953	77.225663	46	Chhattar pur	Sanjay Colony, Bhati Mines	
56	28.503824	77.271285	49	Sangam Vihar	Nordarn Camp, S.P. Crusher, M.B. Road	
57	28.537046	77.208331	43	Malviya Nagar	Balmiki Camp, Begum Pur	14
58	28.53701	77.20971	43	Malviya Nagar	Indira Camp, Malviya Nagar	
59	28.510553	77.244812	49	Sangam Vihar	Gandhi Camp Sangam Vihar	
60	28.536823	77.221033	50	Greater Kailash	Sheikh Sarai, Apeejay School Road	
61	28.593328	77.201515	40	New Delhi	B.R. Camp JJ Cluster	15
62	28.585758	77.226395	42	Kasturba Nagar	Harijan basti lodhi road	
63	28.563516	77.231155	42	Kasturba Nagar	Indra Gandhi Camp Andrews Ganj	
64	28.567733	77.174673	44	R K Puram	Ekta Vihar,Sec-6	
65	28.616816	77.233551	40	New Delhi	Princess Park JJ Camp	16
66	28.62295	77.24552	41	Jangpura	JJ cluster Anna Nagar	
67	28.569457	77.2518	41	Jangpura	Pratap Camp Nehru nagar	
68	28.599056	77.255925	50	Greater Kailash	DDA Flats Kalkaji	
69	28.6135698	77.291801	57	Patparganj	Shishu Vatika at behind Hr. Sec. School, Shashi Garden, Patparganj.	17
70	28.62997	77.289684	58	Laxmi Nagar	Sonia Camp near Dispansary Mandawali	
71	28.634928	77.270157	58	Laxmi Nagar	Indra Camp near Flood dept. office Kishan Kunj Extention Lalita Park	
72	28.650305	77.272441	60	Krishna Nagar	JJ Cluster Rani Garden near BVK	
73	28.602658	77.306748	55	Trilok Puri (Reserved)	Indira Camp, block-28-29, and 19 Trilokpuri.	18
74	28.60839	77.313365	55	Trilok Puri (Reserved)	Shastri Camp, block-6, 7 & 8, Trilokpuri.	
75	28.6228246	77.3184061	57	Patparganj	Shishu Vatika at block-6, 7 & 8, Khichripur.	
76	28.6337344	77.3075147	59	Vishwas Nagar	JJ Cluster Madhu Vihar Ph-1 behind Pataparganj Depot.	
77	28.6586298	77.2944004	59	Vishwas Nagar	JJ Cluster New Sanjay Amar Colony.	19
78	28.655709	77.265591	60	Krishna Nagar	Nursary Basti near JSC	
79	28.66576	77.25508	61	Gandhi Nagar	open space near BVK at JJ Cluster chanderpuri Kailash Nagar	

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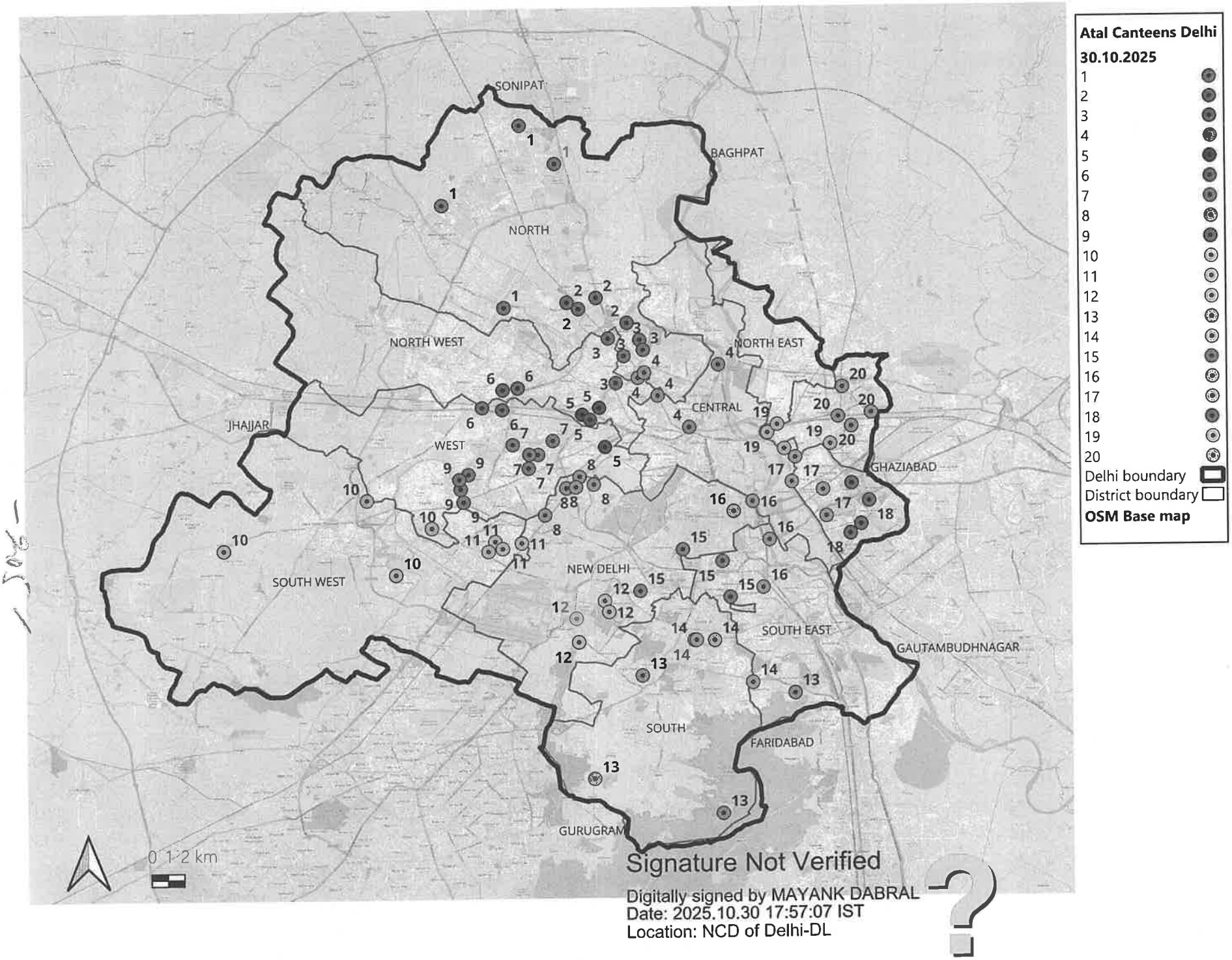
S.NO.	Lattitude	Longitute	Assembly Constituency No.	Assembly Constituency Name	Atal Canteen Distribution Centre	Group No.
80	28.670865	77.261264	61	Gandhi Nagar	open space near Kadari Masjid at JJ Cluster C block Shastri Park	
81	28.669467	77.307638	62	Shahdara	Rajeev Camp, Krishna Market, Jhilmil Colony, Delhi - 110095	20
82	28.6779571	77.32002709	62	Shahdara	Kalander Colony, Dilshad Garden, Delhi-110095.	
83	28.675567	77.299408	64	Rohtas Nagar	Lal Bagh, Jhuggie Basti, Shri Ram,Nagar, Shahdara. Delhi-110032.	
84	28.694023	77.302144	64	Rohtas Nagar	C-Block, Nand Nagri, Shahdara,Delhi-110093.	



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