

**DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
Punarvas Bhawan, New Delhi
(Meeting Cell)**

NO: F-11018/20/Board Meeting/DD(B)/2025/D-58

Dated: 28.11.2025

Sub: Minutes of the 34th Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 21.11.2025.

Sir/Madam,

Kindly find enclosed herewith Minutes of the 34th Board Meeting of Delhi Urban Shelter Improvement Board (DUSIB) held on 21.11.2025, duly approved by Hon'ble Chairperson, DUSIB for kind information.

Encl: As Above


(R.K. DUTTA)
DY. DIRECTOR (BOARD)

To:

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

Copy forwarded to :

1. Chief Engineer, DUSIB
2. All Pr. Directors/Director/B&FO
3. Office copy/Guard file

DELHI URBAN SHELTER IMPROVEMENT BOARD
(Govt. of NCT of Delhi)
MEETING CELL

MINUTES OF THE 34th BOARD MEETING HELD ON 21.11.2025 AT 12.00 NOON
UNDER THE CHAIRPERSONSHIP OF HON'BLE CHIEF MINISTER, DELHI /
CHAIRPERSON, DUSIB.

List of the participants is enclosed.

Initiating the discussion, CEO, DUSIB welcomed the Hon'ble Chief Minister, GNCTD/Chairperson, DUSIB, Hon'ble Minister UD, GNCTD/ Vice-Chairperson, DUSIB and other participants. Permission of the Chair was sought for presenting the Agenda.

The following decisions were taken by the Board.

Part-A

CONFIRMATION OF THE MINUTES OF THE 33rd MEETING OF THE BOARD HELD ON 06.01.2025.

Minutes of the 33rd Board meeting was circulated vide letter No.DD(Board)/DUSIB/2025/D-35 dated 06.01.2025. Since no observation/comments have been received from any Members, accordingly, the Board confirmed the minutes of the 33rd Board Meeting.

Part-B

AGENDA ITEM NO. 34/01

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



PROPOSAL :-

In the instant agenda, the following proposals are submitted for ratification of the Board :-

- (i) Accord of in-principle Administrative Approval & Expenditure Sanction (A/A&E/S) to the tune of **Rs. 27.49 crores** for the work of "One Time Repairs to Houses" for these 2416 houses at Savda Ghevra.
- (ii) In-anticipation permission for calling of tender for the provision of "One Time Repairs to Houses" of these JNNURM houses at Savda Ghevra.
- (iii) Accord of 06 months' time period for the smooth transition of carrying out One Time Repair by DUSIB and handing over to the eligible beneficiaries.

Decision

After deliberation, the Board ratified the proposal.

AGENDA ITEM NO. 34/02

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

PROPOSAL :-

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

Decision

After deliberation, the Board ratified the proposal.



AGENDA ITEM NO. 34/03

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

PROPOSAL:

The matter was placed before the Board for:

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

Decision

After deliberation, the Board approved the proposal

AGENDA ITEM NO. 34/04

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

PROPOSAL:

This agenda is placed before the Board for its ratification for release of Rs 13.62 crores from the available funds under Head IV(xii) “ Deposit work L.O.A. “ towards the remaining CapEx payment to DJB for the STP works at Savda Ghewra.

Decision

After deliberation, the Board ratified the proposal.



AGENDA ITEM NO. 34/05

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

PROPOSAL:

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

Decision

The Board Deferred the Agenda with the directions to place the matter in the next Board Meeting and present the Layout Plan together with facilities such as School, Dispensary/ Ayushman Aarogya Mandir (AAM) Community Hall, Commercial Units/LSC, Parking & Charging Station etc in nearby area.

AGENDA ITEM NO. 34/06

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

PROPOSAL:

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



Decision

The Board Deferred the Agenda with the directions to place the matter in the next Board Meeting and present the Layout Plan together with facilities such as School, Dispensary/ Ayushman Aarogya Mandir (AAM) Community Hall, Commercial Units/LSC, Parking & Charging Station etc in nearby area.

AGENDA ITEM NO. 34/07

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

PROPOSAL:

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

Decision

The Board Deferred the Agenda with the directions to place the matter in the next Board Meeting and present the Layout Plan together with facilities such as School, Dispensary/ Ayushman Aarogya Mandir (AAM) Community Hall, Commercial Units/LSC, Parking & Charging Station etc in nearby area.

AGENDA ITEM NO. 34/08

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



PROPOSAL:

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

Decision

The Board Deferred the Agenda with the directions to place the matter in the next Board Meeting and present the Layout Plan together with facilities such as School, Dispensary/ Ayushman Aarogya Mandir (AAM) Community Hall, Commercial Units/LSC, Parking & Charging Station etc in nearby area.

AGENDA ITEM NO. 34/9

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

PROPOSAL:

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

Decision

The Board Deferred the Agenda with the directions to place the matter in the next Board Meeting and present the Layout Plan together with facilities such as School, Dispensary/ Ayushman Aarogya Mandir (AAM) Community Hall, Commercial Units/LSC, Parking & Charging Station etc in nearby area.



AGENDA ITEM NO. 34/10

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

PROPOSAL:

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

Decision

After deliberation, the Board ratified the proposal.

AGENDA ITEM NO. 34/11

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

PROPOSAL:

Ratification for the accord of Administrative Approval and Expenditure Sanction (A/A & E/S) amounting to Rs. 133.71 crores and permission to call of tenders for the work of Operation and Management of Shelter Homes under DUSIB, by appointing Shelter Management Agencies (SMAs) for a period of 02 years (further extendable up to one years).

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



Decision

After deliberation, the Board ratified the proposal.

AGENDA ITEM NO. 34/12

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

PROPOSAL

- 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.

Decision

The Board Deferred the Agenda for next Board Meeting.



AGENDA ITEM NO. 34/13

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

PROPOSAL:

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

Decision

The Agenda to taken up later after its examination by the Urban Development Department, Govt. of NCT of Delhi.

AGENDA ITEM NO. 34/14

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

PROPOSAL

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

Decision

After deliberation, the Board ratified the proposal.

AGENDA ITEM NO. 34/15

RATIFICATION OF AGENDA PERTAINING TO RECOVER THE CHARGES ON ACCOUNT OF 50% UNEARNED INCREASE IN "MARKET VALUE" AS PER "CIRCLE RATE" IN RESPECT OF 17 NOS. OF SHOPS/STALLS (03 TIMES OF



CIRCLE RATE) FOR TRANSFER OF PERPETUAL LEASE PROVIDED THAT PURCHASERS ARE DEEMED ELIGIBLE AS PER REQUISITE DOCUMENTS.

PROPOSAL

The matter is placed before the Board for its ratification 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.

Decision

The Board Deferred the Agenda for next Board Meeting.

AGENDA ITEM NO. 34/16

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

PROPOSAL:

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

Decision

The Board approved the proposal for change of nomenclature of the post of Budget & Finance Officer (B&FO) in DUSIB with Director (Finance) in DUSIB.

AGENDA ITEM NO. 34/17

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



PROPOSAL:

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

Decision

After deliberation, the Board ratified the proposal.

AGENDA ITEM NO. 34/18

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

PROPOSAL

As per provision in Section 24 of DUSIB Act-2010, the Balance Sheet, Profit & Loss Account for the year 2019-20,2020-21 and 2021-2022 are placed before the BOARD for its consideration and approval please.



Decision

The Board Deferred the Agenda for next Board Meeting.

AGENDA ITEM NO. 34/19

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

PROPOSAL:

1. Information of Cabinet Meeting No. 15 vide Decision No. 3256 dated 18.09.2025 for the operation and management of 100 Atal Canteens for a period of 12 months under the Atal Canteen Scheme of GNCTD.
2. Administrative approval and expenditure sanction amounting to Rs 104.24 Crores for implementation of Atal Canteen Scheme and ratification of call of RFP for Preparation, Supply, and Distribution of two freshly cooked meals (Lunch and Dinner) to the people of JJ Clusters through established Atal Canteens at a subsidized rate of ₹5 per meal.
3. Approval to split up the work for construction of Atal Canteen Distribution Centres among multiple Divisions- Civil Divisions (C-1 to C-12) and Electrical Divisions (E-1 to E-4)-considering the time-bound nature of the project.
4. Approval of the following eligible agencies which have been proposed by the Technical Evaluation Committee (Minutes enclosed) held on 18.11.2025 for approval please.

S.N.	Participants	Proposed Group for work allocation	Location of canteen
1	Surya Charitable & Welfare Society	1,2	The locations of the canteen is annexed as Annexure-A.
2	Micro Education & Social Welfare Society	19,20	



3	Stri Shakti	6,9	in Agenda
4	BhartiyaManavKalyanParis had	17,18	
5	Ekta Shakti Foundation	10,11	
6	NavPrayas	13,14	
7	Dalit ManavUttanSansthan	3,4	
8	The Peoples Welfare Society	7	
9	Sanraj Hospitality Pvt. Ltd.	15,16	
10	Rural Environment & Water Assets Reproductive Development Society	12,8	
11	Rao Raghubir Singh SewaSamiti	5	

Decision

The Board considered and approved the proposal contained in the Agenda.

Part-C

ACTION TAKEN REPORT ON THE MINUTES OF THE 33RD BOARD MEETING

Decision

The Board Deferred the Agenda for the next Meeting.

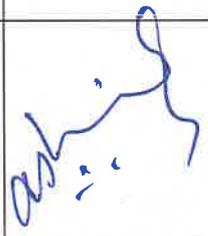
The meeting ended with a vote of thanks to the Chair.


(R.K. Dutta)
Dy. Director (Board)

ATTENDANCE SHEET

34th MEETING OF THE DELHI URBAN SHELTER IMPROVEMENT BOARD (DUSIB)

Dated : 21.11.2025

Sr. No.	Name of the Member	Designation/Department	Signature	Contact No.	Email id
1.	Smt. Rekha Gupta	Hon'ble Chief Minister, Delhi/Chairperson, DUSIB			
2.	Sh. Ashish Sood	Hon'ble Minister of Urban Development /Vice Chairperson, DUSIB			
3.	Sh. Rupesh Kumar Thakur	CEO, DUSIB			
4.	N. Saravanan Kumar	VC, DDA			
5.	R.K. Bhatnagar	CEN, DSD			
6.	SURESH KUMAR	Engineer Officer L4 DO		9350005669	
7.	Pranjal Jaiswal	PO-DIR (DUSIB)		9582220040	
8.	Hemant Kr	S.S. UD			
9.	Vivek Bidhuri	Secy (UD)			

Sr. No.	Name of the Member	Designation/Department	Signature	Contact No.	Email id
10.	Keshav Chandra -	Chairman, NDME			
11.	D. M. Sathya D. Vamuna	Member (Admin) DUED			
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