

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
(Meeting Cell)

NO: DD (Board)/DUSIB/2026/D-04

Dated: 08.04.2026

Meeting Notice

In continuation of Meeting Notice No. DD(Board) DUSIB/2026/D-02 dated 07.04.2026 ***please find enclosed herewith the Agenda of the Meeting for kind perusal and information.***

All the Members are requested to make it convenient to attend the 35th Meeting of the Delhi Urban Shelter Improvement Board (DUSIB) to be held under the Chairmanship of Hon'ble Chief Minister, Delhi on dated 09.04.2026 at 04:00 PM. The venue of the meeting will be Conference Room No. 2, Level - 2, Delhi Secretariat.


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, GoI, Nirman Bhawan-representative of M/o UD.
6. Pr. Secretary (UD), UD Deptt, GNCT of Delhi.
7. Chairman, NDMC.
8. CEO, Delhi Jal Board.
9. Director (Local Bodies), GNCT of Delhi.
10. L&DO (Admn.), Ministry of Housing, GOI, Sankalp Bhawan.
11. CEO, DUSIB.
12. Member (Admn/Finance/Engg./Power), DUSIB.



Agenda Notes for the 35th Meeting of
Delhi Urban Shelter Improvement Board (DUSIB)
GOVT. OF NCT OF DELHI

Venue: Conference Hall No. 2, Delhi Secretariat
Date 09.04.2026 at 04:00 P.M.

35TH Board Meeting of DUSIB

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CONFIRMATION OF THE MINUTES OF THE 34th MEETING OF THE BOARD HELD ON 21.11.2025.

The minutes of the 34th Meeting of the BOARD held on 21.11.2025 were approved by the Hon'ble Chairman, Delhi Urban Shelter Improvement Board / Chief Minister, Govt. of NCT of Delhi. The approved minutes was circulated vide letter No. DD(Board)/DUSIB/2025/D-58 dated 28.11.2025 for the kind information of all Members of the BOARD. No observation/comment has been received from any Member.

Hence, Board may confirm the Minutes of the 34th Meeting held on 21.11.2025.

AGENDA ITEM NO. 35/01

ALLOTMENT OF EWS FLATS AT SAVDA-GHEWRA TO 717 JHUGGI DWELLERS OF BHAI RAM CAMP, MASJID CAMP AND DID CAMP AND TO 221 JHUGGI DWELLERS OF ALREADY DEMOLISHED 04 JJ BASTIS I.E. INDIRA CAMP, G-POINT, NEW SANJAY CAMP AND RAJIV CAMP FOR THEIR REHABILITATION .

1. DUSIB rehabilitate JJ dwellers of identified JJ Bastis under rehabilitation policy dated 11.12.2017 after joint survey, determining their eligibilities and approval of Competent Authority and allots rehabilitation flats to eligible JJ dwellers upon receipt of relocation charges from the Land Owning Agencies and beneficiary share money from the eligible JJ dwellers.
2. As per Para 2(a)(iii) of the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (Part-A), in respect of *In-situ* rehabilitation, Delhi Urban Shelter Improvement Board shall provide alternate accommodation to those living in Jhuggi Jhopri Bastis, either on the same land or in the vicinity within a radius of five kilometers. In case of exceptional circumstances, it can even go beyond five kilometers with prior approval of the Board. The terms and conditions at which alternate accommodation will be provided and the eligibility conditions are being separately notified. **(Annexure-1)**
3. After November 2019, no JJ bastis could be rehabilitated due to administrative reasons, Covid-19 and communication from MoHUA on implementation of ARHCs (vide which all vacant and under construction houses under JnNURM/RAY schemes deemed converted into ARHCs only).
4. Hon'ble High Court vide order dated 18.09.2023 passed in WPC 9470/2022 constituted a High Powered Committee (HPC) to chalk out a clear and concise policy for the allocation and allotment of houses addressing the concerns raised about ARHCs and the Rehabilitation Policy, 2015 **(Annexure-2)**. The HPC in its second meeting held on 09.05.2024 constituted sub-committee.
5. The HPC in its third meeting held on 22.10.2024 recommended the name of following JJ bastis for rehabilitation in 2500 EWS flats at Savda-Ghevra **(Annexure-3)**:

S.No.	Name of JJ basti
1	Kushak Nalla, between INA Market East Kidwai Nagar (NBCC)
2	Indira camp, Kalyanvas, Kalyanpuri
3	G-point, Gole Market
4	Kanak Durga Camp, RK Puram, Sector 12
5	Nivedita Kunj, RK Puram, Sector 10
6	New Sanjay camp, Okhla (demolished cluster)
7	Lohar basti, T-Point, Maa Anand Mayee Marg
8	Rajiv camp, Mandawli
9	Khichri pur (Ghazipur drain)
10	K&L Block, Wazirpur

6. On the recommendation of the third meeting of HPC held on 22.10.2024, Hon'ble High Court vide order dated 22.11.2024 passed in WP(C) 9470/2022 and CM APPL. 30607/2022 & 30608/2022, has directed that upto 2500 JnNURM houses at Savda-Ghevra are allowed to be used for Slum rehabilitation to the eligible JJ dwellers from the recommended JJ bastis (**Annexure-4**).
7. The Executive Engineer C-3, DUSIB vide letter dated 21.10.2025 informed that civil work for 1000 flats out of 2416 flats has been completed at site and the remaining work is in progress (**Annexure-5**).
8. L&DO, MoHUA, Gol vide letters dated 17.10.2025 requested for reservation of 1000 flats at Savda-Ghevra for the three JJ Bastis namely Bhai Ram camp, Masjid camp and DID camp at Race Course area for urgent allotment of rehabilitation flats for time bound clearance of Government Land near Race Course area as well as other JJ dwellers for future rehabilitation. The name of above three JJ bastis exists in the list of 675 identified JJ bastis with cluster code 503, 502 and 504 respectively. Accordingly, L&DO, MoHUA, Gol has been requested vide letter dated 14.11.2025 to deposit relocation charges amounting to Rs. 84,96,82,940/- against 1000 dwelling units at Savda-Ghevra. Further, L&DO vide letter dated 03.02.2026 enclosed copy of sanction order for Rs. 42,48,00,000/- and informed that remaining amount sanctioned for this purpose shall be released to DUSIB shortly (**Annexure-6 colly**).
9. The eligibility determination in respect of JJ bastis Bhai Ram camp, Masjid camp and DID camp has been carried out by the DDA. Further, L&DO has sent the files of eligible and in-eligible JJ households of these three JJ bastis to DUSIB on 15.01.2026 and 12.02.2026 respectively.

10. The High Powered Committee (constituted by Hon'ble High Court of Delhi in WPC 9470/2022) in its 4th meeting held on 29.01.2026 interalia approved that eligible JJ dwellers of above three JJ Bastis namely, Bhai Ram camp, Masjid camp and DID camp at Race Course area may also be accommodated in the flats at Savda Ghevra, Delhi for rehabilitation **(Annexure-7)**.
11. L&DO further vide letter dated 12.02.2026 requested for allotment of flats to 528 eligible and 258 ineligible (total 786) JJ beneficiaries from aforesaid three JJ bastis. It has been further informed vide said letter that the competent authority has already given in-principle approval for allotment of flats to these ineligible jhuggi dwellers. It has been requested to DUSIB that the allotment of flats for both the 528 eligible and 258 ineligible beneficiaries be taken up immediately without any further delay to ensure timely clearance of the encroached government land **(Annexure-8)**.
12. The Hon'ble Chairperson, DUSIB at Note #34 in the concerned e-file no. 330515, has approved that as requested by MOHUA "*the allotment of flats for both the 528 eligible and 258 ineligible beneficiaries be taken up immediately ...*", DUSIB may be directed to take action for Computerised Draw of lots of 528 (eligible)+ 258 (ineligible) flats in co-ordination/ assistance of DDA **(Annexure-9)**.
13. In this regards, a letter dated 16.02.2026 was sent to Commissioner (Systems), DDA regarding conducting draw of lots in r/o eligible/ineligible JJ dwellers for the EWS Flats at Savda Ghevra, New Delhi. L&DO has provided the list of 528 eligible and 189 in-eligible JJ dwellers (excluding Non-residential jhuggi units viz. exclusive commercial/locked/Anganwadi/Mandir/Masjid/store/bathroom/Toilets etc.) to DDA vide letter dated 17.02.2026 with copy to DUSIB. The draw of lots was held on 17.02.2026 by DDA for allotment of 717 nos. of flats at Savda Ghevra, New Delhi. **(Annexure-10)**.
14. Dy.L&DO vide this office letter dated 20.02.2026 was informed that as per rehabilitation policy, 2015, eligible JJ dweller is required to deposit Rs.1,12,000/- (Rs 1000/- for SC) as beneficiary contribution and Rs.30,000/- towards maintenance charges for 5 years within stipulated time period. Being a time bound matter to rehabilitate the JJ dwellers from 3 JJ bastis at Race Course area, it was requested to inform the beneficiary contribution to be charged from ineligible JJ dwellers for allotment of flats **(Annexure-11)**.

15. Dy.L&DO vide letter dated 23.02.2026 informed that the balance amount of Rs. 23,99,65,540 has already been released to DUSIB vide sanction order dated 16.02.2026. It has also been informed tht the ineligible JJ dwellers from three identified clusters (Bhai Ram camp, Masjid camp and DID camp) are to be treated at par with eligible dwellers for the purpose of this allotment. The release of Rs. 1,12,000/- per dweller as the beneficiary contribution has been ensured by MoHUA and DUSIB is requested to grant beneficiaries a period of three months to deposit Rs. 30,000/- maintenance cost and to issue allotment letters immediately to facilitate the completion of the rehabilitation process (**Annexure-12**). The Hon'ble Chairperson, DUSIB at note 74 dated 27.02.2026 in concerned e-file no. 330515 has approved the same (**Annexure-13**). The allotment letters are being issued to the JJ dwellers and possession of allotted flats is being given by the concerned Engineering Branch of DUSIB.

16. The HPC in its 4th meeting further recommended to keep in abeyance the rehabilitation of following 04 JJ bastis (earlier recommended in its 3rd meeting) where relocation charges have not been received by DUSIB :

S.No.	Name of JJ Basti	Name of Land Owning Agency
1	Kanak Durga camp, R.K. Puram, Sector-12	Rajya Sabha Secretariat/ L&DO
2	Nivedita Kunj, RK Puram, Sector 10	L&DO
3	Khichri pur (Gazipur drain)	I&FC
4	K&L Block, Wazirpur	I&FC

17. As regard remaining 06 JJ bastis out of aforesaid 10 JJ Bastis, relocation charges have been received and eligibility has been determined:

S.No.	Name of JJ basti	Remarks, if any
1.	Indira camp, Kalyanvas, Kalyanpuri	already demolished JJ basti
2.	G-point, Gole Market	already demolished JJ basti
3.	New Sanjay camp, Okhla	already demolished JJ basti
4.	Rajiv camp, Mandawli	already demolished JJ basti
5.	Kushak Nalla, East Kidwai Nagar	Not removed
6.	Lohar basti, Maa Anand Mayee Marg	<i>Hon'ble High Court in WPC 10476/2024 has directed to maintain status quo</i>

18. To comply with the directions of Hon'ble Court, proposal for conducting draw of lots for 221 eligible JJ dwellers in respect of above mentioned already demolished 04 JJ bastis and 295 eligible JJ dwellers in respect of JJ basti Kushak Nalla (not removed) was placed before the Hon'ble Chairperson, DUSIB.
19. The Hon'ble Chairperson, DUSIB vide note no. 87 dated 10.03.2026 in e-file no. 330515 has approved to conduct computerized draw of lots for the eligible JJ dwellers of aforementioned 04 already demolished JJ bastis. The decision w.r.t. ineligible JJ dwellers of already demolished JJ bastis and JJ basti at Kushak Nalla, East Kidwai Nagar (not removed) may be taken after finalization of 'New Rehabilitation Policy' (**Annexure-14**).
20. In view of above facts and circumstances *in-situ* rehabilitation is not possible.

PROPOSAL: Ratification of following Agenda:

- i. Allotment of EWS flats at Savda-Ghewra, Delhi to 717 nos. of JJ dwellers including 528 eligible and 189 in-eligible out of 258 ineligible beneficiaries (excluding non-residential jhuggi units) of the three JJ bastis namely Bhai Ram camp, Masjid camp and DID camp at Race Course area.
- ii. The beneficiary contribution of Rs. 1,12,000/- per dweller to be deposited in DUSIB by MoHUA, Govt. of India and the beneficiaries may be granted a period of three months to deposit Rs. 30,000/- in DUSIB account in respect of maintenance cost of the allotted flat in respect of three JJ bastis namely Bhai Ram camp, Masjid camp and DID camp at Race Course area.
- iii. Allotment of flat at Savda Ghewra to JJ dwellers in respect of 221 JJ dwellers in respect of already demolished 04 JJ bastis recommended by High Powered Committee in its 3rd meeting namely (1) Indira camp, Kalyanvas, Kalyanpuri (2) G-point, Gole Market (3) New Sanjay camp, Okhla (4) Rajiv camp, Mandawali.

The matter is placed before the Board for consideration.

AGENDA ITEM NO. 35/02

AGENDA FOR RATIFICATION OF EXTENSIONS ALREADY ACCORDED AND FOR GRANT OF IN-PRINCIPLE APPROVAL FOR FURTHER EXTENSION OF SHELTER MANAGEMENT AGENCIES (SMAs) FOR OPERATION & MANAGEMENT OF SHELTER HOMES UNDER DUSIB.

At present, about 197 Shelter Homes are being operated by the DUSIB under the Plan Scheme of the Government of NCT of Delhi through designated Shelter Management Agencies (SMAs). These Shelter Homes function throughout the year on a round-the-clock basis, providing essential facilities and shelter to homeless individuals across Delhi.

For the Operation and Management (O&M) of Shelter Homes, a tender was floated in the year 2023. Upon completion of the tendering process, SMAs were appointed with effect from 01.09.2023. The Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 72.32 crores for the said work was accorded by the DUSIB Board vide Agenda Item No. 31/10 in its 31st Board Meeting held on 08.08.2022.

During the handing-over process of certain clusters (Clusters 1, 2, 4, 6, 7, and 8) to newly selected SMAs, several manpower unions engaged by the previous SMAs approached the Hon'ble High Court of Delhi. In W.P.(C) 12334/2023 and W.P.(C) 13273/2023, the Hon'ble Court passed interim orders directing maintenance of status quo with respect to the services of members of the petitioner unions.

In order to pursue vacation/modification of the said interim orders and to facilitate initiation of a fresh tendering process, approval for extension of existing SMAs for a period of three (03) months up to 30.11.2025 was obtained from the Hon'ble Chief Minister of Delhi/Chairperson, DUSIB vide approval dated: 01.09.2025. **[ANNEXURE-A]**

Subsequently, as the interim orders could not be vacated and modalities for the fresh Request for Proposal (RFP) were still under preparation, a further extension of three (03) months up to 28.02.2026 was accorded by the Hon'ble Chief Minister of Delhi/Chairperson, DUSIB vide approval dated 11.11.2025. **[ANNEXURE-B]**

Thereafter, the Hon'ble High Court of Delhi vacated the status quo order vide its order dated: 04.12.2025, thereby enabling the department to proceed further in the matter.

Meanwhile, Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 133.71 crores, along with in-anticipation approval for calling fresh tenders, had already been granted by the Hon'ble Chief Minister of Delhi/Chairperson, DUSIB vide approval dated 24.10.2025. The proposed tender envisages engagement of SMAs for a period of two years, extendable by one additional year.

Further, the Hon'ble Chief Minister of Delhi/Chairperson, DUSIB vide approval dated: 02.01.2026 accorded approval to the modalities and draft RFP for O&M of Shelter Homes, structured into ten clusters. The approved RFP has been adopted as the standard document for undertaking the fresh tendering process.

In-pursuance of the above approvals and after completion of due procedural formalities, online tenders for all clusters (Cluster-1 to Cluster-10) were invited, and the bids were scheduled for opening on 23.02.2026 at 03:00 PM. In view of the ongoing tendering process and anticipated transition to new agencies, the work was further extended for a period of one (01) month up to 31.03.2026 with the approval of the Hon'ble Chief Minister of Delhi/Chairperson, DUSIB.**[ANNEXURE-C]**

It is pertinent to mention that the tenders for all clusters have since been opened, and technical evaluation of the participating agencies has been completed by the Technical Evaluation Committee (TEC). It is anticipated that the work shall be awarded shortly, and the new agencies are expected to commence service delivery by 01.05.2026, after submission of requisite Performance Guarantees and carrying out all formalities as stipulated in the RFP like biometric attendance, submission of manpower records, etc.

Further, in order to ensure continuity of essential shelter services without any disruption during this transition and handing-over of shelter homes period, a further extension of one (01) month, i.e., up to 30.04.2026, is considered necessary.

Furthermore, as per the financial position, the average monthly expenditure across all clusters is approximately Rs. 1.73 crores. The total estimated expenditure incurred from 01.09.2023 to 31.03.2026 is approximately Rs. 53.63 crores. Out of the total sanctioned amount of Rs. 72.32 crores, sufficient funds amounting to Rs. 18.69 crores remain available, indicating that the proposed extension can be accommodated within the existing financial sanction. Therefore, the estimated expenditure for the proposed extension period from 01.04.2026 to 30.04.2026 is approximately Rs. 1.73 crores.

PROPOSAL:

In view of the above, the following agenda is placed before the Board for its kind consideration and approval please:

1. Ratification of the extensions already accorded to the existing Shelter Management Agencies (SMAs) for continuation of Operation & Management of Shelter Homes up to 31.03.2026.
2. In-principle approval for further extension of the existing SMAs for a period of one (01) month, i.e., up to 30.04.2026, or till commencement of services by the newly selected agencies, whichever is earlier, on the same terms and conditions.

AGENDA ITEM NO. 35/03

RATIFICATION OF EX-POST FACTO APPROVAL OF REVISED GROUPING OF 100 ATAL CANTEENS / DISTRIBUTION CENTRES AND REVISION OF ONLINE TOKEN GENERATION TIMINGS UNDER THE ATAL CANTEEN SCHEME.

1. Background

1.1 The Atal Canteen Scheme is a flagship welfare initiative of the Government of National Capital Territory of Delhi (GNCTD), being implemented through the Delhi Urban Shelter Improvement Board (DUSIB), with the objective of providing hygienic and affordable meals to residents of JJ Clusters and other economically weaker sections.

1.2 The Scheme was approved by the Council of Ministers, GNCTD in Cabinet Meeting No. 15 vide Decision No. 3256 dated 18.09.2025, with a total financial outlay of ₹104.24 crore, along with Administrative Approval & Expenditure Sanction (AA&ES). The scheme was required to be operationalized within a time-bound framework. **(Annexure–A)**

2. Shifting of Locations and Grouping of left out Atal Canteens

2.1 During implementation of the Scheme, certain site-specific constraints were encountered at approved locations, including public resistance, non-receipt of requisite NOCs from land-owning agencies. In order to avoid delay in execution, alternative locations were identified in consultation with Concerned Hon'ble MLAs and construction was undertaken accordingly.

2.2 Further, additional locations were taken up based on subsequent requirements and readiness of sites, which could not be included in the original RFP due to time constraints.

2.3 Out of 100 Atal Canteens:

- 38 locations of Atal Canteen have been changed vis-à-vis original RFP sites;
- 27 additional locations of Atal Canteen (not part of original RFP) have been constructed / are under various stages of execution.

2.4 The current status of Atal Canteens is as under:

- 74 sites operational;
- 08 sites under construction;
- 18 sites under award

2.5 In view of the above, the grouping of Atal Canteens / Distribution Centres was revised to align with the updated site positions. **(Annexure–B)**

3. Revision of Online Token Generation Timings

3.1 Representations were received from empanelled food vendor agencies requesting revision of the existing time window for online token generation.

3.2 Accordingly, the competent authority approved revision of online token generation timings as under:

- **Lunch:** 10:30 AM to 2:00 PM
- **Dinner:** 6:00 PM to 9:30 PM
- **Buffer Period:** 30 minutes prior to commencement of each meal for token generation

3.3 The above revision does not entail any additional financial implication, as the number of tokens per canteen remains capped at 500 per meal, as already approved under AA&ES.

4. Operational Facilitation

4.1 For ensuring smooth operations during peak hours, it has also been approved to provide, wherever required, an additional user ID and password to empanelled vendor agencies for a particular Atal Canteen.

4.2 This arrangement is purely for operational convenience and shall not result in any increase in the approved number of tokens, remaining within the existing system controls and limits.

5. Approval of Chairperson, DUSIB

5.1 The above proposals regarding:

- Revision in grouping of Atal Canteens / Distribution Centres;
- Revision of online token generation timings; and
- Operational facilitation through additional login credentials

have been approved by the Hon'ble Chairperson, DUSIB (Hon'ble Chief Minister, Delhi) on an ex-post facto basis in view of the operational urgency and field requirements. **(Annexure–C)**

6. Proposal

6.1 The matter is placed before the Board for consideration and **ratification** of the following:

- i. **Ex-post facto approval of revised grouping** of 100 Atal Canteens / Distribution Centres;

- ii. **Revision of online token generation timings, i.e.:**
 - 1. Lunch: 10:30 AM to 2:00 PM
 - 2. Dinner: 6:00 PM to 9:30 PM
 - 3. with 30 minutes buffer period prior to commencement;
- iii. **Provision of additional user ID/password** to empanelled vendor agencies for operational convenience, within existing approved limits.

AGENDA ITEM NO. 35/04

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.

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

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

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

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

PROPOSAL:

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

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

AGENDA ITEM NO. 35/05

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.

The Hon'ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No. 30607/2022 & 30608/2022, titled Court on its own motion vs. Union of India & Others has issued, directions for making the JNNURM Houses habitable.

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

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

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

PROPOSAL:

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

AGENDA ITEM NO. 35/06

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.

The Hon' ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No. 30607/2022 & 30608/2022, titled Court on its own motion vs. Union of India & Others has issued, directions for making the JNNURM Houses habitable.

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

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

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

PROPOSAL:

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

AGENDA ITEM NO. 35/07

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.

The Hon' ble High Court of Delhi in Writ Petition No. 9470/2022 & CM Applications No. 30607/2022 & 30608/2022, titled Court on its own motion vs. Union of India & Others has issued, directions for making the JNNURM Houses habitable.

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

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

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

PROPOSAL:

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

AGENDA ITEM NO. 35/08

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

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

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

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

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

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

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

PROPOSAL:

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

AGENDA ITEM NO. 35/09

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

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

7. DUSIB in its 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.
8. An amount of total Rs. 1,65,00,000/- was deposited by the Land Owning Agency (Dr. RML Hospital) as relocation charges for rehabilitation of JJ Basti 5855, Near NDMC Water Supply Control Room. However, the allotments of alternate dwelling units could not be made to such provisionally eligible JJ dwellers due to administrative reasons and Circular/directions on ARHCs by MoHUA, Govt. of India.
9. The Director & Medical Superintendent, Atal Bihari Vajpayee Institute of Medical Sciences (ABVIMS) & Dr. Ram Manohar Lohia Hospital, New Delhi vide his letter dated 02.05.2023 informed that in the interest of public, the work of relocation of the cluster, Dr. RML Hospital will decide the further course of action in consultation with Ministry of Housing and Urban Affairs (MoHUA) & Ministry of Home and Family Welfare (MoH & FW). It is requested to hand over the survey report, EDC and other relevant papers related to the above mentioned plot for the eligible beneficiary (**Annexure-1**). Accordingly, all the records i.e. the photocopy of the joint survey report and all the details/records of eligible beneficiaries including original Bank Challans of beneficiary share money along with the individual files of the JJ dwellers of JJ Basti 5855, Near NDMC Water Supply Control Room, Kalibari Marg, have been sent to Director & Medical Superintendent, ABVIMS & Dr. Ram Manohar Lohia Hospital, New Delhi on 16.05.2023 (**Annexure-2**).
10. Atal Bihari Vajpayee Institute of Medical Sciences, Dr. Ram Manohar Lohia Hospital, New Delhi vide letters dated 07.03.2024, 11.07.2024, 30.08.2024 and 18.10.2024 has requested for refund of the relocation charges amounting to Rs. 1,65,00,000/- deposited in DUSIB by them for rehabilitation of JJ Basti 5855, Near NDMC Water Supply Control Room, Kalibari Marg and beneficiaries share money deposited by the eligible JJ dwellers of said JJ basti with interest accrued. **Annexure-3 (Colly)**
11. In view of above, the following proposal is placed before the Board for consideration for refund of relocation charges and beneficiaries share money to the Land Owning Agency/JJ dwellers:
 - i. Where relocation charges partly received and beneficiaries share money received in DUSIB but later on, the concerned Land Owning Agency is not willing/ not cooperating for rehabilitation of JJ basti/Jhuggis from DUSIB despite several request letters for deposit of complete relocation charges, the amount of relocation charges/beneficiary share money received may

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

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

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

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

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

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

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

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

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

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

The matter is placed before the Board for consideration.

AGENDA ITEM NO. 35/10

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

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

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

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

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

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

04. Further, as per request of NCRTC, the IAL branch of DUSIB had allotted a land measuring 235 sqm vide letter No. F-14/273/NCRTC/IAL/DUSIB/204744859/D-925 dated 13.10.2023 (**Annexure-D**) for development of these 17 shops. The NCRTC vide letter No. NCRTC/DM/CPM-INA/RR/External Agencies/2021/131-B/2049 dated 01.10.2024 has informed that the shops for relocation has already been constructed on the allotted land and requested DUSIB to take over the possession of these 17 shops for further allotment to the shopkeepers whose shops are falling in the shadow area of elevated road (**Annexure-E**). Accordingly, this office vide letter No. F/2724/18/Misc./RP/DUSIB/2023/D-808 dated 11.10.2024 has directed the Ex. Engineer, C-05 to take over the possession of these shops under intimation to this office. Accordingly, the AE, C-05 has taken over the possession of these new built up shops from the officials of NCRTC on 23.11.2024 (**Annexure-F**)

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

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

Brief background:

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

Rates decided by DDA

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

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

Rates decided by Delhi Government

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

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

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

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

11. 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/Pr emium	Land Cost as per Rates of Delhi Government (Category E)	Total Amount	50% unearned increase
12.2	Rs. 35,000/	70080/-*	12.28X3X 70080 =	(25,81,747-35,000)/ 2

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

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

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

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

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

PROPOSAL

The matter is placed before the Board for its ratification.

AGENDA ITEM NO. 35/11

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

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

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

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

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

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

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

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

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

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

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

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

(1) The Board shall prepare in such form and at such time every year as may be prescribed by rules, a budget in respect of the financial year next ensuing showing the estimated receipts and expenditure of the Board and shall forward to the Government such number of copies thereof as may be prescribed by rules.

(2) The Board shall maintain proper accounts and other relevant records and prepare an annual statement of accounts, including the balance-sheet in such form as the Government may by rules prescribe in consultation with the Comptroller and Auditor-General of India.

(3) The accounts of the Board shall be subject to audit annually by the Comptroller and Auditor-General of India and any expenditure incurred by him in connection with such audit shall be payable by the Board to the Comptroller and Auditor-General of India.

(4) The Comptroller and Auditor-General of India and any person appointed by him in connection with the audit of accounts of the Board shall have the same right, privilege and authority in connection with such audit as the Comptroller and Auditor-General of India has in connection with the audit of the Government accounts, and in particular, shall have the right to demand the production of books, accounts, connected vouchers and other documents and papers and to inspect the office of the Board.

(5) The accounts of the Board as certified by the Comptroller and Auditor General of India or any other person appointed by him in this behalf, together with the audit report thereon, shall be forwarded annually to the Government and the Government shall cause a copy of the same to be laid before the Legislative Assembly of Delhi.

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

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

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

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

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

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

(b) Financial Statement for the year 2020-2021

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

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

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

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

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

(c) Financial Statement for the year 2021-22

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

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

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

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

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

Transfer to Special Reserve (Specify each)			
Transfer to/ from General Reserve			
BALANCE BEING SURPLUS/(DEFICIT) CARRIED TO CORPUS/CAPITAL FUND		-2,99,86,95,083.19	-2,49,62,53,181.58

12. During 32th Board meeting held on 06.01.2025, the Annual account for the 2016-17 and 2017-18 (Agenda item 33/15) and Annual account for the 2018-19(Agenda item 33/16) got approved by the Board.

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.

**ACTION TAKEN REPORT OF 34th BOARD MEETING HELD ON
21.11.2025.**

S. No.	SUBJECT	ATR
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".	The tenders for repair of 2416 EWS houses called and awarded.
34/02	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" for Civil Work.	The tender for repairing of 2416 EWS houses was called and awarded to M/s Sushil Buildwell Private Limited (new name M/s TG Promoters Pvt.). 1550 EWS houses has been repaired.
34/03	Ratification for Accord of Approval of Tender for the work of "Repairing and One-Time Maintenance of i.e. Work in 2416 flats out of 3560 EWS Housing (Group-II) at Savda Ghewra Phase-III to make these EWS Houses habitable for slum dwellers (in compliance with the orders of Hon'ble High Court of Delhi)" for Electrical Work.	The work was awarded to M/s Mathura Dass Ahuja & Sons and work is in progress.
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.	DJB has been paid Rs. 13.62 Crores as a Capex Payment for construction of STP at Savda Ghewra.
34/05	Ratification for Accord of Administrative Approval & Expenditure Sanction (A/A&E/S) in respect of urgent	The Board deferred the Agenda with the directions to place the matter in the next Board Meeting.

	<p>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.</p>	
34/06	<p>Administrative approval & expenditure sanction (A/A&E/S) and permission to call tender for the work of marking 980 NOs. Five storeyed EWS low cost houses habitable for slum dwellers (Under JNNURM) at Site No. I, Sector 16-B, Dwarka.</p>	<p>The Board deferred the Agenda with the directions to place the matter in the next Board Meeting.</p>
34/07	<p>Administrative approval & expenditure sanction (A/A&E/S) and permission to call tender for the work of marking 736 NOs. Four storeyed EWS low cost houses habitable for slum dwellers (Under JNNURM) at Site No. II, Sector 16-B, Dwarka.</p>	<p>The Board deferred the Agenda with the directions to place the matter in the next Board Meeting.</p>
34/08	<p>Administrative approval & expenditure sanction (A/A&E/S) and permission to call tender for the work of marking 288 Nos. Four storeyed EWS low cost houses habitable for slum dwellers (Under JNNURM) at Site No. III, Sector 16-B, Dwarka.</p>	<p>The Board deferred the Agenda with the directions to place the matter in the next Board Meeting.</p>
34/09	<p>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.</p>	<p>The Board deferred the Agenda with the directions to place the matter in the next Board Meeting.</p>
34/10	<p>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</p>	<p>The work was satisfactorily completed on 31.03.2026 following the completion of the Winter Action Plan.</p>

	tents as temporary Shelter Homes on hiring basis at various locations in NCT of Delhi for the year 2025-26.	
34/11	Regarding Administrative Approval and Expenditure Sanction (A/A & E/S) for Operation and Management (O&M) of Shelter Homes.	After due approvals and completion of formalities, online tenders for Cluster-1 to Cluster-10 have been opened and technically evaluated by the TEC. Award of work is expected shortly, with new agencies likely to commence services by 01.05.2026 after completing required formalities.
34/12	Guidelines for refund/transfer of Relocation Charges/ Beneficiaries Share Money to Land Owning Agency/JJ dwellers.	The Board deferred the Agenda with the directions to place the matter in the next Board Meeting.
34/13	Amendment in clause 2(g) (iii) of DUSIB ACT.	The proposal is to be examined by UD Department.
34/14	Regarding ratification of the agenda from the Board in respect of issuance of NOC establishment of Ayushman Arogya Mandir (AAM) in BVKs on the I and belongs to DUSIB and other Departments on "as is where is" basis	NOC/User permission have already been issued for 124 sites No action in this matter is required by IAL Branch.
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.	The Board deferred the Agenda with the directions to place the matter in the next Board Meeting.
34/16	Regarding change in nomenclature of the post of B&FO to Director (Finance).	As per approval by DUSIB Board, the Office Order has been issued by Administration Branch dated 29.12.2025.
34/17	Regarding Ratification thereof from the Board in respect of Conferring of powers upon the officers relating	The Office Order has been issued vide No. F./261/Dir(L&L)/

	to Execution of Lease Deed/Conveyance Deed on behalf of Delhi Urban Shelter Improvement Board.	2005/204198166/D-876 dated 18.7.2025
34/18	Approval of DUSIB Annual Accounts for the year 2019-20, 2020-2021 and 2021-2022.	The Board deferred the Agenda with the directions to place the matter in the next Board Meeting.
34/19	Ratification/Approval for implementation of Atal Canteen Scheme for preparation, supply and distribution of two freshly cooked meals (Lunch & Dinner) to the Residents of JJ clusters through Established Atal Canteen across Delhi.	The Board considered and approved the agenda. The work of food distribution has been awarded to the eligible Agencies/Vendors vide acceptance letter no. DUSIB/E(Atal Canteen)/2025-26/D-19 dated 28.11.2025.

TABLE AGENDA Item No. 01

Subject: Fixation of Maximum Retention Period (90 Days) for Storage of Backup of Images Captured through Face Recognition System for Online Coupon Generation under Atal Canteen Scheme on C-DAC Server.

1. Background:

Delhi Urban Shelter Improvement Board (DUSIB) is operating Atal Canteens to provide hygienic and subsidized food to beneficiaries. To ensure transparency and prevent duplication, a face recognition-based online coupon generation system has been implemented. Currently, 74 Atal Canteens are operational, and many more Atal Canteens are in the pipeline.

Under this system, images of beneficiaries are captured and stored temporarily for face authentication purposes.

DUSIB has engaged Centre for Development of Advanced Computing (C-DAC) for hosting and managing the server infrastructure required for running the Atal Canteen software and storing related data.

2. Existing Infrastructure:

- Server hired from C-DAC with following specifications:
 - Storage Capacity: **5 TB**
 - RAM: **64 GB**
- The server is utilized for:
 - Running Atal Canteen application
 - Storing transaction data and beneficiary images related to coupon generation

3. Issue for Consideration:

As per the data storage and backup policy of C-DAC, the maximum permissible retention period for backup data is 90 days due to:

- Storage optimization and performance considerations
- Data security and privacy compliance
- Efficient server management

At present, large volumes of images data are being generated daily through face recognition systems, leading to rapid consumption of storage capacity.

4. Justification:

- The 90-day retention period is sufficient for:
 - verification purposes
 - Grievance redressal

- Monitoring and inspection requirements
- Retention beyond 90 days will:
 - Increase storage burden and operational costs
 - Impact server performance
 - Raise data privacy concerns
 - Challenges in Managing Large Volumes of Image Data
- The policy aligns with standard data minimization principles and best practices in digital governance.

5. Proposal:

It is proposed that:

1. Maximum retention period of backup data (including images captured through face recognition system) be fixed at 90 days from the date of generation.
2. After completion of 90 days, the images shall be automatically deleted/ expelled/ purged from the system.
3. Necessary safeguards shall be ensured to retain data excluding images required for:
 - Legal purposes
 - Court cases
 - Specific administrative approvals
 - Audit purposes

6. Financial Implications:

- No additional financial burden involved.
- The proposal will optimize existing server resources and avoid future expenditure on additional storage.

7. Proposal:

Approval of the Board is solicited for:

- Fixation of **90 days as the maximum retention period** for storage of backup data of images captured through face recognition system under Atal Canteen Scheme.
- Authorization to implement automatic deletion mechanism post 90 days in accordance with C-DAC policy.

Information Security Backup Policy Manual:

C-DAC Noida- Data Centre

Version No.: 1.0

Centre for Development of Advanced Computing

(A Scientific Society of the Ministry of Electronics and Information Technology, Govt. of India)

NOIDA Unit

C-56/1, Institutional Area, Sector-62, Noida-201307

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Scope of this document

- This policy applies to backup of all the sensitive data as informed by client.

CDAC SCOPE:

1. CDAC shall be responsible to take the backup of the data from the location specified in writing by the clients.
2. CDAC shall ensure that the files in the location are backed up completely on daily basis.
3. CDAC shall provide the backup policy document to the clients whenever requested by the client.
4. CDAC shall configure the full backup and incremental backup of the data as per the policy mentioned in this document.
5. CDAC shall maintain the backup data as per the number of copies, Medias and locations mentioned in this document during its retention period.
6. CDAC shall provide extended retention period as per the requirement of client on additional chargeable basis.
7. CDAC shall provide the restored data for a particular date (within the retention period) as per the requirement of client.
8. CDAC shall perform random restoration testing of the backup data and verify the size and number of files as per its record. CDAC shall not verify the integrity check of the data.
9. CDAC shall maintain the confidentiality of the data backed up.
10. CDAC shall configure customized full backup and daily backup schedules as per the specific requirement of the client.

CLIENT SCOPE:

1. Data source location of all the data to be backed up (for e.g., FTP, database, application, server logs, etc.) shall be specified by the client.
2. The client has to provide the location details in the Service Initiation form (backup section) and mail to noc-noida@cdac.in.
3. In case of any change or modification in the location details, client shall intimate it to CDAC.
4. The user access for backup job with required privileges shall be provided as the requirement of CDAC.
5. Data backup shall be retained by default as per the CDAC Backup retention policy. In case client requires customized retention period for the data backup then client shall inform to CDAC accordingly. CDAC shall provide the customized data retention as per the requirement of client on additional cost basis.

6. In case the backup data has to be restored, then client has to inform the exact date / period of data required to be restored (within the retention period) to CDAC.
7. The checking of data integrity of the restored data shall be under the scope of client. The restoration of application from the restored backup copy is under the scope of the client.
8. In case client wants the logs to be retained for longer duration, the same shall be intimated to CDAC in the service initiation form itself. The retention period of logs shall be as per the default log retention policy of CDAC.
9. Client shall inform CDAC in case specific full backup and incremental backup schedules are required.
10. Client shall nominate a responsible person who shall respond to the CDAC communications through mail or letter in a timely manner and update CDAC immediately in case of any change.

Backup Policy

The backup data shall be maintained by CDAC as per the standard 3-2-1 policy, explained as follows:

1. Number of Backup copies – 3 Nos.
2. Number of Media to store the backup – 2 Nos (Disk media and Tape Media)
3. Remote Location – 1 No.

The CDAC stores the Data at remote location in a different seismic zone (currently at CDAC, Hyderabad).

Backup Schedule

1. Full backup is taken on monthly basis scheduled on every Saturday of the month, except FTP and logs whose full backup is configured on 1st of every month.
2. Incremental backup of scheduled servers is taken daily, except first Saturday and Sunday of the month from 10:30 PM (22:30 Hrs.) onwards.
3. Customized backup schedule can be configured as per client requirement.

Backup Retention

Both full backup and incremental backup are retained for **3 months**.

STORAGE OF BACKUP TAPES

The backup tapes when removed from the Tape Library are stored securely in a locked fire-proof media safe.

Backup Tape Cartridge Management:

1. The tapes are over written after the retention period of the data in it.
2. The tape shall be destroyed if tape cartridge is faulty or expired.

Backup Media Disposal

The backup media are destroyed as per the disposal of media policy of CDAC.

TABLE AGENDA ITEM No. 02

Subject: Approval for action under Clause-3 of Agreement No. 06/EECD-III/DUSIB/2012-13 for the work "Construction of 7400 (G+4) EWS Houses under JNNURM at Pocket-II, Bhalaswa, Jahangirpuri".

1. Background:

The work for construction of 7400 (G+4) EWS Houses under JNNURM at Pocket-II, Bhalaswa, Jahangirpuri, including construction of 3400 EWS houses (building work) along with internal water supply, sanitary installations, electrification and development works such as roads, drainage, parks, boundary wall and sewerage for STP, was awarded to the contractor vide Award Letter No. FWC/4479/17/TC/AL-06/EECD-III/12-13/D-566 dated 28.07.2012.

Subsequently, Agreement No. 06/EECD-III/DUSIB/2012-13 was executed on 04.08.2012. The stipulated date of completion was 02.02.2014, which was extended from time to time, most recently up to 31.03.2026 (without prejudice to levy of compensation under Clause-2).

2. Status and Issues:

Despite repeated extensions and continuous follow-up by the Department, the contractor has failed to resume and complete the work. The progress at site remains stalled without any reasonable cause. Multiple communications, including written notices and telephonic directions from the Executive Engineer and Superintending Engineer, were issued directing the contractor to resume the work, but no effective action has been taken.

Further, directions were issued by the Chief Engineer in a meeting held on 04.07.2023 to resume the work within 7 days; however, the contractor failed to comply. A show cause notice dated 07.03.2024 was also issued, to which the contractor replied assuring resumption by 02.04.2024, but the work has not been restarted till date.

The non-resumption of work has resulted in deterioration and loss of already executed works and materials, for which payments have already been released. The contractor has also failed in ensuring proper watch and ward.

3. Impact:

The delay and suspension of work have adversely affected the overall project. The incomplete development works such as roads, drainage, sewerage, etc., are hindering the utilization and allotment of EWS flats constructed under other

agreements. This is causing financial loss to the Department and delaying public welfare objectives.

It is evident that the contractor is unable to complete the work even within the extended period up to 31.03.2026 and has committed default in complying with the contractual obligations.

4. Proposal:

In view of the above, and in accordance with Clause-3 of the Agreement, the following actions are proposed for approval of the Board:

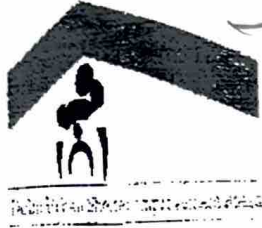
- (i) **Determination of Contract as per draft notice attached herewith:**
Approval for determination/termination of the contract, with forfeiture of Earnest Money Deposit (EMD), Security Deposit, and Performance Guarantee, which shall vest with the Government.

5. Agenda for Approval:

The Board is requested to consider and accord approval to the proposals at Para 4 above.

Table Panels - 2 15/6

DFA



Delhi Urban Shelter Improvement Board
Govt. of N.C.T. of Delhi
Office of The Executive Engineer/C-11
Rana Pratap Bagh, Delhi- 110007
e-mail: eec11.dusib11@gmail.com
Cell No. : +91-9560596094

No.: F/WC/4448/EEC-11/DUSIB/2025-26/D-

Dt:- /07/2025

1. Sh. Vikram Sharma (Director) Supreme House, Plot no.94/C, Pratap Gad Opposite IIT Main Gate, Powai Mumbai 400076, Maharashtra email-vikas@supremeinfra.com , admin@supremeinfra.com	2. Managing Director M/s Supreme Infrastructures India Limited Ecospace Business park Action area-II, Building-2A, 5 th floor, New town, Rajarhat, near Tata medical Centr, Kolkata-700156 (West Bengal)
3. Sh. Vikas Sharma (Director) M/S Supreme Infrastructure India Ltd. Unit no-510, 5th floor ABW Tower, Iffco Chowk, Gurgaon, Haryana, PIN-122001 email-vikas@supremeinfra.com , frontdesk@supremeinfra.com	4. Sh. Pankaj Sharama M/S Supreme Infrastructure India Ltd. Unit no-510, 5th floor ABW Tower, Iffco Chowk, Gurgaon, Haryana, PIN-122001 Email-pankajs@supremeinfra.com

Name of Work: - Construction of 7400 (G+4) Five storied EWS Houses under JNNURM for Slum dwellers at Pocket-II, Bhalaswa, Jahangirpuri

Sub Head :- Construction of 3400 Nos. (G+4) EWS houses i.e building work i/c internal water supply, sanitary installation, internal electrification and external road paths, water supply, drainage, parks, boundary wall & sewerage for STP at BhalaswaJahangirpuri

Agreement No:- 06/EECD-III/DUSIB/2012-13 dt. 28.07.2012

Subject: - Final Notice under Clauses-3 of the agreement.

Whereas under Clause 3 of the aforesaid agreement the Engineer-in-Charge shall have powers to take action under clause 3 in the event of delay or suspension in the execution of the aforesaid work by the contractor so that in the opinion of the Engineer-in-Charge (which shall be final and binding) you will be unable to secure completion of the work by the stipulated/have already failed to complete the work by the extended* date of completion, whereas you have delayed/suspended the execution of the aforesaid work and as per the opinion of the undersigned, the Engineer-in-Charge (which is final and binding), you will be unable to secure completion of the work by the stipulated/have already failed to complete the work by the extended* date of completion and

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Whereas the above work was awarded to you vide Award letter no. F/WC/4479/17/TC/AL-06/EECD-III/12-13/D-566, dated 28.07.2012.

Whereas you have entered into an agreement with Executive Engineer on behalf of Delhi URBAN SHLETER IMPROVEMENT BOARD vide agreement no.06/EECD-III/DUSIB/2012-13 dt.04.08.2012.

Whereas the stipulated date of completion of work as per agreement was 02.02.2012 which was provisionally extended from time to time upto 30.09.2024 vide letter dated 30.03.2024 without prejudice to Government's right to levy compensation under clause 2 of the agreement.

Whereas you, without any reasonable cause, suspended the progress of the work and has failed to proceed with the work in spite of various communications made vide following recent references apart from earlier references by the Engineer-in-charge and concerned SE with the request to resume and complete the work under the said agreement vide nos. listed as below:

- 1.F/8115/Circle-4/2022/D-77 dated 30.05.2022
- 2.F/8115/Circle-4/2022/D-94 dated 22.06.2022
- 3.F/WC/4444/Bhalaswa/EEC-11/DUSIB/2022/D-268, dated 14.07.2022
- 4.F/8115/Circle-4/2022/D-206 dated 09.01.2023
- 5.F/WC/4444/Bhalaswa/EEC-11/DUSIB/2023/D-54 dated 04.05.2023
6. F/WC/4448/Bhalaswa/EEC-11/DUSIB/2021/D-199 dated 11.07.2023.
7. F/WC/4448/Bhalaswa/EEC-11/DUSIB/2024/D-573 dated 07.03.2024.
8. F/WC/4448/Bhalaswa/EEC-11/DUSIB/2024-25/D-379 dated 23.09.2024.
9. F/WC/4448/Bhalaswa/EEC-11/DUSIB/2025/D-604 dated 21.02.2025.

But you have failed to resume the work.

Whereas earlier various telephonic communications have been made by the concerned Superintending Engineer and the Executive Engineer with the request to resume and complete the work at the earliest but you again failed to comply the same.

Whereas Chief Engineer (DUSIB) in the meeting held in his office on 04.07.2023 showed concern about non resumption of work and directed to resume the work within 7 days so as to complete the work but you did not resume the work (refer Minutes of meeting issued vide no. F/WC/444/Bhalaswa/EEC-11/DUSIB/2023/D-186, dt.07.07.2023).

Whereas a show cause notice was issued to you by undersigned vide no. F/WC/4448/EEC-11/DUSIB/2024/D-573. Dt:-07/03/2024. A reference was received from you.

Whereas as reply was received from you stating that you will start the work by 02.04.2024.

Whereas the work has not started till date.

Whereas non resumption of work has become a cause of continuous losses and damages of fitting and fixture on account of which running account bills have already been paid and whose watch and ward is your responsibility.

Whereas it appears that no efforts are being made by the you to resume the work.

Whereas progress of work is held up at site without any reasonable cause and you are unable to secure completion, causing delay in the work and damages to the Department.

Whereas scope of work under the said agreement also includes external road paths, water supply, drainage, parks, boundary wall & sewerage at all 7400 FWS houses at Bhalaswa Jahangirpuri, besides building Work i/c internal water supply, sanitary installation, internal electrification of 3400 Nos. (G+4) EWS houses and it appears that you will not be able to secure completion of work by the provisionally extended date of completion due to which department suffer damages, as other EWS flats **constructed under different agreement**. Which are due for allotment, cannot be put in use because of said incomplete development works.

Whereas you have committed default in complying with the terms and conditions of the contract and have not remedy it or takes effective steps and failed to complete the work on

or before the specified date and have even not resumed the work within the period as requested to you and assured by you.

Whereas it appears to the undersigned that by reason of your wrongful delay and suspension of work, the work entrusted to you under the agreement referred to above will not be completed within in the stipulated/provisionally extended date of completion i.e. 31.09.2024.

Therefore I, Executive Engineer C-11 in exercise of the powers conferred on me by the aforesaid agreement, for and on behalf of DELHI URBAN SHELTER IMPROVEMENT BOARD, hereby

- (i) Determine the contract as aforesaid upon which determination your earnest money deposit, security deposit already recovered and Performance Guarantee stand absolutely forfeited to the Government and shall be absolutely at the disposal of Government, and
- (ii) Take out such part of the work out of you hand, as remains unexecuted, for giving it to another contractor to complete the work, and you shall have no claim to compensation for any loss sustained by you by reasons of you having purchased or procured any materials or entered into any engagements or made any advances on account of or with a view to the execution of the work or the performance of the contract.
- (iii) You shall not be allowed to participate in the tendering process for the balance work.

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This is without prejudice to Government's right to take action under any other clauses or sub-clauses of the agreement and to realize Government dues and losses and damages whatsoever under such clauses.

Yours faithfully,
Engineer-in-charge

Executive Engineer- C-11
DUSIB
For and on behalf of DUSIB