

ANNEXURES

(35TH BOARD MEETING)

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Government of NCT of Delhi
Department of Urban Development
9th Level, C-Wing, Delhi Secretariat
I.P. Estate, New Delhi-110002

F.No.730(7)/UD/BSUP/2016/ CD No.021366111/30/4-22

Dated: // 12/2017

ORDER

In pursuance of the provision of sub-section (1) of Section 10 of the Delhi Urban Shelter Improvement Board (DUSIB) Act, 2010 (The Delhi Act 07 of 2010), the Delhi Urban Shelter Improvement Board in its 16th Meeting on 11.04.2016 approved the Delhi Slum Rehabilitation and Relocation Policy-2015. The Council of Ministers, Government of National Capital Territory of Delhi, vide Cabinet Decision No.2384 dated 08.07.2016 has approved the Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy, 2015 and subsequently modified the same vide Cabinet Decision No.2482 dated 20.08.2017.

The Hon'ble Lt. Governor, Government of National Capital Territory of Delhi, has approved the said Delhi Slum and Jhuggi Jhopri Relocation and Rehabilitation Policy, 2015, which will supersede all previous guidelines of this Government in this matter and modifications thereof. It will also be applicable in all such cases where relocation of slum and Jhuggi Jhopri dwellers has already been done as per this policy.

This Order is issued in supersession of Order F.No.730(7)/UD/BSUP/2016/CD No.021366111/3002-10 dated 07.12.2017.

Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015 (PART-A)

1. This policy is based on the following principles:

- (i) The people living in jhuggis perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.
- (ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi bastis mushroomed all over Delhi close to the areas, where they provide services.
- (iii) They have encroached upon the lands on which they live.
- (iv) The decisions of the Hon'ble Supreme Court of India in Chameli Singh Vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders Vs. N.K. Toitame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to *mere animal existence* and that the right to housing is a Fundamental Right. Going further, in Ahmedabad Municipal Corporation Vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a Fundamental Right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the Government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasised in-situ rehabilitation. It is only in the extra ordinary situation, when in-situ rehabilitation is not possible, then only, rehabilitation by relocation is to be done. The normal rule is in-situ up-gradation and re-development.

- (v) The recent Supreme Court decision in Gaiinda Ram Vs. Municipal Corporation of Delhi, [2010(10) SCC 715] reiterates that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, must reside reasonably close to their place of work. Even apart from the legal aspect, studies have shown that resettlement at far way places invariably force the poor to return to their informal housing arrangements close to their place of work.
- (vi) Government of National Capital Territory of Delhi recognizes that the habitat and environment in which Jhuggi Jhopri Bastis exist is often dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.
- (vii) Government of National Capital Territory of Delhi, therefore, wishes to put in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for specific public projects and roads etc.

2. Keeping the above principles in mind, Government of National Capital Territory of Delhi announces the following policy for rehabilitation and relocation of Jhuggi Jhopri basti.

(a) Nodal Agency

The Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency for relocation/rehabilitation of Jhuggi Jhopri bastis in respect of the lands belonging to MCD and Delhi Government and its Department/Agencies. 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:

Provided that, the Agencies while doing relocation rehabilitation/in-situ redevelopment of the dwellers of Jhuggi Jhopri Bastis must ensure that the methodology, benefits and provisions adopted in such tasks are in conformity with the guidelines of Pradhan Mantri Awas Yojna and provisions which have been notified by the Central Government from time to time

(i) Who is eligible for rehabilitation or relocation

Jhuggi Jhopri Bastis which have come up before 01.01.2006 shall not be removed (as per National Capital Territory of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternate housing. Jhuggis which have come up in such Jhuggi Jhopri Bastis before 01.01.2015 shall not be demolished without providing alternate housing; *(this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)*

(ii) No new jhuggis to be allowed in Delhi

Government of National Capital Territory of Delhi shall ensure that no new jhuggi comes up after 01.01.2015. If any jhuggi comes up after this date, the same shall immediately be removed without providing them any



alternate housing. Government of National Capital Territory of Delhi will use the following methods to ensure that no new jhuggis come up:

- a. Government of National Capital Territory of Delhi has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.
- b. Government of National Capital Territory of Delhi is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.
- c. Government of National Capital Territory of Delhi would enroll volunteers from Jhuggi Jhopri Bastis, who will act for the Government and would inform Government if any fresh jhuggi comes up in any area.

(iii) **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.

(iv) **In-situ Rehabilitation of Jhuggi Jhopri Bastis on lands belonging to other Land Owning Agencies**

- i. Delhi Urban Shelter Improvement Board is willing to take over any Jhuggi Jhopri Basti on the model of Kathputli Colony from any land owning agency in Delhi for in-situ re-developments on the same terms and conditions on which Delhi Development Authority has given Kathputli Colony slum rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such bastis which they are willing to hand over to Delhi Urban Shelter Improvement Board on these terms.

ii. **For the balance bastis:-**

Master Plan of Delhi 2021 envisages that for in-situ rehabilitation of Jhuggi Jhopri Bastis, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used for in-situ redevelopment to rehabilitate Jhuggi Jhopri dwellers. Delhi Urban Shelter Improvement Board will prepare a scheme of rehabilitation of any Jhuggi Jhopri Basti and use such portion of land which is required for rehabilitation of Jhuggi Jhopri Dwellers depending upon density of the said Basti and pass on the remaining portion of land to the Land Owning Agency, which will have to bear the cost of rehabilitation. The cost of rehabilitation would include the cost of construction of dwelling units and cost of land in case, additional land belonging to Delhi Urban Shelter Improvement Board is used for rehabilitation.



(v) Relocation in rare cases

Any Land Owning Agency will not demolish any Jhuggi Jhopri Basti which is eligible as per para 2(i) above unless:

1. there is any Court order
2. that basti has encroached a street, road, footpath, Railway safety zone, or a park
3. the encroached land is required by the land owning agency for specific public project as envisaged in The National Capital Territory of Delhi Laws (Special Provisions) Second Act, 2011, which is extremely urgent and can't wait.

In the circumstances where the land owning agency brings the proposal before Delhi Urban Shelter Improvement Board (DUSIB), and Delhi Urban Shelter Improvement Board is satisfied and undertakes the demolition, the Delhi Urban Shelter Improvement Board (DUSIB) shall make all efforts to relocate the jhuggis in that Jhuggi Jhopri Basti, clear the land and hand it over to land owning agencies within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall pay such amounts to Delhi Urban Shelter Improvement Board in advance, which meets: (i) Cost of construction of alternative dwelling units, (ii) Cost of the land which will be on 'Institutional Rate' at which Delhi Urban Shelter Improvement Board has purchased the land, (iii) Cost of relocation. However, the beneficiary contribution as well as the contribution made by the Government of India, if any, towards the cost of construction of dwelling units, will be deducted from the aforementioned cost of rehabilitation.

This provision will come into effect only when Central Government approaches Delhi Urban Shelter Improvement Board (DUSIB) for rehabilitation, removal and relocation of jhuggi jhopri Basti. However, in this case also, the provisions which have been notified by Central Government will prevail.

Rehabilitation work to be completed in five years –

Delhi Urban Shelter Improvement Board (DUSIB) hopes to complete this task of rehabilitating all Jhuggi Jhopri Bastis in Delhi in the next five years, if it receives cooperation from all land owning agencies.

Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015 (PART-B)

1. The eligibility criteria for allotment of alternative dwelling units to rehabilitate and relocate Jhuggi Jhopri dwellers would be as under:
 - (i) The Jhuggi Jhopri dweller must be a citizen of India and not less than 18 years of age;
 - (ii) The Jhuggi Jhopri basti in which the Jhuggi Jhopri dwellers are residing must be in existence prior to 01.01.2006. However, the cut-off date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01.01.2015 (this is in supersession of the earlier cut-off date of 04.06.2009, as notified in the guidelines of 2013);

- (iii) The name of Jhuggi Jhopri dweller must appear in at least one of the voter lists of the years 2012, 2013, 2014 and 2015 (prior to 01.01.2015) and also in the year of survey, for the purpose of rehabilitation;
- (iv) The name of the Jhuggi Jhopri dweller must appear in the joint survey conducted by the DUSIB and the Land Owning Agency;
- (v) The Jhuggi Jhopri dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism;
- (vi) Jhuggi Jhopri dweller must possess any one of the 12 documents issued before 01.01.2015 as prescribed in the subsequent para;
- (vii) The beneficiary family should not own a pucca house (an all-weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India as per the guidelines of Pradhan Mantri Awas Yojana (Urban) PMAY(U).
- (viii) No dwelling unit shall be allotted if the jhuggi is used solely for commercial purpose;
- (ix) In case, the jhuggi is being used for both residential and commercial purpose, the Jhuggi Jhopri dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the Jhuggi Jhopri dweller for one dwelling unit only;
- (x) If a different family, having separate Ration card issued prior to 01.01.2015, which fulfils all the other eligibility criteria is living on upper floor, the same will also be considered for allotment of a separate dwelling unit. (this is in supersession of the earlier notified guidelines of 2013).
- (xi) The ineligible Jhuggi Jhopri dwellers will be removed from the Jhuggi Jhopri Basti at the time of its rehabilitation/relocation/clearance of Jhuggi Jhopri Basti.

2. As envisaged in Para 1(vi) above, the Jhuggi Jhopri dweller must possess any one of the following documents issued before 01.01.2015 to become eligible for the purpose of allotment of Dwelling Unit:

- (i) Passport;
- (ii) Ration Card with photograph;
- (iii) Electricity bill;
- (iv) Driving License;
- (v) Identity Card/Smart Card with photograph issued by State/Central Government and/or its Autonomous Bodies/Agencies like PSU/Local Bodies (except EPIC);
- (vi) Pass book issued by Public Sector Banks/ Post Office with photograph;
- (vii) SC/ST/OBC Certificate issued by the Competent Authority;
- (viii) Pension document with photograph such as Ex-serviceman's Pension Book, Pension Payment Order, Ex-serviceman widow/dependent certificate, old age pension order or widow pension order;
- (ix) Freedom Fighter Identity Card with photograph;
- (x) Certificate of physically handicapped with photograph issued by the Competent Authority;
- (xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme);



- (xi) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the JJ dweller is/was the student of the school.

3. Appellate Authority

- (i) Delhi Urban Shelter Improvement Board will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:
- (a) Retired Judge of the level of Additional District Judge ;
 - (b) Retired civil servant of the level of Joint Secretary to Government of India;
 - (c) An expert member to be nominated by the Chairperson of Delhi Urban Shelter Improvement Board;
 - (d) Deputy Director of Delhi Urban Shelter Improvement Board to be nominated by the Chief Executive Officer (DUSIB) - as Convener
- (ii) The terms and conditions of the Appellate Authority will be decided by the Board separately.
- (iii) Any Jhuggi Jhopri dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the Jhuggi Jhopri dweller shall be entitled to file an appeal before the Appellate Authority within a period of thirty days from the date of communication of the impugned order.
- (iv) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.
- (v) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as it deems fit.
- (vi) Order passed in appeal by the Appellate Authority, duly accepted by the Chief Executive Officer, Delhi Urban Shelter Improvement Board shall be final.

4. Terms and conditions of Allotment of alternative Dwelling Unit

- (i) The contribution of the beneficiary will be Rs.1,12,000/- (Rs. One Lakh Twelve Thousand) per dwelling unit having the carpet area of 25 sq.mtr (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs.30,000/- (Rs. Thirty Thousand) at the time of the allotment of the dwelling unit, towards the cost of maintenance for a period of five years.
- (ii) The dwelling unit shall be allotted to the eligible Jhuggi Jhopri dweller for a period of ten years on lease hold basis after which it will be converted into free-hold as per the prevalent policy (this is in supersession of the earlier leasehold period of fifteen years as notified in the guidelines of 2013).



- (iii) Allotment will be made in the name of person(s) as provided under PMAY (U) Scheme guidelines.
- (iv) The allottee shall not sublet or part with possession of the dwelling unit, by way of General Power of Attorney or any other document. The Delhi Urban Shelter Improvement Board will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and Delhi Urban Shelter Improvement Board will have the right to re-enter the dwelling unit.
- (v) Delhi Urban Shelter Improvement Board may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/ financial institutions including co-operative banks.

5. Maintenance of dwelling units after allotment

- (i) It has been observed that after allotment of dwelling units to Jhuggi Jhopri dwellers for rehabilitation, the maintenance of the common services in these colonies is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.
 - (ii) Therefore, the Delhi Urban Shelter Improvement Board will maintain the common services in these colonies for a period of five years after allotment.
 - (iii) For this purpose, a Corpus in the form of "DUSIB Estate Management Fund" will be created in Delhi Urban Shelter Improvement Board.
 - (iv) The allottees will have to contribute Rupees thirty thousand per dwelling unit as maintenance charges which will be deposited in the above said fund.
 - (v) The maintenance will include common areas like staircase, open ground, water supply and electric supply systems up to the dwelling units; external services e.g. sewer lines, roads, street lights, drainage and parks etc.
 - (vi) Depending upon the requirement, Delhi Urban Shelter Improvement Board may contribute in this fund from its own resources and attempt will be made as far as possible to carry on the maintenance from the interest earned from this fund.
 - (vii) In order to ensure that there are sufficient resources for maintenance of these colonies, Delhi Urban Shelter Improvement Board will also request the Government of National Capital Territory of Delhi to give *Grant-in-aid* for this fund.
 - (viii) After five years, the maintenance will be transferred to the Residents Welfare Associations which will be required to get registered as Societies and work out their own mechanism for maintenance.
 - (ix) Delhi Urban Shelter Improvement Board may give grant in aid to the Residents Welfare Associations/ Registered Societies of these colonies depending upon the requirement of the works to be done.
6. Chief Executive Officer, Delhi Urban Shelter Improvement Board is authorized to approve the operational guidelines keeping in view the overall spirit of the policy.



This issues with the approval of the Lt. Governor of the National Capital Territory of Delhi


(Rajesh Ranjan)
Deputy Secretary (UD)

F.No.730(7)/UD/BSUP/2016/ CD No.021366111/ 3014-22

Dated: 11/12/2017

Copy for information & necessary action to:

1. CEO (DUSIB), Punarwas Bhawan, I.P. Estate, New Delhi.

Copy for information to:

1. Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas Marg, Delhi-54.
2. Advisor to Hon'ble Chief Minister Delhi.
3. Secretary to Hon'ble Minister for Urban Development, GNCTD.
4. Secretary, Ministry of Housing and Urban Affairs, Govt. of India, Nirman Bhawan, New Delhi.
5. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
6. All Pr. Secretaries/Secretaries/HODs of GNCTD/Local Bodies/Autonomous Bodies.
7. SO to Chief Secretary, Delhi.
8. PA to Pr. Secretary (UD)


(Rajesh Ranjan)
Deputy Secretary (UD)



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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ W.P.(C) 9470/2022 and CM APPL. 30607/2022 & 30608/2022

COURT ON ITS OWN MOTION

..... Petitioner

Through:

Versus

UNION OF INDIA AND ORS

..... Respondents

Through: Mr. Sudhir K. Makkar, Sr. Advocate
(Amicus Curiae) with Ms. Veera
Mathai, Advocate.

Mr. Anurag Ahluwalia, CGSC and
Mr. Abhigyan Siddhant, GP with Mr.
Punit Tripathi, Legal Consultant for
R-1.

Mr. Prashant Manchanda, ASC with
Mr. Angad Singh, Ms. Nancy Shah
and Ms. Jaya Shree, Advocates for
respondent/GNCTD.

Mr. Parvinder Chauhan, Standing
Counsel with Ms. Mahima Anand and
Ms. Aakriti Garg, Advocates for
respondent/DUSIB.

Mr. Aditya, Mr. Kamlesh Kumar
Mishra, Mr. Bibhuti Bhushan Mishra,
Mr. Dipak Raj and Mr. Kailash
Kumar Jha, Advocates for Intervenor.

CORAM:

HON'BLE THE CHIEF JUSTICE

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

18.09.2023

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1. In a batch of cases examined by a Single Bench of this Court, relating to unauthorized occupants of jhuggis and dharamshalas near the Kalkaji



Mandir, New Delhi,¹ it was observed that approximately 52,000 flats, designated for slum dwellers or the ‘urban poor’ at affordable rates under the Jawaharlal Nehru National Urban Renewal Mission [“JNNURM”] initiated in December 2005, remain unconstructed or unallotted. Prompted by this finding, on 15th March, 2022 in FAO 36/2021 and connected matters, the Court ordered the Secretary of the Ministry of Housing and Urban Affairs [“MoHUA”], Government of India and the Chief Secretary of the Government of NCT of Delhi [“GNCTD”] to jointly submit a status report, detailing the progress of JNNURM. On the basis of the report so received, present *suo motu* public interest litigation was initiated.

The Joint Status Report

2. The joint status report, submitted on 01st June, 2022, brings forth the following:

2.1. The Ministry of Urban Employment and Poverty Alleviation, Government of India, launched the JNNURM in 2005, with an aim to augment the urban infrastructure, enhance access to civic amenities to the urban poor, and introduce accountability in governance. This policy envisages collaboration between the Central and State Governments, through the Urban Local Bodies of the designated cities. In the NCT of Delhi, MoHUA, Government of India executed a Memorandum of Agreement [“MoA”] with the GNCTD for implementation of the JNNURM.

2.2. In furtherance of the MoA, a detailed project report was formulated, sanctioning construction of 52,344 houses under 14 distinct projects, at the estimated cost of Rs. 2,415.82 crores. Of this amount, the Central

¹ FAO 36/2021, CS(OS) 641/2005 and CS(OS) 642/2005.



Government was to invest Rs. 1,108.85 crores, while the shares of State Government and beneficiaries were fixed at Rs. 992.9 crores and Rs. 314.07 crores, respectively. Originally set to continue till 2012, the scheme was extended till 31st March, 2017, within which timeframe, the Central Government released Rs. 1,074.12 crores to the State Government. As per the arrangement, houses which remained incomplete after 31st March, 2017, were to be constructed by the State Government, with own resources. The position, as on the date of filing of the report (01st June, 2022), is encapsulated as under:

Total Houses Approved	Total constructed houses	Houses already allotted	Houses under construction	Houses ready to shift within 3 months
52,344	35,744	4,833	16,600	2,086

2.3. The above-noted reflects that 30,303 houses, ready for allotment, are vacant in Delhi. This situation has purportedly arisen as eligible beneficiaries have not expressed any interest or raised a claim. Notably, several of the houses already constructed lack civic amenities, such as water and electricity supply, sewage plants etc.

2.4. Meanwhile, Delhi Slum and JJ Rehabilitation and Relocation Policy, 2015 ["Rehabilitation Policy, 2015"] was notified by GNCTD, which empowers the Delhi Urban Shelter Improvement Board ["DUSIB"] to remove jhuggi-jhopri bastis, with appropriate relocation and rehabilitation arrangements. In addition, land-owning agencies, who seek to reclaim their lands occupied by jhuggi-jhopri owners, can approach DUSIB for their relocation as per the prescribed procedure.

2.5. Considering the increased requirement of rental housing for urban

W.P.(C) 9470/2022

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migrants, caused by the COVID-19 pandemic, on 08th July, 2020, Government of India launched Affordable Rental Housing Complexes [“ARHCs”] under the Pradhan Mantri Awas Yojana-Urban Scheme for provision of rental accommodation equipped with basic amenities, to them. The houses constructed under the JNNURM have also been designated for allocation as ARHCs. A MoA for this purpose is yet to be executed between the Central Government and GNCTD.

GNCTD and DUSIB’s stand

3. A joint affidavit has been filed by DUSIB and GNCTD on 17th August, 2022, highlighting the following aspects:

3.1. *Vide* Cabinet Decision Nos. 1263 and 1271 dated 20th August and 03rd September, 2007, respectively, the Delhi State Industrial Infrastructure Development Corporation [“DSIIDC”] has been endowed with the responsibility to construct 18,084 houses at six locations identified under the JNNURM to aid rehabilitation/ relocation of jhuggi-jhopri bastis.

3.2. As per Section 3(2) of the National Capital Territory of Delhi Laws (Special Provisions) Act, 2007, steps initiated in respect of encroachments or unauthorized developments, colonies, village abadi areas etc., have been kept in abeyance during the subsistence of the aforesaid Act. However, the provisions of the Act have been re-notified and are to remain in force up to 31st December, 2023, owing to enactment of the National Capital Territory of Delhi Laws (Special Provisions) Second (Amendment) Act, 2020. These provisions have caused the delay in construction and allotment.

3.3. The lag in allotment can also be attributed to the lack of references from land owning agencies to DUSIB, in terms of the Rehabilitation Policy,



2015.

3.4. Given that the flats in question have been designated for allotment as ARHCs as also to the urban poor, the procedure for allocation is vague and unclear. The MoHUA, Government of India issued a circular on 31st December, 2020, directing the State Government to allot the remaining houses constructed under JNNURM and Basic Services to Urban Poor Scheme, to eligible beneficiaries of the ARHC initiative. As a consequence, the 9,104 flats that were committed to the jhuggi-jhopri dwellers, have to be now allocated as ARHCs. Multiple communications were addressed to the MoHUA, Government of India by the Hon'ble Lt. Governor, Hon'ble Chief Minister and Chief Secretary of NCT of Delhi, as well as DUSIB seeking re-consideration of the aforesaid circular and for approval to utilize these units for beneficiaries of the JNNURM/ Rehabilitation Policy, 2015. However, the MoHUA has maintained its stand, thereby restricting DUSIB from proceeding with allotment of the constructed units, as has also been directed by this Court on several occasions.

3.5. The non-execution of a MoA between the Central Government and GNCTD in respect of ARHCs, and failure to formulate a concise policy for allotment, have resulted in non-utilization of 9,104 flats, which have already been constructed.

Observations and directions

4. We have heard Mr. Anurag Ahluwalia, Mr. Parvinder Chauhan, learned counsel for Union of India and DUSIB, respectively, and also Mr. Sudhir Makkar, *Amicus Curiae*, and have also carefully perused the record. From the joint status report, one can discern a layered complexity in the

W.P.(C) 9470/2022

Page 5 of 10



administrative procedures and their execution. The JNNURM, launched in 2005, had the noble aim of bettering urban infrastructure and improving the lives of the urban poor. Over time, the essence of this mission has been diluted. For example, the sanctioned project of constructing 52,344 houses with estimated cost of Rs. 2,415.82 crores saw the Central Government committing Rs. 1,074.12 crores till 31st March, 2017. Despite such investment, the report indicates that a significant number of the houses remain unconstructed or unallotted. Furthermore, the GNCTD's Rehabilitation Policy, 2015, designed to address the removal of jhuggi-jhopri bastis and offer relocation of their inhabitants to the flats in question, also seems to be in a state of limbo. The DUSIB cites "lack of references from land owning agencies" as one of the reasons. The non-execution of a MoA concerning ARHCs and the absence of a coherent policy for allocation, has further exacerbated the issue, resulting in the non-utilization of 9,104 flats. The joint affidavit filed by DUSIB and GNCTD further highlights the internal complexities and bureaucratic delays. With DSIIDC being endowed with the responsibility to construct over 18,000 houses, the subsequent re-notification of provisions of the National Capital Territory of Delhi Laws (Special Provisions) Act, 2007, to remain effective till the end of 2023, seems to be one of the primary causes of delay in construction and allotment.

5. The present state of affairs, evidenced from the documents provided and the stands taken by both, the Union Government and GNCTD, resemble a stalemate or, more appropriately, a logjam. There is a noticeable disconnect between the Union Government and the GNCTD, with both parties seemingly keen to advance their respective welfare schemes, even if



it is at the cost of the primary objective. The progression towards the targeted goal is almost stagnant. However, the Court's main concern here is the beneficiaries – the urban poor, who continue to be marginalized. They stand deprived of housing and shelter, an essential component for dignified living. It deeply saddens the Court to witness such a situation. The DUSIB, which operates under the GNCTD, shoulders an immense responsibility in this regard. It has the duty to rehabilitate many individuals displaced from jhuggi-jhopri clusters, some of whom have already fulfilled their financial obligations towards their entitled allotments under the JNNURM, but are left hanging, devoid of a resolution.

6. The continual suffering of the eligible beneficiaries is not just unfortunate, but also a grave injustice. Given these considerations, it is paramount that the two Governments who joined hands to implement the scheme, set aside their differences, and collaborate to reach a consensus. In light of the above, we strongly recommend the constitution of a High-Powered Committee encompassing all stakeholders, namely representatives from the MoHUA, Government of India, Delhi Development Authority, DUSIB, and the GNCTD. This Committee's core objective should be to expedite the process and find a harmonious resolution, keeping the best interests of beneficiaries at the forefront.

7. It has further come to our notice that due to the delay and inevitable decay of infrastructure caused by non-use, some of the constructed houses require immediate repairs. It is imperative that the GNCTD formulates a robust action plan, ensuring not just the completion of pending construction, but also addressing the repair needs of the already constructed houses. Additionally, concerns regarding the reluctance of eligible citizens to



occupy these homes, primarily due to the absence of basic civic amenities, have been raised before us. Thus, it becomes crucial to involve all pertinent agencies to ensure that the constructed houses are well-equipped with essential facilities, such as consistent water supply, proper sewage systems, electricity etc.

8. In conclusion, as welfare and betterment of citizens are fundamental for every governing body, it is the duty of these bodies to work in tandem. The aim should always be the collective good, ensuring that the rights and needs of the most vulnerable sections of society are never overshadowed by administrative differences.

9. Accordingly, following directives are issued:

9.1 A High-Powered Committee comprising of Secretary, MoHUA, Government of India, Vice-Chairperson, Delhi Development Authority, Chairperson, DUSIB, Principal Secretary, GNCTD, Chairperson, Delhi Jal Board, and Chairperson, DSIIDC, shall be established immediately. This Committee will be tasked with streamlining the process of house allotment to eligible beneficiaries. Immediate steps should be taken for allotment of 9,104 constructed flats to the eligible beneficiaries. The Committee members shall be authorized to co-opt additional officers from concerned governmental divisions or departments, as deemed necessary to efficaciously implement the directives.

9.2 The Committee will chalk out a clear and concise policy for the allocation and allotment of houses, particularly addressing the concerns raised about ARHCs and the Rehabilitation Policy, 2015. Priority must be given to those who have already paid their dues and those who are in dire need of shelter.

W.P.(C) 9470/2022

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- 9.3 The Committee shall also supervise the remaining construction and repair work, with an emphasis on collaboration and clear and actionable outcomes. The GNCTD is directed to immediately formulate and present an action plan to the Committee, detailing the timeline and methodology for the completion of the balance construction and repair work.
- 9.4 Relevant agencies are mandated to ensure that all houses are equipped with essential civic amenities, including water, sewage, and electricity. The Delhi Jal Board is tasked with the responsibility to ensure sewerage connections and water supply. The concerned electricity supply company shall also be involved for ensuring laying of electricity cables. A report detailing the action taken should be submitted to this Court within three months from the release of this order.
- 9.5 A sub-committee or a dedicated team should be instituted to engage with potential beneficiaries. Their concerns, particularly about the lack of amenities, should be addressed, ensuring that the houses are not just structures but truly homes for the urban poor.
- 9.6 The High-Powered Committee shall endeavour to hold the first meeting within 15 days of the release of this order and continue to hold further meetings as and when required. They shall present a bi-monthly report to this Court, detailing the progress made in each area outlined above.
- 9.7 To address the purported lack of interest from eligible beneficiaries, a targeted public awareness campaign must be launched, informing them of the availability of houses and the process of application.
10. The Court sincerely hopes that these directions will pave the way for a resolution to this prolonged issue, ensuring that the urban poor of our society are not left waiting in the shadows, but are provided with the homes that

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they rightfully deserve. We expect strict compliance with these directions and await positive reports on progress in the coming months.

11. List on 18th December, 2023 for reporting of outcome and further directions.

SATISH CHANDRA SHARMA, CJ

SANJEEV NARULA, J

SEPTEMBER 18, 2023

as

(Corrected and released on 19th October, 2023)

W.P.(C) 9470/2022

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Government of India
Ministry of Housing and Urban Affairs
(HFA-V Division)

Room No.3, Technical Cell, Gate No.7,
Nirman Bhawan, New Delhi-110011
Dated 28.10.2024

OFFICE MEMORANDUM

Subject: Minutes of the 3rd Meeting of High-Powered Committee held on 22nd October 2024 to review the compliance of earlier discussions, consideration of sub-committee recommendations and chalk out way forward strategy in compliance to the order dated 18th September 2023 passed by Hon'ble High Court of Delhi in Writ Petition (Civil) No. 9470 of 2022 and CM APPL. 30607/2022 & 30608/2022 titled "Court on its motion Vs Union of India & Ors." – reg.

The undersigned is directed to forward herewith the Minutes of the 3rd Meeting of High-Powered Committee held on 22nd October 2024 at 3.15 pm in Room No. 123-C, Nirman Bhawan, New Delhi to review the compliance of earlier discussions, consideration of sub-committee recommendations and chalk out way forward strategy in compliance to the order dated 18th September 2023 passed by Hon'ble High Court of Delhi in Writ Petition (Civil) No. 9470 of 2022 and CM APPL. 30607/2022 & 30608/2022 titled "Court on its motion Vs Union of India & Ors." for information and necessary action.

(Sent 28/10/2024)
(B.K. Mandal)

Under Secretary to the Govt. of India

Tel.: 011-23063285

E-mail: clsshfa5@yahoo.com

Encl.: As above.

To,

1. Secretary, Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi
2. Additional Secretary (Delhi Division), Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi
3. Additional Chief Secretary, Department of Urban Development, Govt. of NCT of Delhi, Delhi Secretariat, I.P. Estate, New Delhi-110002, E-mail: psud@nic.in
4. Vice Chairman, Delhi Development Authority (DDA), Vikas Sadan, INA, New Delhi-110023, E-mail: vcdda@dda.gov.in
5. Chairperson/CEO, Delhi Urban Shelter Improvement Board (DUSIB), Punarwas Bhawan, I.P. Estate, New Delhi-110002, E-mail: delhishelter@gmail.com
6. Chairperson/CEO, Delhi Jal Board (HQ), Varunalaya Phase-II, Jhandewalan, New Delhi-110005, E-mail: ceodelhi.djb@nic.in
7. Chairperson/MD, Delhi State Industrial and Infrastructure Development Corporation (DSIIDC), N-36, Bombay Life Building, Connaught Circus, New Delhi-110001, E-mail: mddsiidc@gmail.com

Copy for information to:

1. PSO to Secretary (HUA)
2. PPS to JS&MD (HFA), MoHUA
3. PS to DDG (HFA), MoHUA

Minutes of the 3rd Meeting of High-Powered Committee held on 22nd October 2024 to review the compliance of earlier discussions, consideration of sub-committee recommendations and chalk out way forward strategy in compliance to the order dated 18th September 2023 passed by Hon'ble High Court of Delhi in Writ Petition (Civil) No. 9470 of 2022 and CM APPL. 30607/2022 & 30608/2022 titled "Court on its motion Vs Union of India & Ors."

The 3rd Meeting of High-Powered Committee (HPC) under the Chairmanship of Secretary, Ministry of Housing and Urban Affairs (MoHUA) was held on 22nd October 2024 at 3:15 pm in Room No. 123-C, Nirman Bhawan, New Delhi to review the compliance of earlier discussions, consideration of sub-committee recommendations and chalk out way forward strategy for allotment of vacant houses constructed under Jawaharlal Nehru National Urban Renewal Mission (JnNURM) in compliance to the order dated 18th September 2023 passed by Hon'ble High Court of Delhi in the matter of Writ Petition (Civil) No. 9470 of 2022 and CM APPL. 30607 & 30608 of 2022 titled as 'Court on its own motion Vs Union of India & Ors.'. The list of participants is at **Annexure**.

2. At the outset, Secretary, MoHUA welcomed all the participants. Further, Committee was briefed about progress made by sub-committee constituted under the Chairmanship of Additional Chief Secretary, Department of Urban Development, Government of National Capital of Delhi (GNCTD) and having VC, DDA and JS(HFA) as members. The objectives of the sub-committee, inter alia, were as under:

- prepare project-wise details/action plan, in which houses may be allotted to the eligible beneficiaries in next 3-6 months;
- Prepare list of such Slum/JJ clusters, where land-owning agency and beneficiaries have paid their contributions and identify the projects from where slum dwellers can be relocated;
- Prepare the project-wise list of beneficiaries who have paid contributions;
- Re-examine additional fund being charged from the land-owning agencies for slum rehabilitation since houses are constructed under JnNURM scheme.

3. Further, two meetings of sub-committee chaired by ACS(UD), GNCTD have been held and after detailed deliberations with all the stakeholders, the sub-committee proposed for resettlement of eligible beneficiaries in following projects:

S. No.	Land Owning Agency/ Implementing Agency	Name of JJ Basti
1.	MCD	i. Kushak Nallah between INA Market East Kidwai Nagar (NBCC) ii. JJ Basti, Indra Camp, Kalyan vas, Kalyanpuri
2.	L&DO	i. G Point Gole Market (RML) ii. Kanak Durga Camp, R.K. Puram, Sec-12 (CPWD) iii. Nivedita Kunj, R.K. Puram, Sec-10

[Handwritten signature]

3.	DMRC & NHAI	i. JJ Lohar Basti, T point, Maa Anand Mayee Marg (DMRC) ii. Rajiv Camp, Mandawali (NHAI)
4.	PWD	i. New Sanjay Camp, Okhla
5.	Irrigation & Flood Control (I&FC) Dept.	i. Khicharipur (Ghazipur Drain) ii. K&L Block, Wazirpur

4. CEO, DUSIB, briefed that approx. 2,500 houses will be required to be made ready for relocation of eligible beneficiaries in these JJ Bastis. Further, sub-committee has recommended that HPC/MoHUA may give permission for utilizing JnNURM houses for rehabilitation of eligible dwellers residing in above mentioned JJ Bastis. Required 2,500 houses may be made ready for occupancy in JnNURM project (Savda Ghevra) provided GNCTD makes available funds not more than Rs. 100 crore.

5. After detailed deliberations, HPC concluded the following actionable points:

- (i) Up to 2,500 JnNURM houses at Savda Ghevra are allowed to be used for Slum rehabilitation from these JJ Bastis.
- (ii) Considering request of DUSIB, it is recommended that GNCTD should allot funds to DUSIB and allow DUSIB to utilize funds collected from land-owning agencies/beneficiaries for making JnNURM houses habitable/available for resettlement.
- (iii) DUSIB will make 2,500 houses habitable for the rehabilitation of eligible slum dwellers residing in above mentioned JJ Bastis within a period of six months. Out of these, 1,000 houses may be made habitable preferably within 3 months in first phase along with the basic civic amenities and slum dwellers may be relocated to the repaired/renovated houses. Remaining 1,500 houses will be made habitable in 6 months. Accordingly, the lands in question shall be cleared and handed over by DUSIB to the land-owning agencies for further.
- (iv) Delhi Jal Board (DJB) and other agencies of GNCTD will conduct site inspection of these projects and submit the estimated cost to GNCTD for water, sewerage, electricity connections and other civic amenities to make these houses habitable. For this purpose, GNCTD may release the funds from AMRUT or State funds to provide basic civic amenities to these 1,000 houses within a period of three months and remaining 1,500 houses in next three months. In this regard, ACS (UD), GNCTD will convene a meeting with DJB and other concerned State agencies on priority.
- (v) Considering transfers in recent months, sub-committee is re-constituted under chairmanship of ACS (UD), GNCTD and having JS(HFA), MoHUA, VC (DDA) and CEO (DUSIB) as members.

Savda

6. Further, Secretary, MoHUA emphasized that the sub-committee in its next meeting may finalize the feasibility for repair and renovation of remaining vacant houses to make them habitable, wherever the matter is pending in the Court and based on the urgency report of land-owning agencies. Next follow meeting will be held in December 2024.

7. The meeting ended with a vote of thanks.

A handwritten signature in black ink, appearing to be 'S. K. Singh', is written over a horizontal line.



Ms. Zehra Khan, Ms. Aanchal Tikmani and Mr. A. Shankar, Advocates for applicants in C.M. Appl. No.65743/2023.

Ms. Jayshree Satpute and Ms. Farha Qureshi, Advocates for applicants in CM Appl. No.38283/2024.

CORAM:
HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE TUSHAR RAO GEDELA

ORDER
22.11.2024

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1. Learned counsel for Union of India has drawn this Court's attention to the Minutes of the 3rd Meeting of High Powered Committee held on 22nd October, 2024 to review the compliance of earlier directions, consideration of sub-committee recommendations and chalk out the way forward strategy in compliance of the order dated 18th September, 2023 passed by this Court in Writ Petition (Civil) No.9470/2022. The relevant portion of the said Minutes are reproduced hereunder:

"5. After detailed deliberations, HPC concluded the following actionable points:

- (i) Upto 2,500 JnNURM houses at Savda Ghevra are allowed to be used for Slum rehabilitation from these JJ Bastis.*
- (ii) Considering request of DUSIB, it is recommended that GNCTD should allot funds to DUSIB and allow DUSIB to utilize funds collected from land-owning agencies/beneficiaries for making JnNURM houses habitable/available for resettlement.*
- (iii) DUSIB will make 2,500 houses habitable for the*



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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ W.P.(C) 9470/2022, CM APPL. 30607/2022, CM APPL. 30608/2022,
CM APPL. 65743/2023, CM APPL. 13255/2024, CM APPL.
38283/2024 & CM APPL. 54186/2024

COURT ON ITS OWN MOTION

.....Petitioner

Through: Mr. Sudhir K. Makkar, Senior Advocate alongwith Ms. Saumya Gupta and Ms. Aadhya Shrotriya, Advocates for Amicus Curiae.

versus

UNION OF INDIA AND ORS

.....Respondents

Through: Mr. Anurag Ahjluwalia, CGSC alongwith Mr. Abhigyan Siddhant, G.P. and Mr. Rohit Kumar, Advocate for UOI/R-1.

Mr. Parvinder Chauhan, Ms. Aakriti Garg, Mr. P.K. Jha (Present Director) and Mr. Pranav Sirohi (LA) for DUSIB.

Mr. Kamlesh Kumar Mishra, Ms. Renu, Ms. Shivani Verma and Mr. Smashti Solomon, Advocates for Intervener.

Mr. Firdouse Qutb Wani, ASC, DSIIDC alongwith Ms. Subia Naaz and Mr. Hasan Haider, Advocates for DSIIDC.

Ms. Diya Kapur, Ms. Gauri Puri, Ms. Karuvaki, Mr. Rishabh Tehlan and Mr. Mathura Prasad, Advocates for the applicant in C.M. Appl. No.13255/2024.

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rehabilitation of eligible slum dwellers residing in above mentioned JJ Bastis within a period of six months. Out of these, 1,000 houses may be made habitable preferably within 3 months in first phase alongwith the basic civil amenities and slum dwellers may be relocated to the repaired/renovated houses. Remaining 1,500 houses will be made habitable in 6 months. Accordingly, the lands in question shall be cleared and handed over by DUSIB to the land-owning agencies for further.

- (iv) *Delhi Jal Board (DJB) and other agencies of GNCTD will conduct site inspection of these projects and submit the estimated cost to GNCTD for water, sewerage, electricity connections and other civil amenities to make these houses habitable. For this purpose, GNCTD may release the funds from AMRUT or State funds to provide basic civil amenities to these 1,000 houses within a period of three months and remaining 1,500 houses in next three months. In this regard, ACS (UD), GNCTD will convene a meeting with DJB and other concerned State agencies on priority.*
- (v) *Considering transfers in recent months, sub-committee is re-constituted under chairmanship of ACS (UD), GNCTD and having JS (HFA), MoHUA, VC (DDA) and CEIU (DUSIB) as members."*

2. Learned counsel for the applicants/beneficiaries state that the beneficiaries are willing to accept the allocation of flats in Savda Ghevra, Delhi. They, however, pray that the DUSIB be directed to hold the draw of plots immediately and sewerage as well as water and electricity connections be operationalised immediately.

3. Keeping in view the aforesaid Minutes of Meeting as well as the contentions advanced by the learned counsel for the beneficiaries, this Court directs the GNCTD/DJB/DUSIB and other agencies to immediately operationalise the sewerage, water and electricity connections in Savda



Ghevra, Delhi, but not later than four weeks.

4. List on 8th January, 2025.

MANMOHAN, CJ

TUSHAR RAO GEDELA, J

NOVEMBER 22, 2024

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Fwd: Status report of below mentioned work reg. : -.

1 message

Jagat Pati Prasad <eec3.dusib3@gmail.com>
To: rajeevduttadusib@gmail.com

Tue, Nov 11, 2025 at 3:06 AM

With Regards,

(Jagat Pati Prasad)
Executive Engineer /C-3
Raja Garden, New Delhi-110027
E-Mail I.D : eec3.dusib3@gmail.com
Tel. No. : +91-11-20850343

Mobile No. : 8800110953

----- Forwarded message -----

From: Jagat Pati Prasad <eec3.dusib3@gmail.com>
Date: Tue, Nov 11, 2025 at 3:05 AM
Subject: Fwd: Status report of below mentioned work reg. : -.
To: Pramod Kumar <ddrehab2.dusib@gmail.com>

With Regards,

(Jagat Pati Prasad)
Executive Engineer /C-3
Raja Garden, New Delhi-110027
E-Mail I.D : eec3.dusib3@gmail.com
Tel. No. : +91-11-20850343

Mobile No. : 8800110953

----- Forwarded message -----

From: Jagat Pati Prasad <eec3.dusib3@gmail.com>
Date: Tue, Nov 11, 2025 at 2:58 AM
Subject: Status report of below mentioned work reg. : -.
To: pranav siroha <pranav.siroha@gmail.com>
Cc: sk bhasin <eeccoord.dusib@gmail.com>, SE COORD <seccoord.dusib@gmail.com>, Shivender Kumar <skse1.dusib@gmail.com>, Sunil Kumar Mahajan <ce2.dusib@gmail.com>

**N.O.W.:- Deposit work under land owning agencies (Additional work in EWS flats).
Sub Head:-Repair to 2416 EWS house out of 3560 EWS house at Savda Ghewra Ph-III (Gr-II) for
makes these EWS houses habitable for slum dwellers at Savda Ghewra Ph-III
(PID 16922).**

Kindly inform that the above mentioned work in progress and civil work of 1000 flats out of 2416 EWS flats has been completed.
In the remaining flats the repair work is in progress.

List of the completed flats is enclosed herewith.

Submitted please.

With Regards,

(Jagat Pati Prasad)
Executive Engineer /C-3
Raja Garden, New Delhi-110027
E-Mail I.D : eec3.dusib3@gmail.com
Tel. No. : +91-11-20850343

Mobile No. : 8800110953

List of 1000 flats C03 11 11 2025.xlsx
39K

ANNEXURE - 6

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
(Rehabilitation Branch)
Punarwas Bhawan, IP Estate, New Delhi 110002

No. DD/Rehab/DUSIB/2025/D- 663

Date: 14-11-2025

To,
The Engineer Officer,
Land & Development Office,
Nirman Bhawan, Maulana Azad Road,
New Delhi-110011

Subject: Reservation of 1,000 flats for rehabilitation of three JJ clusters near Race Course Road to Savda Ghevra, New Delhi.

Sir,

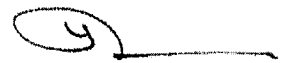
Reference letters dated 10.11.2025 received through e-mail wherein it has been informed that L&DO has paid Rs. 1,44,17,060/- in the year 2015 in respect of relocation of jhuggi dwellers of Bhai Ram Camp and requested to initiate the process of vacating the JJ clusters.

In this regard, I am directed to inform that as per Rehabilitation Policy, 2015, in the circumstances where the land owning agency brings the proposal before Delhi Urban Shelter Improvement Board (DUSIB), and Delhi Urban Shelter Improvement Board is satisfied and undertakes the demolition, the Delhi Urban Shelter Improvement Board (DUSIB) shall make all efforts to relocate the jhuggis in that Jhuggi Jhopri Basti, clear the land and hand it over to land owning agencies within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall pay such amounts to Delhi Urban Shelter Improvement Board in advance, which meets; (i) Cost of construction of alternative dwelling units, (ii) Cost of the land which will be on 'Institutional Rate' at which Delhi Urban Shelter Improvement Board has purchased the land, (iii) Cost of relocation.

Therefore, it is requested to deposit Provisional Relocation charges amounting to Rs.84,96,82,940/- (Rs. Eighty four crore ninety six lakh eighty two thousand nine hundred forty only) [from total demand of Rs.86,41,00,000/- after adjustment of Rs.1,44,17,060/-, (already deposited)] in DUSIB in respect of 1000 flats at Savda Ghevra as already requested vide letter dated 31.10.2025.

This issues with the approval of the Competent Authority.

Yours Faithfully,



(P.K. Jha)

Pr. Director (Rehabilitation)

114/ c
No. LDO/Enf./15-7(8792)/E- 9204739/2025/ 120

Government of India
Ministry of Housing & Urban Affairs
Land & Development Office
Email:- LDO@nic.in

Nirman Bhawan, New Delhi
Dated :- October 17, 2025

To,

CEO DUSIB
Punarvas Bhawan
New Delhi

Subject:- Reservation of 1,000 Flats for the Rehabilitation of three JJ Clusters near Race Course Road to Savda Ghevra, Delhi.

Sir,

A joint site visit was conducted on September 30, 2025, to the Savda Ghevra Rehabilitation Colony, Delhi, to assess the availability and suitability of EWS (Economically Weaker Section) flats for the rehabilitation of eligible residents from the three identified JJ clusters (Bhai Ram Camp, Masjid Camp, and DID Camp) near Race Course Road. Representatives of the stakeholder organizations, viz., DUSIB, MCD, and Delhi Jal Board, were present during the site visit.

1. The three JJ Clusters slated for removal and rehabilitation with a combined total of 786 jhuggies. These clusters are mentioned in the list of 675 jhuggi clusters issued by DUSIB at S. No. 191, 201, and 205. The clearance of this vital Government land is contingent upon the rehabilitation and relocation of the 528 eligible jhuggi dwellers identified in accordance with the DUSIB Policy 2015.

2. During the site visit, the DUSIB representative confirmed that DUSIB has constructed 7,620 flats across 153 blocks. DUSIB further confirmed the availability of EWS flats that are complete and ready for possession, a number that comfortably exceeds the current requirement of 528 units.

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3. It is confirmed that the Savda Ghevra campus is highly suitable for this immediate rehabilitation project, with sufficient housing stock and supporting infrastructure confirmed to be ready. To facilitate the time-bound and complete clearance of Government land, a dedicated housing stock must be reserved immediately to cover all project requirements and contingencies.

4. In view of the above, DUSIB is requested to immediately reserve 1,000 flats at the Savda Ghevra Rehabilitation Colony. These units will be exclusively required for the rehabilitation of the eligible Jhuggi dwellers from the Bhai Ram Camp, Masjid Camp, and DID Camp clusters near Race Course Road as well as for other Jhuggi dwellers slated for future rehabilitation projects involving the clearance of encroached Government land.

This issues with the approval of the Competent Authority.

Yours faithfully,


(Suresh Kumar)
Engineer Officer

11/02/2026

(2P)

No. Enf.15-7(8792)/2025/106
Government of India
Ministry of Housing and Urban Affairs
Land and Development Office

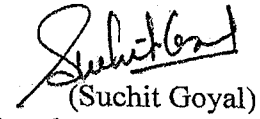
Sankalp Bhawan, New Delhi
Dated 06.02.2026

MINUTES OF THE MEETING

Subject: Minutes of the 4th meeting of the High Powered Committee (HPC) held on 29.01.2026 under the Chairmanship of Secretary, MoHUA – regarding.

The undersigned is directed to forward herewith the Minutes of the 4th meeting of the High Powered Committee (HPC) held under the Chairmanship of Secretary, Ministry of Housing and Urban Affairs (MoHUA) on January 29, 2026, at 6:15 PM in Conference Room 922, Sankalp Bhawan, New Delhi for necessary action.

Encl: As above.


(Suchit Goyal)

Dy. Land and Development Officer

- 30
11/02/26
S. Dir. (Rehab.)
1. The Secretary (UD), GNCTD, Delhi Secretariat, I.P. Estate, New Delhi.
 2. The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
 3. The CEO, DUSIB, Punarwas Bhawan, I.P. Estate, New Delhi.
 4. The Commissioner, MCD, Civic Centre, Minto Road, New Delhi.
 5. The Director, MAMC, 2, Bahadur Shah Zafar Marg, New Delhi.
 6. The Director, IIT Delhi, Hauz Khas, New Delhi.
 7. The Managing Director, DMRC, Metro Bhawan, Fire Brigade Lane, New Delhi.
 8. The Chairman & Managing Director, CONCOR, Tughlakabad, New Delhi.

Copy for information to:

1. PSO to Secretary, MoHUA.
2. PS to Additional Secretary (D), MoHUA.
3. PPS to Joint Secretary (L&E).
4. PS to L&DO.

Minutes of the 4th Meeting of High Powered Committee held under the Chairmanship of the Secretary, MoHUA, on 29.01.2026 at 6:15 PM to review the compliance of earlier discussions, consideration and sub-committee recommendations to chalk out way forward strategy in compliance to the Order dated 18/09/2023 passed by Hon'ble High Court of Delhi in Writ Petition (Civil) No. 9470 of 2022 and CM APPL. 30607/2022 & 30608/2022 titled "Court on its own motion Vs Union of India and Ors."

Fourth meeting of Committee was held on 29.01.2026 at 6:15 PM under the Chairmanship of the Secretary, Ministry of Housing and Urban Affairs (MoHUA) in Conference Room 922, New Delhi. The list of participants is enclosed as **Annexure**.

2. At the outset, Secretary, MoHUA welcomed all the participants. Further, Committee was briefed about progress made by sub-committee of HPC.

3. The 4th meeting of the Sub-Committee chaired by Secretary (UD), GNCTD was held on 12/12/2025 and after detailed deliberations, the sub-committee proposed for resettlement of eligible beneficiaries from the following JJ bastis:

S.No.	Name of Land Owning Agency	Name of JJ Basti	No. of Jhuggi units	Remarks
1.	L&DO	Bhai Ram Camp, Race Course Road	500	--
2.	L&DO	Masjid Camp, Race Course Club	47	--
3.	L&DO	DID Camp, Race Course Road	85	--
4.	MAMC	LNJP Hospital Ranjeet Road	667	--
5.	MAMC	64 Khamba Dhobi Ghat no.26, J.N.Marg	79	--
6.	MAMC	East of 64 Khamba Meer Dard Road	259	--
7.	MAMC	Dhobi Ghat No.27 near Maulana Azad Medical Meer Dard Road	42	--
8	IIT Delhi	Sector III/JJ Mahiwal Saraswati Camp R.K. Puram	298	--
9.	DMRC	Rajiv Camp Saidabad (already demolished)	250	Court Case SLP No. 13296-97/2017
10.	MCD	H-2, H-4 Jahangiripuri Alam Bund	8	Court Case W.P.(C) 3613/2017
11	Container Corp. of India	V.P Singh Camp, Railway Colony, Tuglakabad	1	Court Case W.P.(C) 8749/2010
Total			2236	

4. DUSIB apprised that out of 2416 JnNURM flats at Savda Ghevra already recommended by HPC in its 3rd meeting held on 22.10.2024, 1400 flats have been made habitable. It was also apprised that relocation charges in respect of following 04 JJ bastis out 10 JJ bastis which were recommended by High Powered Committee in its 3rd meeting held on 22nd October, 2024, have not been received by DUSIB:

S.No.	Name of Land Owning Agency	Name of JJ Basti	No. of Jhuggi units	Remarks
1	Rajya Sabha Secretariat/ L&DO	Kanak Durga camp, R.K. Puram, Sector-12	939	old survey
2	L&DO	Nivedita Kunj, RK Puram, Sector 10	154	--
3	I&FC	Khichri pur (Gazipur drain)	453	--
4	I&FC	K&L Block, Wazirpur	410	old survey
Total			1956	--

5. DUSIB informed that as the relocation charges as per Rehabilitation and Relocation Policy, 2015 has not been received, the matter for the rehabilitation may be kept in abeyance.

After detailed deliberations, HPC concluded the following actionable points:

- i. The rehabilitation of eligible JJ dwellers from the JJ bastis recommended in 3rd meeting of the committee where land owning agencies have not deposited relocation charges to DUSIB, are kept in abeyance.
- ii. Slum rehabilitation from the JJ bastis recommended by sub-committee in its 4th meeting held on 12/12/2025 is approved.
- iii. DUSIB will make remaining houses habitable for rehabilitation of eligible slum dwellers recommended by this committee.
- iv. Considering availability of habitable houses, it was also recommended that rehabilitation of JJ bastis recommended by HPC may be carried out as per order of receipt of relocation charges by DUSIB from the land owning agencies.

6. Further, Secretary, MoHUA emphasized that the sub-committee in its next meeting may finalize the feasibility for repair and renovation of remaining vacant houses to make them habitable, based on the urgency report of land-owning agencies.

7. The meeting ended with a vote of thanks.

IP
R-90/Pr. Dir. (Rehab.)/26
12.02.26

ANNEXURE-8

E-2066406/CRU

No. Enf.15-7(8792)/2025 //41

12/02/2026

Government of India
Ministry of Housing and Urban Affairs
Land & Development Office

IP

Nirman Bhawan, New Delhi.

Dated: 12th February 2026.

To

Pr. Director (Rehabilitation),
Delhi Urban Settlement Improvement Board,
Punarwas Bhawan, IP Estate, New Delhi-110002.

12/2/26
Dir. (Rehab.)

Subject: Allotment of flats to 786 Jhuggi dwellers of Bhai Ram Camp, Masjid Camp, and DID Camp for their rehabilitation- reg.

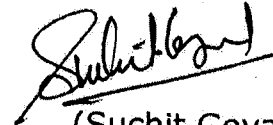
Sir,

I am directed to refer to the letter of even number dated 03.02.2026 regarding the rehabilitation of 528 eligible jhuggi dwellers from the Race Course Road area to Savda Ghevra and to say that during the 4th High-Powered Committee (HPC) meeting held on January 29, 2026, it has been decided that the relocation of these JJ clusters which includes 258 ineligible jhuggi dwellers, be carried out expeditiously. The competent authority has already given in-principle for allotment of flats to these ineligible jhuggi dwellers.

2. You are, therefore, requested that the allotment of flats for both the 528 eligible and 258 ineligible beneficiaries be taken up immediately without any further delay to ensure the timely clearance of the encroached government land.

3. Fund amounting to ₹23,99,65,540/- (₹22,29,37,800/- for 258 ineligible dwellers and ₹1,70,27,740/- balance for 528 eligible dwellers) is being released by this Department/Ministry shortly.

Yours faithfully,

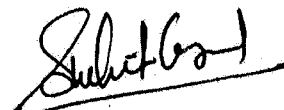


(Suchit Goyal)

Dy. Land & Development Officer (Admn.)

Copy to:-

1. Engineer Officer, Land and Development Office, Sankalp Bhawan, New Delhi, with the request to coordinate with DUSIB for the immediate commencement of the rehabilitation process.
2. PPS to JS(L&E).
3. PS to L&DO.



Dy. Land & Development Officer (Admn.)

ANNEXURE-9

13/02/2026 02:52 PM

D. VERMA

MEMBER

Note # 32

13/02/2026 02:57 PM

RUPESH KUMAR THAKUR

CEO

Note # 33

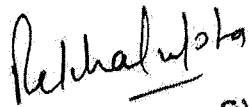
Ref note above:

1. The latest letter dated 12th February 2026, received from Ministry of Housing and Urban Affairs (2067835 TOC) is clearly indicating the intent of rehabilitating all Jhuggi dwellers.
2. In view of the above and as requested by MOHUA that, "*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.

14/02/2026 07:22 PM

Ashish Sood
MINISTER

~~Hon'ble Chief Minister~~



Rekha Gupta
Chief Minister

HM (UD)

ANNEXURE- 10

No. Enf.15-7(8792)/2025/E-9204739/25
Government of India
Ministry of Housing and Urban Affairs
Land & Development Office

Suwall
Nirman Bhawan, New Delhi.
Dated: 17th February 2026.

To

Shri Harish Chand Sharma,
Deputy Director (In-situ Rehabilitation), DDA
INA Vikas Sadan, New Delhi

Subject: List of eligible/ ineligible JJ dwellers for the EWS flats at Savda-Ghevra, New Delhi for conducting draw of lots – reg.

Sir,

I am directed to refer to email dated 17.02.2026 requesting to provide lists of eligible/ ineligible JJ dwellers in Excel format of the JJ dwellers whose name are to be included in the draw of lot and to say that list of eligible and ineligible JJ dwellers in Excel formats who are to be included for draw of lots are enclosed herewith at Annexure-A & B.

2. A list of ineligible JJ dwellers who are not to be included for draw of lots, as these units were found locked, same person/dual entry or non-residential in nature during the survey conducted in January 2024, is at Annexure-C.

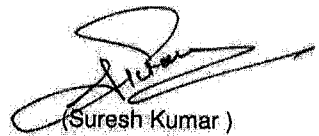
Yours faithfully,

Encls: As above


(Suresh Kumar)
Engineer Officer

Copy to:-

1. Pr. Director (Rehabilitation), Delhi Urban Settlement Improvement Board, Punarwas Bhawan, IP Estate, New Delhi-110002.
2. PPS to JS(L&E).
3. PS to L&DO.


(Suresh Kumar)
Engineer Officer

दिल्ली शहरी आश्रय सुधार बोर्ड
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
पुनर्वास भवन, आई. पी. इस्टेट, नई दिल्ली-110002

No. DD(R)/I/DUSIB/2026/D-05

Date: 16-02-2026

The Commissioner (Systems),
Delhi Development Authority,
'B' Block, 1st Floor, Vikas Sadan,
New Delhi-110023,
Phone No. 011-24694157

Sub: Reg. conducting draw of lots in respect of eligible/ineligible JJ dwellers for the EWS flats at Savda-Ghevra, New Delhi.

Sir,

The L&DO, MOHUA, Gol has requested to DUSIB to conduct the draw of lots in respect of 528 eligible and 258 ineligible JJ dwellers of JJ Basti Bhaiya Ram Camp. Race Course Road; JJ Camp at DID Race Course Near Riding Club, Safdarjung Road and JJ camp near Masjid Polo Ground Race Course club for urgent allotment of rehabilitation flats for time bound clearance of Government Land near Race Course area.

The Hon'ble High Court in WPC 9470/2022 constituted High Power 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. The HPC recommended for rehabilitation of JJ dwellers in EWS flats at Savda-Ghevra.

The IT Branch of DUSIB has informed their inability to conduct computerized draw of lots due to outdated software and retirement of I.T officials who operated the said software.

The Hon'ble Chairperson/Chief Minister, GNCTD has approved that as requested by MOHUA that, "the allotment of flats for both the 528 eligible and 258 ineligible beneficiaries be taken up immediately and directed to take action for Computerised Draw of lots of 528 (eligible)+258 (ineligible) flats in co-ordination/ assistance of DDA.

In view of above, in exigency, it is requested that the DDA may make an arrangement for conducting a computerized draw of flats in respect of aforesaid JJ dwellers for which DUSIB is ready to pay the charges in advance for conducting said draw. The list of flats and particulars of JJ dwellers of three JJ bastis at Race Course area will be provided by DUSIB. It is also requested to inform the Bank details of DDA alongwith requisite amount to be paid by DUSIB.

Your kind cooperation is requested.

Yours faithfully,
(P.K. Jha)
Pr. Director (Rehab)

दिल्ली शहरी आश्रय सुधार बोर्ड
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
पुनर्वास भवन ,आई .पी .इस्टेट ,नई दिल्ली- 110002

ANNEXURE - II

No. DD(R)/I/DUSIB/2025/D- 79

Date:20.02.2026

Dy. L&DO,
Land & Development Office,
Sankalp Bhawan, New Delhi.

Subject: Allotment of flats to 786 Jhuggi dwellers of Bhai Ram Camp, Masjid Camp and DID Camp for their rehabilitation-reg.

Sir,

I am directed to refer your letter dated 12.02.2026 on the subject cited above. In this regard, it is requested to deposit the balance amount of Rs 23,99,65,540/- (Rs. 22,29,37,800/- for 258 ineligible dwellers and Rs. 1,70,27,740/- balance amount of relocation charges for 528 eligible JJ dwellers) for further process of allotment of EWS Flats at Savda Ghevra.

Further, copy of rehabilitation notice dated 19.02.2026 has also been received from your office vide which JJ dwellers have been directed to take possession of allotted flat at Savda Ghevra and simultaneously vacate the presently occupied premises by March 6, 2026, failure to vacate by the stipulated date will result in formal eviction proceedings and removal of structures as per the law.

It is pertinent to mention as per rehabilitation policy eligible JJ dweller is required to deposit Rs.1,12,000/- 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 is requested to inform the ineligible beneficiary contribution to be charged for allotment of flats.

Yours faithfully,



(P.K. Jha)

Pr. Director (Rehab)

Copy to :

- 1.) CEO, DUSIB.
- 2.) Member (Admn), DUSIB
- 3.) L&DO, Land and Development Office, Sankalp Bhawan, New Delhi
- 4.) Engineer Officer, Land and Development Office, Sankalp Bhawan, New Delhi
- 5.) Office copy/Guard file



Pr. Director (Rehab)

No. Enf.15-7(8792)/2025 / 157
Government of India
Ministry of Housing and Urban Affairs
Land & Development Office

ANNEXURE-12

Nirman Bhawan, New Delhi.
Dated: 23rd February 2026.

To

Pr. Director (Rehabilitation),
Delhi Urban Settlement Improvement Board,
Punarwas Bhawan, IP Estate, New Delhi-110002.

Subject: Allotment of flats to Jhuggi dwellers of Bhai Ram Camp, Masjid Camp, and DID Camp – Release of funds and clarification regarding beneficiary contribution.

Sir,

Please refer to your letter dated 20.02.2026, requesting the deposit of the balance amount of ₹23,99,65,540/- and seeking clarification on the charges applicable to ineligible beneficiaries for flat allotment. It has also been mentioned in the letter that as per DUSIB policy, dwellers are required to deposit ₹1,12,000/- as a beneficiary contribution and ₹30,000/- toward five-year maintenance charges within a stipulated period.

2. In this regard, I am directed to convey the following:

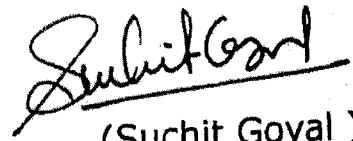
- i) The balance amount of ₹23,99,65,540/- has already been released to DUSIB vide sanction order dated 16.02.2026 (copy enclosed).
- ii) Ineligible dwellers from the three identified clusters (Bhai Ram Camp, Masjid Camp, and DID Camp) are to be treated at par with eligible dwellers for the purpose of this allotment.
- iii) MoHUA ensures the release of ₹1,12,000/- per dweller as the beneficiary contribution.
- iv) DUSIB is requested to grant beneficiaries a period of three (03) months to deposit the ₹30,000/- maintenance cost and to issue allotment letters immediately to facilitate the completion of the rehabilitation process.

3. You are, therefore, requested to issue allotment letters to all beneficiaries to enable them to take possession of the allotted flats at Savda

Ghevra ensuring the timely clearance of the encroached government land by the scheduled date of 06.03.2026.

4. This issues with the approval of the Competent Authority.

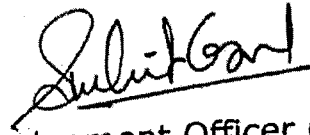
Yours faithfully,



(Suchit Goyal)
Dy. Land & Development Officer (Admn.)

Copy to:-

1. Engineer Officer, Land and Development Office, Sankalp Bhawan, New Delhi.
2. PPS to JS(L&E).
3. PS to L&DO.



Dy. Land & Development Officer (Admn.)

Note # 68

Reference approval of Hon'ble Chief Minister/Chairperson, DUSIB and further observations in Note#62 above.

Dy. L&DO vide this office letter dated 20.02.2026 was informed that as per rehabilitation policy, eligible JJ dweller is required to deposit Rs.1,12,000/- 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.

Dy.L&DO vide letter dated 23.02.2026 received from Dy. L&DO received via email informed that 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 that 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 the Rs. 30,000/- maintenance cost and to issue allotment letters immediately to facilitate the completion of the rehabilitation process.

As per office order dated 11.12.2017, the relocation charges payable by Land Owning Agency in respect of each dwelling unit at Savda-Ghevra is Rs.8,64,100/-. **Relocation charges in respect of 717 JJ households amounts to Rs.61,95,59,700/-.** The **beneficiary contribution @ Rs.1,12,000/-** in respect of 717 JJ households amounts to **Rs.8,03,04,000/-.** As such, **total amount of Rs. 69,98,63,700/- in respect of 717 beneficiaries** would be payable by L&DO.

It is submitted that L&DO has already deposited an amount of **Rs. 67,91,82,600/-** Further, L&DO has to deposit the **balance amount of Rs. 2,06,81,100/-** towards relocation charges and beneficiary share money in respect of 717 beneficiaries. Beneficiaries are also required to deposit

Rs. 30,000/- towards the maintenance charges.

Accordingly, Dy. L&DO vide this office letter dated 25.02.2026 has been requested to deposit the balance amount at the earliest. Simultaneously, we may process the issue of allotment letter to beneficiaries with the direction to deposit Rs. 30,000/- towards maintenance charges within three months. The draft allotment letter **DFA/238634** is added.

File may be placed before the Hon'ble Chief Minister/Chairperson, DUSIB for kind perusal. Thereafter, the matter may be placed before the Board for information and ratification.

Submitted please

25/02/2026 06:43 pm

Raghendra Kumar Chaudhary
HEAD CLERK

Note # 69

25/02/2026 06:47 pm

AJAY KUMAR MISHRA
ASSISTANT DIRECTOR

Note # 70

25/02/2026 06:49 pm

RAJEEV KUMAR DUTTA
DIRECTOR

Note # 71

The allotment is being done as approved earlier . The details at para 68 for kind information of the Hon'ble Chairperson / Hon'ble Chief Minister pl.

26/02/2026 10:28 am

D .VERMA
MEMBER

Note # 72

26/02/2026 10:54 am

RUPESH KUMAR THAKUR
CEO

Note # 73

Note.pdf

26/02/2026 06:12 pm

Ashish Sood
MINISTER

Note # 74

330515 (3).pdf

27/02/2026 05:58 pm

Rekha Gupta
CHIEF MINISTER

... matter may be placed before the Board for information and ratification.

Submitted please

25/02/2026 06:43 pm

Raghwendra Kumar Chaudhary
HEAD CLERK

Note # 69

25/02/2026 06:47 pm

AJAY KUMAR MISHRA
ASSISTANT DIRECTOR

Note # 70

25/02/2026 06:49 pm

RAJEEV KUMAR DUTTA
DIRECTOR

Note # 71

The allotment is being done as approved earlier. The details at para 68 for kind information of the Hon'ble Chairperson / Hon'ble Chief Minister pl.

26/02/2026 10:28 am

D .VERMA
MEMBER

Note # 72

26/02/2026 10:54 am

RUPESH KUMAR THAKUR
CEO

~~Hon'ble Minister / Vice Chairman DUSIB~~

~~Hon'ble Chief Minister / Chairperson DUSIB~~

Rekha Gupta
Rekha Gupta
Chief Minister

Hon. Minister (U.S)

189/Dy. Director/Rehab/I/DUSIB (Computer No. 330515)
from eOffice by Rekha Gupta, Smt Rekha Gupta, Chief Minister Delhi, CHIEF MINISTER, CHIEF MINISTER OFFICE
Director/Rehab/I/DUSIB (Computer No. 330515) on 26/02/2026 06:37 pm

Ref. note in the e-file:

Note # 86

1. At present 'New Rehabilitation Policy' is under finalization. Therefore, at this stage, DUSIB may be directed to conduct computerized draw of lots for the eligible JJ dwellers of JJ Bastis mentioned at Sl. No. 2 to 5 @ Note # 80 (already demolished). The decision w.r.t. ineligible JJ dwellers (Sl. No. 2 to 5) and JJ Basti at Kushak Nala, East Kidwai Nagar (not removed) may be taken after finalization of 'New Rehabilitation Policy'.


(Ashish Sood)

Minister (Urban Development)/
Vice Chairman, DUSIB

Hon'ble Chief Minister, GNCTD/Chairperson, DUSIB


Rekha Gupta
Chief Minister

Hon. Min. (UD)

CE(On leave)

27/08/2025 04:19 pm

RAJVIR SINGH
DIRECTOR

Note # 14

Please discuss.

27/08/2025 05:10 pm

D .VERMA
MEMBER

Note # 15

27/08/2025 05:13 pm

RAJVIR SINGH
DIRECTOR

Note # 16

Note: Previous Noting Sheets having **Para-1 to 100**, of the file, is enclosed at attachment.

In reference to the observations made by the Hon'ble Minister (Urban Development), GNCTD, vide dated: 22.08.2025 it is respectfully submitted that:

a. DUSIB has taken every possible legal measure since the imposition of the interim '*status quo*' order dated: 19.09.2023. Applications under Order 39 Rule 4 CPC and analogous provisions were filed promptly, seeking vacation or modification of the interim directions. Despite our active pursuit, the matters remained sub judice owing to adjournments and clubbing of related writ petitions. Recognizing the importance of the issue, DUSIB has also engaged a senior counsel to ensure a more rigorous representation before the Hon'ble Court. During the hearing held on 25.08.2025, the senior counsel presented all relevant facts comprehensively, including the operational challenges, manpower-related issues, and the necessity of fresh tendering in public interest. The matter continues to be pursued with the highest priority. However, the matters remain sub-judice, with the next hearing scheduled for dated: 19.09.2025, as per the information received from the counsel of DUSIB, which is reproduced as under: [Annexed]

... **"Subject: Delhi Shelter Home, Centre for Holistic, Prayas JAC.**

Kindly refer to the above mentioned subject case listed before the Hon'ble Delhi High Court on 25.08.2025. The cases were led by Senior Advocate Sh. Parvinder Chauhan and the undersigned. The senior officials from DUSIB were present during the hearing of the case.

The Hon'ble Court was apprised of the present status and the difficulty the Department is facing. The Hon'ble Court while appreciating the point had directed the case to be listed for further arguments on 19.09.2025 while issuing directions to the petitioners to provide the details of the petitioners who had filed the case. The Hon'ble Court had also called for a response from the Labour Commissioner/GNCTD before the next date of hearing.

The order once uploaded will be shared accordingly."

b. In regard to the performance of the SMAs, it is pertinent to mention that the imposition of the 'status quo' order has itself had an adverse effect on operational efficiency. Many workers, being assured of job protection due to the stay, have tended towards underperformance, which has directly impacted service delivery. Despite these challenges, DUSIB has enforced accountability. Further, in-regard to the inspection of Night Shelters at Sarai Kale Khan on dated: 26.06.2025, Final warning was issued to the concerned SMA, and penalties were imposed in accordance with contract provisions. Moreover, after deliberations, the management was also withdrawn from the concerned SMA and alternative arrangements were made. In addition, 'Show-Cause Notices' were issued to the concerned officials of the Engineering Division, including the Executive Engineer, Assistant Engineer, and Junior Engineer, for non-compliance with Standard Operating Procedures (SOPs). To further ensure discipline and improve oversight, these officials were transferred out of the concerned division.

It is pertinent to mention, DUSIB has institutionalized regular monitoring and corrective action at Shelter sites. An SOP issued vide No. F-06/NS/DUSIB/2023-24/D-15; dated: 03.01.2024, empowers Engineering Divisions to impose penalties on SMAs for identified shortcomings. In addition, a Night Shelter Inspection Application (NSIA) is operational, which provides the status of shelters. Field engineers are conducting routine inspections regularly, penalties are being imposed wherever required, and visible

improvements are being recorded in inspection reports.

c. With reference to the directions issued to the DMs/SDMs, in the virtual meeting chaired by Hon'ble Minister (UD) on dated: 27.06.2025, it is submitted that no inspection reports from the offices of DM/SDM(s) have been received till date. However, the Night Shelter Branch has already sent e-mails and reminders to the concerned offices in this regard.

Considering the same and as the current SMA agreements are set to expire on dated: 31.08.2025, it is respectfully proposed that the existing arrangements may please be extended for a further period of atleast three months, i.e., up to 30.11.2025, or until the outcome of the pending court case, whichever is earlier, under the same terms and conditions. In the meantime, subject to the approval of the competent authority, the new tendering process would also be initiated by DUSIB separately.

In view of the foregoing paragraphs, the matter may please be placed before the competent authority i.e. Hon'ble Chief Minister of Delhi/ Chairperson of DUSIB, for the accord of in-principle approval for the extension of existing Shelter Management Agencies (SMAs) for a further period of 03 months, i.e. up to 30.11.2025 or until further Hon'ble High Court's order, whichever is earlier, under the same terms and conditions as defined in the existing Agreement.

Submitted for kind consideration and approval please.

Gmail - Fwd_Delhi Shelter Home Centre For Holistic Prayas JAC.pdf



**RAMNIWAS
DEPUTY DIRECTOR**

27/08/2025 05:26 pm

Note # 17

CE(On leave)

27/08/2025 05:36 pm

**RAJVIR SINGH
DIRECTOR**

Note # 18

28/08/2025 10:27 am

**D .VERMA
MEMBER**

Note # 19

28/08/2025 11:20 am

**RUPESH KUMAR THAKUR
CEO**

Note # 20

Ref above:

The proposal of the DUSIB may be considered for approval. Further , it is also brought to the notice that despite clear directions for inspection of Night Shelters in Delhi , no inspection report has been received from any Distt. till date.

28/08/2025 04:32 pm

**Ashish Sood
MINISTER**

Note # 21

E-259721.pdf

01/09/2025 07:19 pm

**Rekha Gupta
CHIEF MINISTER**

Note # 22

02/09/2025 01:49 pm

**Ashish Sood
MINISTER**

Note # 23

02/09/2025 03:06 pm

**RUPESH KUMAR THAKUR
CEO**

Note # 24

03/09/2025 10:38 am

**D .VERMA
MEMBER**

Note # 1

Subject: Proposal for the accord of in-principle approval for further extension of Shelter Management Agencies (SMAs) for Operation & Management (O&M) of Shelter Homes of DUSIB.

1. There are about 197 Shelter Homes currently being operated by DUSIB, Govt. of NCT of Delhi, through Shelter Management Agencies (SMAs), under the Plan Scheme of the Delhi Government. These Shelter Homes function throughout the year, round the clock, providing essential facilities and shelter to homeless individuals in Delhi.

2. For the ongoing O&M work of night shelters the tender was floated in year 2023 and new SMAs were appointed from 01.09.2023 onwards. The Administrative Approval and Expenditure Sanction (A/A&E/S) for the work of operation and management of Shelter Homes amounting to RS. 72.32 crores was approved by the DUSIB Board under Agenda Item No. 31/10 in its 31st Board Meeting held on dated: 08.08.2022. The Board also approved the main terms and conditions of the Request for Proposal (RFP) Volumes I & II, which included a contract period of two years, extendable for an additional period of up to two years (12 months at a time), as per Clause-4 of the RFP/Agreement.

3. Additionally, the initial period of two years expired on 31.08.2025. However, an extension of three months has been granted to the SMAs, valid up to 30.11.2025, in accordance with the approval accorded by the Hon'ble Chief Minister of Delhi/ Chairperson of DUSIB, dated 01.09.2025, vide Computer No. 259721 (e-file).

4. It is pertinent to mention that during the handing-over process of the Clusters to new Shelter Management Agencies (SMAs), several unions comprising of manpower engaged by the previous SMA(s) approached the Hon'ble High Court of Delhi. In W.P.(C) 12334/2023 & CM APPL. 48565/2023, concerning workers of Cluster- 1 & 2, the Hon'ble Court on 19.09.2023 directed:

... " Subject to hearing the respondents, there shall be order of ~~status quo with respect to service of the members of the~~ *Petitioner-Union.*"

5. Similarly, the manpower of the cluster- 4, 6, 7 and 8 also approached the Hon'ble High Court, in W.P.(C) 13273/2023 & CM

APPL. 52410/2023, 59407/2023, and the Court extended the same benefit to similarly placed unions by observing:

... " *Since there is already an order existing in favour of similarly placed Union and as of now, there is no application for vacation/ modification of order dated 19.09.2023, therefore, this court does not find any reason to deny the same benefit to the Petitioner-Union in the instant case as well.*

Accordingly, it is directed that subject to hearing the respondents, there shall be an order of status quo with respect to service of the members of the Petitioner-Union."

6. It is to inform that DUSIB is actively pursuing the vacation/modification of these interim status quo orders and has accordingly, submitted the applications for both the matters, seeking Vacation/ Modification of the Interim Directions contained in the orders. However, the matters remain sub-judice, with the next hearing scheduled for dated: 25.11.2025. A proposal vide Computer No: 261745 (e-file); for the engagement of the ASG has been submitted to the UD Department, GNCTD, and the approval in this regard is presently awaited.

7. Simultaneously, the tendering process for the future Operation and Management (O&M) of Night Shelters is in progress. The proposal for the Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 133.71 crores and in-anticipation approval to call for tenders has already been granted by the Hon'ble Chief Minister of Delhi/ Chairperson, DUSIB vide dated: 24.10.2025. The new tender will appoint SMAs for two years, extendable up to one additional year.

8. Furthermore, the modalities for the new Request for Proposal (RFP) have been processed for kind approval from the competent authority. Upon approval from the competent authority, this draft RFP will be adopted as the standard document for initiating the fresh tendering process for all clusters.

9. Lastly, the Winter Action Plan, 2025-26 is going to be operational from 15.11.2025, wherein the role of SMAs will be crucial for conducting rescue drives (10:00 P.M. to 4:00 A.M.), managing temporary pagoda shelters, and organizing awareness programmes for the homeless population during the winter season.

FINANCIAL OVERVIEW:

10. It is pertinent to mention that as per the current financial data, the average monthly expenditure across all clusters is approximately Rs. 1.73 crores. The total estimated expenditure from September 2023 to November 2025 is about Rs. 46.71 crores. Out of the total sanctioned amount of Rs. 72.32 crores, more than Rs. 25.61 crores remain unutilized, indicating that the proposed extension can be accommodated within the existing financial sanction.

11. The detail of the monthly expenditure to be incurred for each cluster from 01.09.2023 to 28.02.2026, have been evaluated, and is as follows:

S. No.	Cluster No.	Avg. Expenditure (Rs. in Lakhs)	Monthly (Rs. in Lakhs)
1	Cluster-1		11.83
2	Cluster-2		11.28
3	Cluster-3		10.05
4	Cluster-4		9.06
5	Cluster-5		9.73
6	Cluster-6		18.76
7	Cluster-7		14.57
8	Cluster-9		7.58
9	Cluster-10		9.52
10	Cluster-11		10.12
11	Cluster-12		9.98
12	Cluster-13		12.52
13	Cluster-14		10.28
14	Cluster-15		10.38
15	Cluster-16		15.20
16	Special Category shelter homes		2.28
	Total		173.14 Lakhs
	Expenditure for 24 months (September, 2023 to February, 2026)		5194.20 Lakhs
	Say Rs.		Rs. 51.95 crores (approx.)

Note: The total expenditure anticipated for the extension period, i.e., from period: 01.12.2025 to 28.02.2026, has been estimated at **Rs. 5.19 crores.**

12. Contemplating the above cited facts and circumstances, outlined above that the current agreements with the Shelter Management Agencies (SMAs) are set to expire on 30.11.2025, it is proposed that the present matter may kindly be placed before the

competent authority with a request to approve the extension of the existing work for a further period of three (03) months i.e., up to 28.02.2026. Therefore, in light of the upcoming Winter Action Plan, 2025-26 currently and to ensure uninterrupted shelter operations, a short-term extension of 03 months may please be considered.

13. In the meantime, it is also proposed that the codal formalities for the new tender would also be carried out and all possible measures would be adopted to get the 'status-quo' vacated and new O&M work is awarded to the new Shelter Management Agencies (SMAs)

APPROVAL SOUGHT:

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

(a) In-principle approval may kindly be accorded for the extension of existing Shelter Management Agencies (SMAs) for a further period of 03 months, i.e. up to 28.02.2026, under the same terms and conditions as defined in the Agreement.

(b) Permission to place the matter before the next Board Meeting of DUSIB, for its ratification.

Submitted for kind consideration and approval please.

07/11/2025 10:59 am


RAMNIWAS
DEPUTY DIRECTOR

Note # 2

07/11/2025 11:23 am

RAJVIR SINGH
DIRECTOR

Note # 3

Sign

V.S.FONIA
CHIEF ENGINEER

10/11/2025 10:12 am

Note # 4

10/11/2025 11:54 am

D .VERMA
MEMBER

Note # 5

10/11/2025 12:09 pm

RUPESH KUMAR THAKUR
CEO

Note # 6

10/11/2025 04:11 pm

Ashish Sood
MINISTER

Note # 7

297528.pdf

11/11/2025 07:32 pm

Rekha Gupta
CHIEF MINISTER

Note # 8

Note.pdf

12/11/2025 01:08 pm

Ashish Sood
MINISTER

Note # 9

12/11/2025 01:13 pm

RUPESH KUMAR THAKUR

CEO

Note # 10

12/11/2025 01:51 pm

**D .VERMA
MEMBER**

Note # 11

13/11/2025 11:57 am

**V.S.FONIA
CHIEF ENGINEER**

Note # 12

13/11/2025 12:05 pm

**RAJVIR SINGH
DIRECTOR**

Note # 13

Subject: Proposal for the accord of in-principle approval for further extension of Shelter Management Agencies (SMAs) for Operation & Management (O&M) of Shelter Homes of DUSIB.

1. There are about 197 Shelter Homes currently being operated by DUSIB, Govt. of NCT of Delhi, through Shelter Management Agencies (SMAs), under the Plan Scheme of the Delhi Government. These Shelter Homes function throughout the year, round the clock, providing essential facilities and shelter to homeless individuals in Delhi.
2. For the ongoing Operation and Management (O&M) of shelter homes, a tender was floated in the year 2023. Consequent upon completion of the tendering process, SMAs were appointed w.e.f. 01.09.2023 onwards. 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 under Agenda Item No. 31/10 in its 31st Board Meeting held on 08.08.2022.
3. During the handing-over process of certain clusters (Clusters

1, 2, 4, 6, 7 and 8) to new SMAs, several manpower unions engaged by previous SMAs approached the Hon'ble High Court of Delhi. The Hon'ble Court in the matter W.P.(C) 12334/2023 and W.P.(C) 13273/2023, passed interim directions ordering *status-quo* with respect to the services of members of the petitioner unions.

4. In-order to pursue vacation/modification of the interim orders and to initiate the new tendering process, approval for extension of three months was solicited from the Hon'ble Chief Minister, Delhi/Chairman, DUSIB on dated: 01.09.2025 (vide Computer No. 259721 (e-file)), for the period up to **30.11.2025**.

5. As the interim status-quo orders of the Hon'ble High Court could not be vacated by that time and modalities for the fresh Request for Proposal (RFP) were still under preparation, a further extension of three (03) months was accorded by the Hon'ble Chief Minister, Delhi/Chairman, DUSIB on dated: 11.11.2025 (vide **Note#7** above), for the period up to **28.02.2026**.

6. Subsequently, the Hon'ble High Court vacated the *status-quo* order vide its order dated: 04.12.2025.

7. Meanwhile, the proposal for A/A&E/S amounting to Rs. 133.71 crores, along with in-anticipation approval to call for fresh tenders, had already been granted by the Hon'ble Chief Minister of Delhi/Chairperson, DUSIB on dated: 24.10.2025. The new tender proposes appointment of SMAs for two years, extendable up to one additional year.

8. Thereafter, the Hon'ble Chief Minister, GNCTD, in her capacity as Chairperson, DUSIB, vide approval dated: 02.01.2026, accorded consent to the modalities/RFP for O&M of Shelter Homes, structured into ten clusters. The approved draft RFP is to be adopted as the standard document for the fresh tendering process for all Clusters.

9. 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 w.e.f. 29.01.2026, with the scheduled date of opening of bids fixed for dated: 23.02.2026 at 03:00 PM.

10. The current extension of the ongoing work is valid up to 28.02.2026. However, the process of evaluation of technical bids, opening of financial bids, and award of work to the new SMAs is likely to take some additional time. Therefore, a further extension of one month, i.e. up to 31.03.2026, is required to ensure continuity of essential shelter services without disruption.

11. As per the current financial data, the average monthly expenditure across all clusters is approximately Rs. 1.73 crores. The total estimated expenditure from 01.09.2023 to 28.02.2026 is about Rs. 51.90 crores. Out of the total sanctioned amount of Rs. 72.32 crores, sufficient funds (Rs. 20.42 crores) remain available, indicating that the proposed extension can be accommodated within the existing financial sanction.

12. The estimated expenditure for the proposed extension period from 01.03.2026 to 31.03.2026 (01 month) is approximately Rs. 1.73 crores only.

13. In view of the facts and circumstances stated above, the file may be placed before the competent authority for according in-principle approval for further extension of the existing Shelter Management Agencies (SMAs) for a period of one month, i.e. up to 31.03.2026, so as to ensure uninterrupted operation of shelter homes till completion of all codal formalities and award of work to the new SMAs under the fresh tendering process.

APPROVAL SOUGHT:

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

(a) In-principle approval may kindly be accorded for the extension of existing Shelter Management Agencies (SMAs) for a further period of 01 month, i.e. up to 31.03.2026, under the same terms and conditions as defined in the Agreement.

(b) Permission to place the matter before the next Board Meeting of DUSIB, for its ratification.

Submitted for kind consideration and approval please.

19/02/2026 12:34 pm


RAMNIWAS
DEPUTY DIRECTOR

Note # 14

please discuss.

23/02/2026 03:28 pm

V.S.FONIA
CHIEF ENGINEER

Note # 15

Subject: Proposal for the accord of in-principle approval for further extension of Shelter Management Agencies (SMAs) for Operation & Management (O&M) of Shelter Homes of DUSIB.

1. There are about 197 Shelter Homes currently being operated by DUSIB, Govt. of NCT of Delhi, through Shelter Management Agencies (SMAs), under the Plan Scheme of the Delhi Government. These Shelter Homes function throughout the year, round the clock, providing essential facilities and shelter to homeless individuals in Delhi.
2. For the ongoing Operation and Management (O&M) of shelter homes, a tender was floated in the year 2023. Consequent upon completion of the tendering process, SMAs were appointed w.e.f. 01.09.2023 onwards. 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 under Agenda Item No. 31/10 in its 31st Board Meeting held on 08.08.2022.
3. During the handing-over process of certain clusters (Clusters 1, 2, 4, 6, 7 and 8) to new SMAs, several manpower unions engaged by previous SMAs approached the Hon'ble High Court of Delhi. The Hon'ble Court in the matter W.P.(C) 12334/2023 and W.P.(C) 13273/2023, passed interim directions ordering *status-quo* with respect to the services of members of the petitioner unions.
4. In-order to pursue vacation/modification of the interim orders and to initiate the new tendering process, approval for extension of three months was solicited from the Hon'ble Chief Minister, Delhi/Chairman, DUSIB on dated: 01.09.2025 (vide Computer No. 259721 (e-file), for the period up to **30.11.2025**.
5. As the interim status-quo orders of the Hon'ble High Court could not be vacated by that time and modalities for the fresh Request for Proposal (RFP) were still under preparation, a further extension of three (03) months was accorded by the Hon'ble

Chief Minister, Delhi/Chairman, DUSIB on dated: 11.11.2025 (vide **Note#7** above), for the period up to **28.02.2026**.

6. Subsequently, the Hon'ble High Court vacated the *status-quo* order vide its order dated: 04.12.2025.

7. Meanwhile, the proposal for A/A&E/S amounting to Rs. 133.71 crores, along with in-anticipation approval to call for fresh tenders, had already been granted by the Hon'ble Chief Minister of Delhi/Chairperson, DUSIB on dated: 24.10.2025. The new tender proposes appointment of SMAs for two years, extendable up to one additional year.

8. Thereafter, the Hon'ble Chief Minister, GNCTD, in her capacity as Chairperson, DUSIB, vide approval dated: 02.01.2026, accorded consent to the modalities/RFP for O&M of Shelter Homes, structured into ten clusters. The approved draft RFP is to be adopted as the standard document for the fresh tendering process for all Clusters.

9. 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 w.e.f. 29.01.2026, with the scheduled date of opening of bids fixed for dated: 23.02.2026 at 03:00 PM.

10. The current extension of the ongoing work is valid up to 28.02.2026. However, the process of evaluation of technical bids, opening of financial bids, and award of work to the new SMAs is likely to take some additional time. Therefore, a further extension of one month, i.e. up to 31.03.2026, is required to ensure continuity of essential shelter services without disruption.

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12. The estimated expenditure for the proposed extension period from 01.03.2026 to 31.03.2026 (01 month) is approximately Rs. 1.73 crores only.

13. In view of the facts and circumstances stated above, the file

may be placed before the competent authority for according in-principle approval for further extension of the existing Shelter Management Agencies (SMAs) for a period of one month, i.e. up to 31.03.2026, so as to ensure uninterrupted operation of shelter homes till completion of all codal formalities and award of work to the new SMAs under the fresh tendering process.

APPROVAL SOUGHT:

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

(a) In-principle approval may kindly be accorded for the extension of existing Shelter Management Agencies (SMAs) for a further period of 01 month, i.e. up to 31.03.2026, under the same terms and conditions as defined in the Agreement.

(b) Permission to place the matter before the next Board Meeting of DUSIB, for its ratification.

Submitted for kind consideration and approval please.

26/02/2026 11:20 am


**RAMNIWAS
DEPUTY DIRECTOR**

Note # 16

26/02/2026 03:50 pm

**V.S.FONIA
CHIEF ENGINEER**

Note # 17

28/02/2026 02:47 pm

**AZHARUDDIN ZAHIRUDDIN QUAZI
PRINCIPAL DIRECTOR**

Note # 18

28/02/2026 09:17 pm

**D .VERMA
MEMBER**

Note # 19

02/03/2026 10:18 am

**RUPESH KUMAR THAKUR
CEO**

Note # 20

03/03/2026 04:07 pm

**Ashish Sood
MINISTER**

Note # 21

297528 (1).pdf

12/03/2026 04:25 pm

**Rekha Gupta
CHIEF MINISTER**

Note # 22

Note.pdf

13/03/2026 11:53 am

**Ashish Sood
MINISTER**

Note # 23

13/03/2026 12:37 pm

**RUPESH KUMAR THAKUR
CEO**

Note # 24

13/03/2026 04:15 pm

**D .VERMA
MEMBER**

Note # 25

13/03/2026 06:04 pm

**AZHARUDDIN ZAHIRUDDIN QAZI
PRINCIPAL DIRECTOR**

**CONFIDENTIAL
CABINET MATTER****GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
GENERAL ADMINISTRATION DEPARTMENT
(CO-ORDINATION BRANCH)
DELHI SECRETARIAT, I. P. ESTATE, NEW DELHI****CABINET MEETING No.15
CABINET DECISION NO. 3256 DATED 18.09.2025**

Subject: Implementation of 100 Atal Canteens for the people of JJ Clusters to provide nutritious meals at a subsidized rate of Rs. 5.00 per meal by DUSIB.

Decision: The Council of Ministers considered the proposal of Urban Development Department and approved the proposals contained in Para - 7 [7.1 to 7.5] of the Cabinet Note.

-Sd/-

**(Dharmendra)
Secretary to the Cabinet**

No.F.53/724/GAD/CN/2025/3338-3347

Dated: 19.09.2025

1. Pr. Secretary to Lt. Governor, Raj Niwas, Delhi.
2. Secretary to Chief Minister, Delhi Secretariat, New Delhi.
3. Secretary to Minister (PWD), Govt. of NCT of Delhi.
4. Secretary to Minister (Home), Govt. of NCT of Delhi.
5. Secretary to Minister (Industries), Govt. of NCT of Delhi.
6. Secretary to Minister (Social Welfare), Govt. of NCT of Delhi.
7. Secretary to Minister (Law & Justice), Govt. of NCT of Delhi
8. Secretary to Minister (Health & Family Welfare), GNCT of Delhi
9. Secretary (UD), Urban Development Department, GNCT of Delhi.
10. Staff Officer to Chief Secretary, GNCTD, Delhi Sectt., New Delhi.

**(Ashok Kumar)
Secretary (GAD)**6245/SJ-III/UD
22/9/25

SECRET

**Delhi Urban Shelter Improvement Board (DUSIB)
Government of National Capital Territory Delhi
Punarwas Bhawan, IP Estate, New Delhi-110002**

Minister-in-Charge : **Sh. Ashish Sood
Minister (Urban Development)**

Secretary-in-Charge : **Sh. Vijay Kumar Bidhuri
Secretary (UD)**

NOTE FOR THE COUNCIL OF MINISTERS

Subject: Proposal for the implementation of 100 Atal Canteens for the people of JJ clusters to provide nutritious meals at a subsidized rate of Rs. 5.00 per meal by Delhi Urban Shelter Improvement Board (DUSIB), GNCTD.

1. INTRODUCTION:

- 1.1 The Delhi Urban Shelter Improvement Board (DUSIB) proposes to establish 100 Nos. of Atal Canteens in JJ Clusters to provide affordable and nutritious meals to economically weaker sections.
- 1.2 This initiative aims to enhance food security and improve the nutritional status of urban poor residents living in JJ Clusters.

2. BACKGROUND:

- 2.1 Atal Canteens will integrate best practices, including digital meal distribution, digital based monitoring, and a token-based system to ensure transparency and efficiency.
- 2.2 The draft Cabinet Note is prepared based on the policy announcement made in budget speech of Government of NCT of Delhi for the year 2025-26

Sh
VIJAY KUMAR BIDHURI, IAS
Secretary (UD)



which mentions that Food is a basic need of every human being. To enhance food security and improve nutritional status of economically weaker sections, Rs.100 crore has been arranged for setting up Atal Canteens to provide nutritious and subsidized food at 100 locations in Delhi by the birth centenary of late Atal Bihari Vajpayee Ji.

- 2.3. The "ATAL CANTEENS" would be established in JJ Clusters of Delhi. The number of canteens may increase or decrease based on demand or requirement. The scheme aims to ensure food security in these areas on subsidized rate i.e. @ Rs. 5.00 per meal.
- a) There are about 675 JJ Clusters across the Delhi, 100 Atal Canteens are to be established in these JJ Clusters, as per detail highlighted in Para- 3.6.
 - b) DUSIB being an implementing agency, an inter-departmental committee comprising of senior officials of different departments of the Govt. under DUSIB, will be constituted for framing of modalities, menu, locations, distribution system, etc. in respect of Atal Canteen Scheme. Such modalities, menu, locations, distribution system, etc. in respect of Atal Canteen Scheme will be finalized under Urban Development Department of GNCTD.
 - c) Preparation of food by service provider(s) will be carried out in established centralized kitchen on rented/owned space. The service provider(s) shall also ensure that the food is distributed to the food disbursements area in JJ Cluster, to facilitate the providing of meals to the beneficiaries. Most importantly, the prepared food from the centralized kitchen shall be transported by the service provider(s) to the different distribution centers by maintaining hygienic conditions such as in best possible stainless steel utensils.

3. PROPOSAL:

- 3.1 Establishment of 100 Atal Canteens in JJ Clusters for serving 1000 meals (500 lunch and 500 dinner) at a subsidized rate of Rs. 5.00 per meal.


VIJAY KUMAR BIDHURI, IAS
Secretary (UD)

3.2 Meal Pricing:

The actual cost of the meal is expected to be ₹30 per meal per person, out of which:+

[Annexure-A]

- ₹25/- is subsidized by the Delhi Government.
- ₹5/- is paid by the beneficiary.

3.3 Any modalities required to be altered/ amended, if essentially required, in the interest of the JJ Cluster dwellers with regard to the Atal Canteen Scheme, shall be carried out only after taking prior approval of the Hon'ble Minister (UD), GNCTD.

3.4 Meal Distribution Eligibility Criteria:

In view of the best practices adopted in other states like Rajasthan (Annapurna/Indira Rasoi), Madhya Pradesh (Deendayal Antyodaya Rasoi), Andhra Pradesh (Anna Canteen) and Tamil Nadu (Amma Unavagam), the eligibility criteria for availing meals under the Atal Canteen Scheme in Delhi would be based on the principle of '*Self-Selection*'. This would mean that any person, irrespective of income, identity, or domicile status and without any documentary requirement or proof of eligibility, may avail a nutritious meal on '*First-Come-First-Serve Basis*', limited to first 500 persons per meal at the subsidized cost of ₹5 per plate without matter of right. However, the residents of the JJ Clusters would be the primary target for the Atal Canteen Scheme. Such an approach ensures ease of access, dignity of beneficiaries, and prevents exclusion errors while serving the intended purpose of food security for the urban poor, as envisaged in the scheme's objective. The Bio-metric based digital token identification mechanism proposed shall be adopted for distribution meals to the beneficiaries and CCTV monitoring at disbursal center will also be done.


VIJAY KUMAR BIDHURI, IAS
Secretary (UD)

The comparative table of eligibility criteria's of different State Models are as follows:

State/UT	Scheme Name	Eligibility Criteria
Rajasthan	Annapurna/Indira Rasoi Yojana	Universal access; any person can avail meal at ₹8 per plate without eligibility proof.
Madhya Pradesh	Deendayal Antyodaya Rasoi Yojana	Self-selection; any needy person can get meal at ₹10 per plate; no ID required.
Andhra Pradesh	Anna Canteen	No identification card is required to access this scheme; any person can avail meal at ₹5 per meal.
Tamil Nadu	Amman Unavagam	Universal access; open to all without any documentation at ₹10 per plate.
Delhi (Proposed)	Atal Canteen	Universal access; self-selection; any hungry person may avail meal at ₹5 per plate without any document proof.

3.6 Atal Canteen Establishment Criteria:

To ensure optimum placement and equitable distribution across JJ Clusters in Delhi. Atal Canteens will be established based on population size, which is at Annexure-B. If required, the clusters with lower populations will be clubbed with adjacent clusters for effective coverage.

Note: The Atal canteen shall not be established in the JJ Clusters which are under shifting/ rehabilitation and if JJ Cluster is shifted/ rehabilitated the established Atal canteen shall be wrapped off and shifted to another JJ cluster.

3.7 Rationale for per day 1,000 Meals (500 lunch + 500 dinner) per Canteen:

The initial cap of 1,000 meals per canteen per day (500 lunch + 500 dinner) has been proposed on following considerations:

On
VIJAY KUMAR BIDHURI, IAS
Secretary (UD)

3.7.1 Pilot Scale Implementation:

The scheme is being launched as a scalable pilot, with 100 Atal Canteens to evaluate operational feasibility, logistics, cost efficiency, and service quality before assessing need for full-scale expansion.

3.7.2 Logistical and Infrastructure Constraints:

Given limitations in space availability, food distribution infrastructure, and central kitchen capacity, 1,000 beneficiaries per day is a practically manageable volume during the initial phase.

3.7.3 Equitable Coverage Strategy:

The scheme aims to geographically distribute canteens across clusters in a manner that maximizes coverage and accessibility across the NCT of Delhi. A single canteen may serve beneficiaries from multiple nearby clusters.

3.7.4 Scope for Demand-Based Scaling:

Based on real-time digital monitoring and feedback, the number of meals per canteen can be increased or additional canteens can be added in high-demand areas in subsequent phases, subject to Government approval.

4 FINANCIAL IMPLICATION:

4.1 The annual cost is calculated for a period of 01 years and is as follows [Annexure-C]:

Component	Amount (₹ Crore)
Total Meal cost	109.50
Infrastructure Support [ANNEXURE-C]	7.29
Total - 'A'	116.79
Digital Monitoring @ 3% on A	3.50


VIJAY KUMAR BIDHURI, IAS
Secretary (UD)

Third-party Audit @ 1% on A	1.17
Total - 'B'	121.46
Contribution Received from beneficiary on Total Meal cost	(-) 18.25
Total - 'C'	103.21
Labour Cess @ 1% on C	1.03
Total Annual Cost	₹ 104.24 crore

4.2 GST Exemption on Beneficiary Contribution:

It is clarified that the total amount of ₹30/- per meal i.e. ₹5/- charged from the beneficiaries per meal and ₹25/- per meal subsidy from the Government shall be exempted from Goods and Services Tax (GST). This exemption is in accordance with the GST notification: 12/2017-Central Tax (Rate); dated: 28.06.2017, S. No. 4 (Chapter-99) which states that:

"Services by Central Government, State Government, Union territory, local authority or governmental authority by way of any activity in relation to any function entrusted to a municipality under Article 243W of the Constitution".

Since the provision of subsidized meals to urban poor in JJ Clusters falls squarely within the scope of public health and nutrition, this scheme qualifies for GST exemption. Therefore, no GST shall be levied on the ₹5/- collected from the beneficiaries under this scheme.

5. NEED AND JUSTIFICATION:

- 5.1 The initiative ensures access to affordable and nutritious food for the urban poor, supporting their well-being and health.
- 5.2 The Bio-meteoric based digital identification monitoring system will help track meal distribution in real-time and prevent misuse.
- 5.3 In order to provide transparency and avoid financial implications, the monitoring would be carried out to ensure that only one meal per person is issued by the service provider, for lunch and dinner. This would mean that any person, irrespective of income, identity, or domicile status and without any documentary requirement or proof of eligibility, may avail a nutritious meal on 'First-Come-First-Serve Basis', limited to first 500 persons per meal at the subsidized cost of ₹5 per plate without matter of right.


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- 5.4 The program will also generate employment opportunities for cooks, vendors, and service personnel.

6. INTER-DEPARTMENTAL CONSULTATIONS:

This Cabinet Note along with the annexures has to be circulated to Finance, Planning, Law and Social Welfare Departments of GNCTD for their comments and suggestions.

Note:-

Hon'ble Minister (UD) has desired that the department may explore feasibility of providing meal free of cost to targeted beneficiaries by Atal Canteens at designated locations through appropriate agencies/individuals etc., if the department/Govt. provides them rent free kitchen place and distribution space till the time free meal is provided subject to the conditions laid down by DUSIB. Departments are requested to give their comments on this provision also.

<u>Comments of the Law Department</u>	<u>Comments of the Department</u>
<p>1. The Cabinet Note attached by the Industries Department shows that the Delhi Urban Shelter Improvement Board (DUSIB) proposes to establish 100 Nos, of Atal Canteens in JJ Clusters to provide affordable and nutritious meals to economically weaker sections.</p> <p>2. It is stated in the draft Cabinet Note that the initiative ensures access to affordable and nutritious food for the urban poor and support their well-being and health, the Bio-meteoric based digital identification monitoring system will help track meal distribution in real-time and prevent misuse. In order to provide transparency and avoid financial implications, the monitoring would be carried out to ensure that only one meal per person is issued by the service</p>	<p>The Cabinet Note has been prepared in view of the policy announcements made by the Govt. of NCT of Delhi for the year 2025-26. The budget allocation of Rs.100 Cr. has been made in 2025-26 for implementation of the Atal Canteen.</p>


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provider, for lunch and dinner. This would mean that any person, irrespective of income, identity, or domicile status and without any documentary requirement or proof of eligibility, may avail a nutritious meal on 'First-Come-First-Serve Basis, limited to first 500 persons per meal at the subsidized cost of Rs. 5 per plate without matter of right.

3. The following proposals are proposed for consideration and approval of the Hon'ble Council of Ministers:-

"7.1. Approval for the establishment of 100 Atal Canteens in JJ Cluster of Delhi, under the DUSIB framework.

7.2 Implementation of estimated cost of Rs. 30/- per meal program with a beneficiary contribution of Rs. 5.00 per meal with Rs. 25.00 per meal subsidized by the Government.

7.3 Approval for the estimated annual expenditure for the Atal Canteen initiative, including subsidy and excluding beneficiary contribution for the work of distributing of 500 Lunch and 500 Dinner (1000 Thali/Day for 100 Atal Canteens) comes 7104.24 Crores, as per Para-4.

7.4 Approval is also sought for authorizing the Hon'ble Minister (UD), GNCTD to make necessary modifications in the implementation modalities of the Atal Canteen Scheme, if required in the future, in the interest of effective service delivery to the target population."

4. The matter is purely an administrative and financial one. It is, however,


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relevant to mention here that the Delhi Urban Shelter Improvement Board Act, 2010 was enacted by the Legislative Assembly of Delhi. The functions of the Board are mentioned under chapter III of the Act. The Finance, Accounts and Audit of the Board are mentioned under chapter IV. The function to provide affordable and nutritious food for the urban poor and support their well-being and health, is not been mentioned in the aforesaid and other provisions of the Act. This aspect may be considered by the Administrative Department.

5. Since the annual expenditure involves significant funds, the compliance with relevant budgetary and financial rules including the General Financial Rules (GFRs), need to be considered by the administrative Department in consultation of the Finance Department,

6. The above comments are offered based on the materials furnished and in the absence of any specific legal issue being flagged for detailed examination. The matter may be processed for the consideration of the matter by the Hon'ble Council of Ministers, subject to the adherence to the GNCTD Act, 1991, the ToBR. 1993, and the incorporation of the aforementioned legal safeguards.

<u>Comments of the Social Welfare Department</u>	<u>Comments of the Department</u>
May kindly refer to the attached file vide No. 24(7)UD/BSUP/2025/PF-6 enclosing the draft of cabinet note (copy of the matter is placed at 1-44/C) pertaining to the subject cited above	The comments of Social Welfare Department are accepted

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


<p>wherein it is referred that the Hon'ble Minister (UD) has approved the draft of cabinet note and the same has been forwarded to this Department regarding seeking departmental consultation (ref at 43/C).</p> <p>2. In this regard, it is submitted that the initiative of establishing Atal Canteens to provide nutritious meals at subsidized rates to people of JJ clusters and other vulnerable sections of society is indeed a commendable step. The scheme is expected to significantly contribute towards addressing hunger and malnutrition among the urban poor and ensuring access to hygienic and affordable food.</p> <p>3. Further, in order to ensure the access to affordable and nutritious food for the urban poor, supporting their well-being and health (point no. 5.1), it is submitted that FSSAI guidelines may be followed for providing hygienic and nutritious food to resource poor population.</p> <p>4. In view of above, if agreed and approved, the file may be submitted to competent authority seeking approval on the aforementioned comments/suggestions for its onward submission to the concerned department.</p>	
<p>Comments of Finance Department</p>	<p>Comments of the Department</p>
<p>Draft Cabinet Note on "implementation of 100 Atal Canteens for the people of JJ clusters to provide nutritious meals at a subsidized rate of Rs.5.00 per meal by Delhi Urban Shelter Improvement Board (DUSIB), GNCTD".</p>	<p>The requisite changes as desired, have been made.</p>


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<p>While considering the views of the Finance Department, Government of NCT of Delhi on the above draft cabinet note, It has been conveyed by Secretary to Hon'ble Chief Minister as follows:-</p> <p>"HCM has desired that the proposal be resubmitted as discussed in the presentation made by CEO, DUSIB please"</p> <p>Accordingly file bearing CD No. 012808679 is returned in Original taking further necessary action in the matter.</p>	
<p><u>Comments of Planning Department</u></p>	<p><u>Comments of the Department</u></p>
<p>In this regard, if approved, the following comments of Planning Department may be forwarded to DUSIB:</p> <p>i. It is observed that the UD Department has not incorporated any details regarding the regular monitoring of the food distribution mechanism and the quality of food. As food distribution at subsidized rates may inherently prone to mismanagement, it is imperative to establish a robust and effective monitoring system. Furthermore, it is essential to ensure that the food being served is prepared in a hygienic environment, provides adequate nutritional value, and is served in a safe and consumable condition. In this context, it is recommended that an independent and structured monitoring mechanism be instituted, with clearly defined provisions for remedial action in the event of any deviation from the stated objectives of the scheme.</p> <p>ii. It is suggested that the Department may also prepare a draft scheme document along with detailed guidelines in the</p>	<p>Suggestions given by the planning department are accepted and requisite changes, as desired are made.</p>


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prescribed format (Page-F/A). Further, it is advised that the Scheme Write-up (Page-F/B), Annual Action Plan (Page-F/C), and Outcome Budget (Page-F/D) pertaining to the scheme may be duly prepared and furnished to the Planning Department, with the approval of the Hon'ble Minister (Urban Development), subsequent to the approval of the proposal by the Council of Ministers.

iii. It is suggested that DUSIB may consider aligning the objective(s) of the proposed scheme with the broader goal of promoting self-reliance among economically weaker sections, particularly the residents of JJ clusters. This may be achieved through structured efforts aimed at need-based skill development and livelihood-oriented capacity building, aligned with the nature of work and services undertaken by the Department. Such an approach would not only enhance employment opportunities for the target population but also enable them to attain livelihood security and access to adequate and nutritious meals through dignified and sustained income generation.

iv. The Draft Cabinet Note should conform to the guidelines issued by Cabinet Secretariat in the "Handbook on writing Cabinet notes." Strict adherence of the afore-mentioned guidelines has been reiterated in the order dated 12/11/2024 of Chief Secretary including noting the merits and demerits of the proposal.

The Budget Estimate for the Scheme "GIA to DUSIB for Atal Canteen in JJ cluster to provide nutritious meal for the F.Y. 2025-26 is ₹100 Crore.


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HCM has desired to be re-submitted as discussed in presentation made by CEO, DUSIB please.	
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7. APPROVAL SOUGHT FROM THE CABINET:

In view of the foregoing paragraphs, approval is being sought for the following:

- 7.1 Approval for the establishment of *100 Atal Canteens* in JJ Cluster of Delhi, under the DUSIB framework.
- 7.2 Implementation of estimated cost of **Rs. 30/- per meal program** with a beneficiary contribution of Rs. 5.00 per meal with Rs. 25.00 per meal subsidized by the Government.
- 7.3 Approval for the estimated annual expenditure for the Atal Canteen initiative, including subsidy and excluding beneficiary contribution for the work of distributing of 500 Lunch and 500 Dinner (1000 Thali/Day for 100 Atal Canteens) comes **₹104.24 Crores**, as per Para- 4.
- 7.4 Approval is also sought for authorizing the Minister (UD), GNCTD to make necessary modifications in the implementation modalities of the Atal Canteen Scheme, if required in the future, in the interest of effective service delivery to the target population which includes providing free meals by the agency on their own, if the Dept./Govt. provides them rent free kitchen place and distribution space, as long as free meal is provided by such agency.
- 7.5 The proposal is categorized under Item 9 of the Schedule to Rules 7 & 8 of the Transaction of Business Rules, placed as **Annexure-D**, and the Item No. 9 of the Schedule to Rules 7 & 8 is reproduced as under:

“Proposals involving any important change in policy or practice.”

Submitted please.



Secretary (U.D.)
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Sr. No.	latitude	longitude	Division	AC No.	AC Name	Code	RFP no.	Location	Site status	Group no.	Food Vendor	Radial Distance from Kitchen (Krn)	Current Status
1	28.84079	77.100467	C-12	1	Narela	#N/A	0	SRS Colony Holambi Khurd	Additional 24	1	Surya Charitable & Welfare Society	7.50	Tender Called
2	28.848879	77.103307	C-12	1	Narela	01ATC001	1	vacant land Pocket-11, Sector A-6, Narela (Hudco)	Site changed	1	Surya Charitable & Welfare Society	8.40	Functional
3	28.809805	77.091536	C-12	1	Narela	07ATC002	2	CS Plot B-Block, Holambi Kalan	Site changed	1	Surya Charitable & Welfare Society	4.00	Functional
4	28.744115	77.092971	C-12	7	Bawana	07ATC009	3	C-Block, Shahbad Daulatpur (Dairy)	Site changed	1	Surya Charitable & Welfare Society	3.30	Functional
5	28.808965	77.053267	C-12	7	Bawana	07ATC010	4	CS Land, A-Block, SRS Bawana	Site changed	1	Surya Charitable & Welfare Society	5.40	Functional
6	28.833961	77.123499	C-12	1	Narela	#N/A	0	SRS Colony Tikri Khurd (Swarn Jyanti Vihar)	Additional 24	2	Surya Charitable & Welfare Society	7.20	Tender Called
7	28.750585	77.148514	C-11	5	Badli	05ATC007	5	Sanjay Camp	Same as RFP	2	Surya Charitable & Welfare Society	6.00	Functional
8	28.743989	77.167713	C-11	5	Badli	05ATC008	6	K-Block ITI -656 MIG Flats	Same as RFP	2	Surya Charitable & Welfare Society	8.50	Functional
9	28.742285	77.138513	C-12	13	Rohini	13ATC015	7	Tikona Park in JJ Camp Suraj Park Sector-18,Rohini	Site changed	2	Surya Charitable & Welfare Society	5.70	Functional
10	28.727691	77.145828	C-12	14	Shalimar Bagh	14ATC016	8	Outer ring road no. 26, JJ Cluster Halderpur Shalimar Bagh	Site changed	2	Surya Charitable & Welfare Society	7.30	Functional
11	28.727836	77.167758	C-11	4	Adarsh Nagar	04ATC005	9	A-Block, Jahangir puri adarsh nagar	Site changed	3	Dalit Manav Utan Sanshan	0.90	Functional
12	28.724357	77.175534	C-11	4	Adarsh Nagar	04ATC006	10	G-Block Cluster Jahangirpuri Azadpur Delhi 110033	Same as RFP	3	Dalit Manav Utan Sanshan	1.50	Functional
13	28.699721	77.148143	C-12	14	Shalimar Bagh	14ATC017	11	GP Block, Phampura	Site changed	3	Dalit Manav Utan Sanshan	2.90	Functional
14	28.714504	77.165433	C-12	14	Shalimar Bagh	14ATC018	12	Near Mohalla clinic on AA block kela godown road, , Shalimar Bagh	Site changed	3	Dalit Manav Utan Sanshan	1.10	Functional
15	28.69757	77.160525	C-04	17	Wazirpur	17ATC023	13	A-block, near shri Ram Chowk Wazirpur Industrial Area/Prem Bari Bridge Shaheed Sukhdev Nagar	Site changed	3	Dalit Manav Utan Sanshan	2.80	Functional
16	28.669535	77.206218	C-07	3	Timarpur	03ATC003	14	Prop no. 3594-3608/XII, infront of Shopping Complex, kaatra meena Beg, Malk Gani, Timarpur.	Site changed	4	Dalit Manav Utan Sanshan	6.10	Functional
17	28.708374	77.224752	C-07	3	Timarpur	03ATC004	15	JJ Cluster, Sanjay Basti, Timarpur.	Site changed	4	Dalit Manav Utan Sanshan	1.60	Functional
18	28.700662	77.174408	C-04	17	Wazirpur	17ATC024	16	Near C-35 JSC Wazirpur Industrial Area.	Site changed	4	Dalit Manav Utan Sanshan	5.30	Functional
19	28.703822	77.178358	C-07	18	Model Town	18ATC025	17	at DDA Park near Chowki no. 4, AC-18	Site changed	4	Dalit Manav Utan Sanshan	4.80	Functional
20	28.689469	77.186646	C-07	18	Model Town	18ATC026	18	Ram Leela Ground, Near Iai Bagh	Site changed	4	Dalit Manav Utan Sanshan	5.10	Functional
21	28.742462	77.128778	C-11	6	Rithala	#N/A	0	Guru Tech Badhur Colony, Sardar Colony, Sector-16, Rohini.	Additional 24	5	Rao Raghbir Singh Sewa Samiti	7.00	Tender Called
22	28.717137	77.11267	C-12	13	Rohini	#N/A	0	Rajiv Gandhi Cancer Institute & Research Centre, Rohini, New Delhi	Additional 24	5	Rao Raghbir Singh Sewa Samiti	5.40	Tender Called
23	28.679345	77.09894	C-12	15	Shakur Basti	15ATC019	19	In E-Block, Punjab Migrant Relief Camp, Peerganhi	Site changed	5	Rao Raghbir Singh Sewa Samiti	5.10	Functional
24	28.682176	77.149987	C-02	16	Tri Nagar	16ATC022	20	Vacant plot near JSC at JJ Cluster N-86 Lawrence road	Same as RFP	5	Rao Raghbir Singh Sewa Samiti	0.20	Functional
25	28.634419	77.131817	C-02	25	Moti Nagar	25ATC027	22	A-2 Block, WFS Jawahar Camp, Kirti Nagar nearby of JSC	Site changed	5	Rao Raghbir Singh Sewa Samiti	5.70	Functional
26	28.698405	77.111534	C-03	12	Mangol Puri(SC)	#N/A	0	Rohini Sec.3 Jaipur Golden Hospital	Additional 24	6	Sri Shakti	8.40	Tender Called
27	28.6783	77.0797	C-03	11	Nangloi Jat	11ATC011	23	A Block, Jwalapuri	Site changed	6	Sri Shakti	4.60	Functional
28	28.681548	77.089558	C-03	11	Nangloi Jat	11ATC012	24	Near JJ Basti Udyog Nagar	Same as RFP	6	Sri Shakti	5.60	Functional
29	28.693947	77.090005	C-03	12	Mangol Puri(SC)	12ATC013	25	N - Block Mangolpuri	Same as RFP	6	Sri Shakti	6.40	Functional
30	28.685047	77.092988	C-03	12	Mangol Puri(SC)	12ATC014	26	Land near BVK G Block Mangolpuri.	Same as RFP	6	Sri Shakti	7.20	Functional
31	28.662194	77.110279	C-12	15	Shakur Basti	15ATC020	27	Shaheed Bhagat singh Camp, Pashchim Puri	Site changed	7	The Peoples Welfare Society	4.60	Functional
32	28.659297	77.120271	C-04	26	Madipur	26ATC029	28	R block JJC, Raghbir Nagar.	Site changed	7	The Peoples Welfare Society	5.60	Functional
33	28.653229	77.111697	C-04	26	Madipur	26ATC030	29	Near B1 and K block JJC, Opp B block Comm Hall (Chameli Park)	Same as RFP	7	The Peoples Welfare Society	5.00	Functional
34	28.644694	77.105739	C-02	27	Rajouri Garden	27ATC031	30	Vacant land between JJ Cluster Shyam Nagar and Shikhi Bhatta	Same as RFP	7	The Peoples Welfare Society	4.90	Functional
35	28.653366	77.106196	C-02	27	Rajouri Garden	27ATC032	31	Vacant parking land at F Extn. Near GGS Hospital Khyala	Same as RFP	7	The Peoples Welfare Society	4.50	Functional
36	28.640044	77.137606	C-02	25	Moti Nagar	25ATC028	32	Reshma Camp Chumna Bhatti near JSC Kirti Nagar Moti Nagar	Site changed	8	REWARDS	4.30	Functional
37	28.615444	77.115715	C-01	28	Hari Nagar	28ATC033	33	MCD Park, near JJC Khazan Basti, Mayapuri	Site changed	8	REWARDS	5.20	Functional
38	28.632089	77.129082	C-01	28	Hari Nagar	28ATC034	34	Vacant land at JJC Prayog Vihar, Hari Nagar	Site changed	8	REWARDS	4.20	Functional
39	28.634231	77.146172	C-10	39	Rajinder Nagar	39ATC049	35	B-Block, Budh Nagar, Inderpuri	Same as RFP	8	REWARDS	5.30	Functional

Sr. No.	Latitude	Longitude	Division	AC No.	AC Name	Code	RFP no.	Location	Site status	Group no.	Food Vendor	Radial Distance from Kitchen (km)	Current Status
40	28.63375	77.136317	C-10	39	Rajinder Nagar	39ATC050	36	Chhatrapati Shivaji Park, Naraina Industrial Area, Phase-1, Rajinder Nagar	Site changed	8	REWARDS	4.60	Functional
41	28.71448	77.09637	C-11	6	Rithala	#N/A	0	Lal Flat, Banjara, SCIST Basti, Rohini Sector - 4 Extn., Delhi	Additional 24	9	Sri Shakti	8.60	Tender Called
42	28.622874	77.067516	C-01	30	Janakpuri	30ATC035	37	Vacant land adjacent to Mother Dairy booth, A-562, Pankha Road Uttam Nagar (Near Metro Station Uttam Nagar East)	Site changed	9	Sri Shakti	4.70	98% completed
43	28.638928	77.062493	C-01	31	Vikasपुरी	31ATC038	38	MGD Park, behind J.J. Cluster Indira Camp No. 5 Vikasपुरी	Site changed	9	Sri Shakti	3.10	25% Completed
44	28.631703	77.063062	C-01	31	Vikasपुरी	31ATC037	39	vacant land near J.J. Cluster shamsahan bhoomi haatsal, (Near T-Camp)	Site changed	9	Sri Shakti	3.70	2% Completed
45	28.641135	77.06822	C-01	31	Vikasपुरी	30ATC036	40	J.J. Cluster Indira Camp No-3	Same as RFP	9	Sri Shakti	3.40	Functional
46	28.702274	76.976618	C-03	8	Mundka	#N/A	0	SRS Colony Sawda Ghevra Ph-1	Additional 24	10	Ekta Shakti Foundation	12.60	Tender Called
47	28.703926	76.98524	C-03	8	Mundka	#N/A	0	SRS Colony Sawda Ghevra Ph-2	Additional 24	10	Ekta Shakti Foundation	12.30	Tender Called
48	28.638141	77.062512	C-01	34	Maitala	34ATC041	41	Vacant land at Goyla dairy	Same as RFP	10	Ekta Shakti Foundation	3.60	Functional
49	28.60787	77.045172	C-01	34	Maitala	34ATC042	42	Vacant land at Sector-3 Dwarka	Same as RFP	10	Ekta Shakti Foundation	0.30	Functional
50	28.625612	77.00485	C-01	35	Najafgarh	35ATC043	43	Jai Vihar, Phase-1	Same as RFP	10	Ekta Shakti Foundation	4.70	Functional
51	28.6959	77.0805	C-03	12	Mangol Puri(SC)	#N/A	0	X block behind Sanjay Gandhi Hospital.	Additional 24	11	Ekta Shakti Foundation	9.90	Tender Called
52	28.685231	77.060435	C-03	8	Mundka	#N/A	0	J.J. Colony Mangol Puri-II	Additional 24	11	Ekta Shakti Foundation	8.30	Tender Called
53	28.598236	77.100999	C-01	33	Dwarka	33ATC040	46	Nearby Shri Dada Dev Matri Avum Shishu Chikitsalaya, Dabri Road dwarka	Site changed	11	Ekta Shakti Foundation	5.40	Functional
54	28.593108	77.080283	C-01	37	Palam	37ATC047	47	Under Dwarka Palam Flyover near saheed captain sumit roy sarvodaya Kanya Vidyalaya sath nagar, palam colony new delhi-110077	Site changed	11	Ekta Shakti Foundation	3.70	Functional
55	28.594777	77.089157	C-01	37	Palam	37ATC048	48	Vacant plot veterinary hospital Sec-1 Dwarka	Same as RFP	11	Ekta Shakti Foundation	4.40	Functional
56	28.633304	77.144108	C-10	39	Rajinder Nagar	#N/A	0	Dr. B.R. Ambedkar Road, Underpuri	Additional 24	12	REWARDS	13.50	Tender Called
57	28.551055	77.134162	C-04	36	Bijwasan	36ATC045	49	JJC Arjun Camp Mahipal pur	Same as RFP	12	REWARDS	4.80	Completed
58	28.536227	77.135918	C-04	36	Bijwasan	36ATC046	50	JJC Rangpuri Pahani Milkpur kohi (Under Camp)	Same as RFP	12	REWARDS	3.90	Functional
59	28.561768	77.152357	C-05	44	R. K. Puram	44ATC059	51	Bhanwar singh Camp. vasant vihar	Same as RFP	12	REWARDS	6.90	Functional
60	28.554928	77.155021	C-04	45	Mehrauli	45ATC061	52	JJC Kusumpur Pahari, Mehrauli	Same as RFP	12	REWARDS	6.60	Functional
61	28.565888	77.207432	C-05	43	Malviya Nagar	#N/A	0	Opposite AIIMS	Additional 24	13	Nav Prayas	12.20	AA&ES accorded and tender to be called
62	28.515134	77.175575	C-04	45	Mehrauli	45ATC062	53	Rana colony, Mehrauli	Site changed	13	Nav Prayas	6.60	Functional
63	28.44783	77.142713	C-06	46	Chhattar pur	46ATC063	54	Shanti camp Mandi Village chhattarpur	Site changed	13	Nav Prayas	4.80	Functional
64	28.43047	77.22594	C-06	46	Chhattar pur	46ATC064	55	Sanjay Colony, Bhati Vines	Same as RFP	13	Nav Prayas	4.60	Functional
65	28.50474	77.27374	C-06	49	Sangam Vihar	49ATC065	56	Nordam Camp, S.P. Crusher, M.B. Road	Same as RFP	13	Nav Prayas	9.80	Functional
66	28.583276	77.172306	C-05	44	R. K. Puram	#N/A	0	Moti bagh, R.K. Puram	Additional 24	14	Nav Prayas	10.00	Work under award
67	28.537046	77.208331	C-05	43	Malviya Nagar	43ATC057	57	Balmiki Camp, Begum Pur	Same as RFP	14	Nav Prayas	8.40	Functional
68	28.53701	77.20971	C-05	43	Malviya Nagar	43ATC058	58	Indira Camp, Malviya Nagar	Same as RFP	14	Nav Prayas	8.50	Functional
69	28.510553	77.244612	C-06	49	Sangam Vihar	49ATC066	59	DDA Park, Sangam Vihar near Police Station	Same as RFP	14	Nav Prayas	11.00	Functional
70	28.536823	77.221033	C-06	50	Greater Kailash	50ATC067	60	Sheikh Sarai, Apeejay School Road	Same as RFP	14	Nav Prayas	9.50	Functional
71	28.563516	77.231155	C-05	42	Kasturba Nagar	42ATC056	63	Indira Gandhi Camp Andrews Ganj	Same as RFP	15	Sanraj Hospitality Pvt. Ltd.	8.50	Functional
72	28.567733	77.174673	C-05	44	R. K. Puram	44ATC060	64	Ekta Vihar Sec-6	Same as RFP	15	Sanraj Hospitality Pvt. Ltd.	13.40	Functional
73	28.642073	77.233765	C-07	20	Chandni Chowk	#N/A	0	L.N.J.P Hospital	Additional 24	15	Sanraj Hospitality Pvt. Ltd.	15.60	Tender Called
74	28.719801	77.164387	C-11	4	Adarsh Nagar	#N/A	0	APMC Park near Kishal Bhawan	Additional 24	15	Sanraj Hospitality Pvt. Ltd.	26.40	Tender Called
75	28.715008	77.167169	C-11	4	Adarsh Nagar	#N/A	0	Adjacent to Adarsh Market shed Azadpur Mandi	Additional 24	15	Sanraj Hospitality Pvt. Ltd.	25.70	Tender Called
76	28.695508	77.213125	C-07	3	Timarpur	#N/A	0	Vishwavidyalaya Metro Station timarpur	Additional 24	16	Sanraj Hospitality Pvt. Ltd.	21.90	Tender Called

2

Sr. No.	Latitude	Longitude	Division	AC No.	AC Name	Code	RFP no.	Location	Site status	Group no.	Food Vendor	Radial Distance from Kitchen (Kms)	Current Status
77	28.62285	77.24552	C-05	41	Jangpura	41ATC053	66	JJ cluster Anna Nagar	Same as RFP	16	Santaj Hospitality Pvt. Ltd.	13.20	Functional
78	28.70926	77.25067	C-05	41	Jangpura	41ATC054	67	DUSIB vacant Land near Apara Bazar	Site changed	16	Santaj Hospitality Pvt. Ltd.	7.60	Functional
79	28.59056	77.25925	C-06	50	Greater Kailash	50ATC068	68	DDA Flats Kalkaji	Same as RFP	16	Santaj Hospitality Pvt. Ltd.	10.40	Functional
80	28.74172	77.112614	C-11	6	Rithala	#N/A	0	Amar Jyoti Colony	Additional 24	16	Santaj Hospitality Pvt. Ltd.	31.20	Tender Called
81	28.75505	77.243006	C-08	70	Karawal Nagar	70ATC086	0	Chauban Patti near DTC Bus Terminal, Karawal Nagar.	Additional 5	17	Bhartiya Manav Kalyan Parishad	12.90	Functional
82	28.61357	77.291801	C-09	57	Patparganj	57ATC071	69	BVK behind Hr. Sec. School, Shashi Garden, Patparganj.	Site changed	17	Bhartiya Manav Kalyan Parishad	3.50	Functional
83	28.637231	77.270059	C-09	58	Laxmi Nagar	58ATC073	70	Adjacent to M-212, PWD office, Pusta road, Ramesh park.	Site changed	17	Bhartiya Manav Kalyan Parishad	1.30	Functional
84	28.61876	77.280051	C-09	58	Laxmi Nagar	58ATC074	71	Adjacent to MCD Compressor, Ganesh Nagar, Pandav Nagar.	Site changed	17	Bhartiya Manav Kalyan Parishad	2.80	Functional
85	28.650305	77.272441	C-09	60	Krishna Nagar	60ATC077	72	JJ Cluster Rani Garden near BVK	Same as RFP	17	Bhartiya Manav Kalyan Parishad	1.10	Functional
86	28.701771	77.282851	C-08	66	Ghonda	66ATC085	0	Under Gokulpuri Flyover face to Yamuna Vihar side	Additional 5	18	Bhartiya Manav Kalyan Parishad	11.10	Functional
87	28.71122	77.215298	C-07	3	Timarpur	#N/A	0	Near Mursi Ram JJ Cluster Mukharjee Nagar, Timarpur	Additional 24	18	Bhartiya Manav Kalyan Parishad	15.40	Tender Called
88	28.610799	77.304226	C-09	55	Triok Puri (Reserved)	55ATC069	73	Opposite 25 Block triokpuri	Site changed	18	Bhartiya Manav Kalyan Parishad	1.50	Functional
89	28.60839	77.31365	C-09	55	Triok Puri (Reserved)	55ATC070	74	Shastri Camp, block-6, 7 & 8, Triokpuri.	Same as RFP	18	Bhartiya Manav Kalyan Parishad	0.50	Functional
90	28.722278	77.155042	C-12	14	Shalimar Bagh	#N/A	0	Sheesh Mahal Park	Additional 24	18	Bhartiya Manav Kalyan Parishad	20.50	Tender Called
91	28.688364	77.186894	C-07	18	Model Town	#N/A	0	Community Hall Sangam Park Near R.P. Bagh	Additional 24	19	Micro Education & Social Welfare Society	22.40	Tender Called
92	28.718882	77.278586	C-08	69	Mustafabad	69ATC088	0	Shiv Vihar Chowk, Karawal Nagar	Additional 5	19	Micro Education & Social Welfare Society	1.70	Functional
93	28.724489	77.273656	C-08	69	Mustafabad	#N/A	0	Veer Savarkar Hospital, Karawal Nagar	Additional 5	19	Micro Education & Social Welfare Society	2.50	60% Completed
94	28.680914	77.307156	C-08	63	Seemapuri?(SC)	#N/A	0	Institute of Human Behaviour and Allied Sciences	Additional 24	19	Micro Education & Social Welfare Society	6.00	AA & ES awaited
95	28.654385	77.265213	C-09	60	Krishna Nagar	60ATC078	78	Nursary Basti Near Police Booth Geeta Colony	Site changed	19	Micro Education & Social Welfare Society	6.00	Functional
96	28.686735	77.253963	C-08	66	Ghonda	66ATC087	0	Service road under NHAI Flyover between pillar no. 130 and 132.	Additional 5	20	Micro Education & Social Welfare Society	6.00	Functional
97	28.669467	77.307638	C-08	62	Shahdara	62ATC081	81	Rajeev Camp, Krishna Market, Jhilmil Colony, Delhi - 110095	Same as RFP	20	Micro Education & Social Welfare Society	1.20	Functional
98	28.680004	77.327843	C-08	62	Shahdara	62ATC082	82	Vacant Land Opposite Community Hall Sunlight Colony, Old Seemapuri	Site changed	20	Micro Education & Social Welfare Society	1.30	Functional
99	28.675567	77.299408	C-08	64	Rohas Nagar	64ATC083	83	Lal Bagh, Jhuggie Basti, Shri Ram Nagar, Shahdara, Delhi-110032.	Same as RFP	20	Micro Education & Social Welfare Society	1.50	Functional
100	28.694023	77.302144	C-08	64	Rohas Nagar	64ATC084	84	C-Block, Nand Nagri, Shahdara, Delhi-110093.	Same as RFP	20	Micro Education & Social Welfare Society	2.20	Functional

Note # 66**Subject: Ex-post facto Approval of Revised Grouping of 100 Atal Canteens / Distribution Centres and revision of online token generation time.**

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 urban poor across the NCT of Delhi.
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 budgetary provision of ₹104.24 crore for its implementation through DUSIB. The scheme was proposed to be launched on the birth anniversary of Bharat Ratna Late Shri Atal Bihari Vajpayee Ji, as announced by the Hon'ble Chief Minister in her Budget Speech. In view of the announcement and the fixed timeline for launch, DUSIB was required to operationalize the scheme within a highly compressed timeframe, necessitating simultaneous policy finalization and field-level execution.
3. In pursuance of the Cabinet decision, an Inter-Departmental Committee was constituted to finalize the modalities and conditions for issuance of the Request for Proposal (RFP). During this period, recommendations from various Hon'ble Area MLAs were also received for identification of suitable locations for establishment of Atal Canteens in their respective constituencies. By the time the RFP was finalized, recommendations for 84 locations had been received and were accordingly incorporated in the tender.
4. During commencement of construction activities at the approved sites, certain site-specific constraints emerged at some locations, such as public resistance, non-availability of clear land, and non-issuance of NOCs by the concerned land-owning agencies. In such cases, upon requests received from the concerned Hon'ble Area MLAs, alternative locations were identified and construction was undertaken accordingly in order to avoid delay in implementation of the scheme.
5. Further, certain requests for establishment of Atal Canteens were received after issuance of the RFP and therefore could not be incorporated in the original tender. However, considering the welfare nature of the scheme and the readiness of the sites, construction work at these locations has since been completed. As on today i.e. 12.03.2026, out of 100 Atal Canteens, 38 sites underwent change vis-à-vis the original RFP locations, and 27 additional sites (not originally included in the RFP) have been constructed or at various stages of Construction. The status of Atal Canteen sites is as under:
 - 73 sites are operational,
 - 05 sites are at various stages of construction
 - 01 site, work under award
 - 19 sites, tender called for construction of Atal Canteen
 - 02 sites, tender to be called
6. In view of the above developments, the original grouping of Atal Canteens has been revised as per the directions of Superintending Engineer (Atal Canteen)/ Chief Engineer, DUSIB.
7. The original grouping of Atal Canteens has been revised and updated as on 12.03.2026. It is specifically certified that:
 - No group already awarded to any agency has been altered in a manner that affects the

- number of groups allotted; and
 - No Atal Canteen/distribution centre already awarded has been re-allotted to any other agency.
8. Furthermore, Representations have also been received from empanelled/selected food vendor agencies seeking extension of the time window for online token generation for lunch and dinner. At present, as per the RFP, the token generation timings are 11:30 AM to 2:00 PM for lunch and 6:30 PM to 9:00 PM for dinner. The vendors have represented that beneficiaries from JJ Clusters and labour population typically demand meals from 10:30 AM to 3:00 PM and 6:00 PM to 10:00 PM. Further, analysis of online token generation data indicates that less than 500 tokens are being generated at several distribution centres.
 9. In view of the above, it is proposed to revise the online token generation timings to 10:30 AM to 2:00 PM for lunch and 6:00 PM to 09:30 PM for dinner with a 30 minutes buffer time for generation of coupons/token before the start of Lunch and Dinner. This revision shall not entail any additional financial burden on the Department, as the number of coupons per Atal Canteen for lunch and dinner shall remain capped at 500 each, as already approved in the Cabinet-approved AA&ES.
 10. It is further proposed that, wherever required, an additional user ID and password may be provided to an empanelled food vendor agency for a particular Atal Canteen, solely for operational convenience, so as to enable parallel token issuance during peak hours in the interest of beneficiaries. This arrangement shall not result in any increase in the approved number of coupons and shall remain subject to existing limits and system controls.

Proposal:

The file may kindly be forwarded to the Hon'ble Chairperson, DUSIB / Hon'ble Chief Minister, Delhi for consideration and approval of

1. Ex-post facto approval of the revised grouping of the 100 functional Atal Canteens / Distribution Centres: and
2. Approval of revised online token generation timings, i.e., 10:30 AM to 2:00 PM for lunch and 6:00 PM to 09:30 PM for dinner with a 30 minutes buffer time for generation of coupons/token before the start of Lunch and Dinner; and
3. The above decisions will be placed for ratification before the DUSIB Board in its next meeting.

12/03/2026 04:54 pm

**ASHISH KUMAR
ASSISTANT ENGINEER**

Note # 67

12/03/2026 04:57 pm

**ASHWANI KUMAR
EXECUTIVE ENGINEER**

Note # 68

12/03/2026 04:58 pm

V.S.FONIA
SUPERINTENDING ENGINEER

Note # 69

12/03/2026 05:06 pm

P K JHA
DIRECTOR

Note # 70

13/03/2026 10:05 am

D .VERMA
MEMBER

Note # 71

13/03/2026 10:30 am

RUPESH KUMAR THAKUR
CEO

Note # 72

Note.docx

27/03/2026 06:39 pm

Ashish Sood
MINISTER

Note # 73

288807.pdf

02/04/2026 12:46 pm

Rekha Gupta
CHIEF MINISTER

Note # 74

Note.pdf

02/04/2026 02:28 pm

Ashish Sood
MINISTER

Note # 75

02/04/2026 03:32 pm

RUPESH KUMAR THAKUR
CEO

Note # 76

02/04/2026 05:29 pm

P K JHA
DIRECTOR

Note # 77

06/04/2026 02:10 pm

ASHWANI KUMAR
EXECUTIVE ENGINEER

12/03/2026 04:57 pm

Note # 68

ABHWANI KUMAR
EXECUTIVE ENGINEER

12/03/2026 04:58 pm

Note # 69

V.S. FONIA
SUPERINTENDING ENGINEER

12/03/2026 05:06 pm

Note # 70

P K JHA
DIRECTOR

13/03/2026 10:05 am

Note # 71

D .VERMA
MEMBER

13/03/2026 10:30 am

RUPESH KUMAR THAKUR
CEO

~~Honible Minister~~ or vice-chairman DUSIB

~~Honible PM~~ Chairperson DUSIB

Hon. Minister (UD)

Hon'ble Minister
has seen.

CEO, DUSIB

Rekha Gupta
Rekha Gupta
Chief Minister

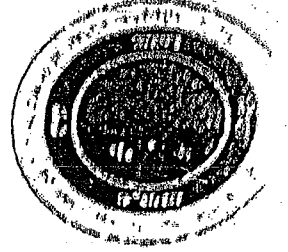
14/3/26

R-654/BDC(Rehab) (1P)
09/05/2023

Annexure - 1
B/c 442/c



भारत सरकार - GOVERNMENT OF INDIA
डॉ राम मनोहर लोहिया अस्पताल,
अटल बिहारी वाजपयी आयुर्विज्ञान संस्थान, नई दिल्ली
DR. RAM MANOHAR LOHIA HOSPITAL,



ATAL BIHARI VAJPAYEE INSTITUTE OF MEDICAL SCIENCES, NEW DELHI - 1100

सं./No.12-04/2023/RMLH(MS)/

नई दिल्ली / New Delhi, the 02.05.2023.

To

The CEO,
DUSIB,
New Delhi

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

Sir

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

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

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

Thanking You,

03/05/2023

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

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

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

Date: 16.05.2023

To,

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

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

Sir,

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

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

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

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

M/c 450/c

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

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

Yours faithfully,

Encl: As above

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

[Signature]
16-05-2023
Dy. Director (Rehab.)

E.mail - jnmurmdusib@gmail.com

Phone: 011-20853044

[Signature]

Received

[Signature]

निदेशक आयुर्विज्ञान (डी.) हिमांशु मेहता महामात्रा
Dir. Prof. (Dr.) Himanshu Mehra
निदेशक आयुर्विज्ञान एवं निगमन (डिप्टी) महामात्रा
& Head Deptt. of Nephrology & Renal In.
ए.बी.वी.आई.एच.एच./A.B.V.I.H.S.
डॉ. राम मनोहर लोहिया अस्पताल, नई दिल्ली-01
Dr. R.M.L. Hospital, New Delhi-01

hsmnephoo@gmail.com

996847485

44/C
354
Annexure-3 (colly)

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

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

To,

2nd Reminder

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

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

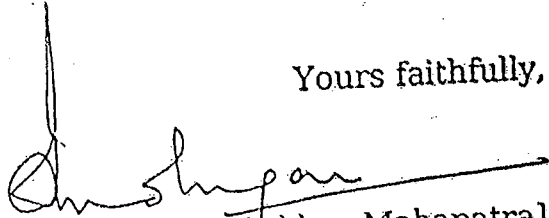
Sir,

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

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

This issues with the approval of Director & Medical Superintendent.

Yours faithfully,


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

Encls: As above.

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

26/c

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

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

To,

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

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

Sir,

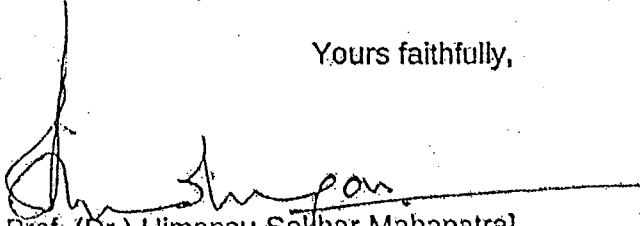
I am directed to refer to your letter No.F/808/DD/Rehab/II/DUSIB/2012/D-23 dated 15.01.2024 and this office letter of even number dated 07th March, 2024 and 11th July, 2024, on the above cited subject and to say that relocation charges and beneficiaries share money has yet not been received by this hospital.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

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

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

This issues with the approval of Director & Medical Superintendent.

Yours faithfully,


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

Encls: As above

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

21/c

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

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

To,

u.a

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

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

Sir,

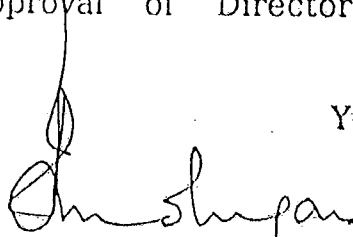
I am directed to refer to your letter No.F/808/DD/Rehab/I/DUSIB/2012/D-23 dated 15.01.2024 and this office letter of even number dated 07th March, 2024, on the above cited subject and to say that a current account No.26020200000454 has been opened by this hospital for meeting the maintenance and other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

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

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

This issues with the approval of Director & Medical Superintendent.

Yours faithfully,



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

Encls: Mandate Form

Copy to:

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

19/c

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

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

New Delhi, the 07th March, 2024

To,

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

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

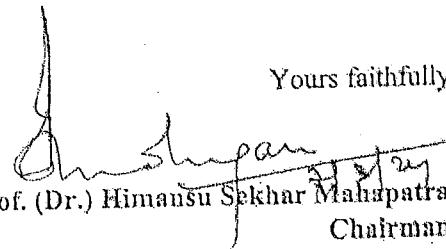
Sir,

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

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

This issues with the approval of Director & Medical Superintendent.

Yours faithfully,


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

Encls: Mandate Form

Copy to:

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

Dy. Dir. (Relab)

गौरीगाना राष्ट्रीय राजधानी शहर दिल्ली

सरकार छात्रालय D.U.S.I.B

मनोर धारण भावन (I.T.O) दिल्ली-110002

SP 37/12

R 7916/CR-

9/12/24

सेवा में,

AS (R) (on leave) महादेव

सावित्री निवेदन यह है कि मैं गिरराज
 पुत्र श्री. जगदीश निवासी. CN-100 ब्लॉक नं०-6
 खिचड़ीपुर सुग्गी दिल्ली-110091 का निवासी हूँ।
 30/04/2013 को मुझे बचाना में फ्लैट अलाट
 हुआ था जिसके लिए मैंने 31491 रुपय जमा
 किए थे। लेकिन मुझे अभी तक फ्लैट नहीं
 मिला। सर मेरे घर में मेरे बेटे की शादी है
 तो मैं चाहता हूँ मुझे मेरे पैसे वापस दे दिए जाए
 अतः मेरा आपसे अनुरोध है कि मेरे पैसे
 जल्द-जल्द मेरे अकाउंट में डाल दिए जाए
 आपकी अति कृपा होगी

(धन्यवाद)

mobile no 9718994224

9266402318

गिरराज

Sh. Hensraj

Hand

13-12-24

RE-USG/AD(R)-IV/2024 11/12/24

Dy. Director (I/C) DUSIB, Raja Garden, N. D. Receipt No. 1188 Date 10-12-24

सीमा में,

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

R-9539/CRU2

श्री प्रधान निदेशक (Rehab) - on leave 06/02/2025
दिल्ली शहरी आश्रय सुधार की संस्था
राजा गार्डन, नई दिल्ली

विषय: रुपये वापस लेने हेतु

Sh. Nand Raj Pandey
Pr. Dir. (Rehab.)
06/02/25
for 10/2/25

Dy. Director (H/Q) Rehab.
DUSIB, Raja Garden, N. D.
Receipt No. 92
Date 06-2-25

महोदय

श्री सीमा रावत निवास पता: S-265/451

I. G Camp-I New Friends Colony New Delhi
Taimoon Nagar Pin 110065

आपके कार्यालय के पत्र के अनुसार
रु. 71491 सेन्डल बैंक ऑफ इंडिया
विकास कुटीर आर्क. टी. और शाखा में जमा
करा दिए थे। आदरणीय इसलिए मैं आपसे
निवेदन करती हूँ कि मुझे तत्काल अपने
रुपय की आवश्यकता आन पड़ी है। कृपया
मुझे रु. 71491 वापस (Return) करा दिए जाए
मैं अपने सभी आवश्यक दस्तावेज साथ
दे रही हूँ। आपकी बड़ी मेहरबानी होगी

धन्यवाद

दिनांक 6/02/25

Inclose :-

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

नाम: सीमा रावत

पता: S-265/451

I. G Camp-I New

Friends Colony Taimoon

Nagar New Delhi-110065

phone No: 9899425729

Alternate No: 8383887792.

सीमा रावत

संभव से

38/c

16/12/2024

मुख्य प्रबंधक महोदय / CEO

दिल्ली शहरी आवास सुधार बोर्ड

धुराजा गार्डन नई दिल्ली 110015

GP

R-8185/CR02

R-744/P.Dir(R)/4

18/12/2024

19/12/24

GP

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

M(A)/15/11
P.D. (Rehab.)

श्रीमान जी

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

Dr. Director (IIG) Rehab.
DUSIB, Raja Garden, N. D.
Receipt No.
Date

प्राप्त श्री सोनी यादव

पता C-14 टी-एडस ब्लॉक - सी नजदीक नाला किरीनगर दिल्ली 110015

श्री सोनी यादव

सोनी

Director (IIG) Rehab.
DUSIB, Raja Garden, N. D.
Receipt No. 122
Date 20-12-24

A.D./R/P 20/12

Smt. J.K. WBC
20/12-24

R-8099/CR02

16/12/2024

6/12/2024

(LPS)

(LPS)

R-740/Pr. Dir. (Rehab.)/24

17.12.24

(29/c)

सेवा/से-निदेशन (Rehab.)

मुख्य प्रबंधक महोदय।

दिल्ली शहरी आक्रमण मुधार बोर्ड

राजा गार्डन नई दिल्ली 110015

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

श्री मानजी:

सविनय निवेदन यह है कि मेरा नाम श्रीराम लीरभ (पुत्र) श्रीमानकचंद एवं श्रीमती-चन्ने कला पुत्री रामधनी और मेरा पता C-12 टी-एड्स कैम्प कीर्ति नगर दिल्ली 110015 है श्रीमानजी आपके विभाग डिमांड ड्राफ्ट के द्वारा 68000/- जमा कराया गया था। अब अपना पैसा वापस लेना चाहती हूँ इसलिए आपसे अंत निवेदन है कि मेरे पैसे वापस करने की कृपा करें।

प्रार्थी

राम लीरभ

C-12 टी-एड्स कैम्प कीर्ति नगर 110015

12/12
AS/RJ II

Smt. J.K. use

17/12
20-12-24



RTE

chamater Kala

श्रीमती चन्ने कला

374

20/01/2025

श्री. श्री.

R-9145/2022

Deputy Director (Rehab)
Dy Dir Punarvas Bhawan,
I.P Estate, New Delhi - 110002

24/01/25
20/01/25
21/1/25

20/01/2025

Director (HQ) Rehab,
Disse, Reje Garden, N. D.
21/1/2025

विषय - भुगतान राशी को वापस जाने के लिए,

प्रहोय,

साविनय निवेदन है कि, मैं आपका w/o Late Lalit Kumar निवासी T-Hut 8 दुर्गा मंदिर, कदौल बाजार को निवासी हूँ, हमने दिल्ली सरकार को पुनर्वास नीति 2013 के अंतर्गत मार्गनामत एवं दस्तावेज जमा किए थे जिसमें हमें कुछी के बचले वैकल्पिक आवास (फ्लैट) मिल सकते हैं। हमने अंतर्जातीय पात्रता पत्र में दर्शाई गई राशी 68000/- रुपये जमा किए थे, अफ़सरी तब हमें फ्लैट प्राप्त नहीं हुआ। मैं और मेरी पत्नी श्री. इमर कुमारी को नहीं है उनकी संतु 16/10/2023 को हुई थी उनके जाने के बाद मैं और मेरी आर्थिक स्थिति खराब हो गई जिस कारण अब मैं अपने बच्चों के साथ गाँव में रहूँगी।

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

आवश्यक दस्तावेज मैंने इस आवेदन पत्र के साथ जोड़े हैं, मैंने अंतर्जातीय पात्रता पत्र, भुगतान राशी, आधार कार्ड, वैकल्पिक आवास और संतु प्रमाण पत्र।

अतः आपसे निवेदन है कि आपसे मैं इस आवेदन पर ध्यान दे

धन्यवाद

फोन नं - 84475773-374

पता - J-589 T-Hut 8 Durga mandir
Kadool Bazar New Delhi-110005

374

जे. जे. कैंप

प्रधान: कृपाल सिंह

25/10
सचिव सोनू

M. 9818147026

सी-33, हैबलैक स्केयर, काली बाड़ी, नई दिल्ली - 1

M: 95603464

(R) R-540/PO.Diro. (Rehab) सी-33
06.09.24

स्थित एन. डी. एम. सी. जल नियंत्रण कछ P.O. Rehab

सेवा से,

R-5087/CR-09
06/09/2024

आदरणीय डायरेक्टर साहब जी,

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

डी० यू० एस० आई० वी०

साहोदय जी,

नई दिल्ली - 1

विषय : रन्पये वापस लेने हेतु पत्र

06/09/24
अति/पुनर्वास

सविनय निवेदन यह है कि हम लोग सी-33 जे० जे० कैंप, काली बाड़ी मार्ग, नई दिल्ली-1 में रहते थे। अब हम लोगों को आर० रूम० खला हो स्वीटल वाले ने सी-7-पौकेट 5-नरेला शिफ्ट कर दिया गया है। सी० हिमांशु पात्रा जी आपको लीन लेटर लिख चुके हैं वह मुझे कह रहे थे कि मैंने एक खाता खुलवा दिया है उसमें आपके रन्पये जब डी० यू० एस० आई० वी० वाले भेज देंगे हम आपको सभी लोगों को चेक काट कर एक-एक को दे देंगे। आपसे निवेदन यह है कि आप हमारे रन्पये आर० रूम० खला के खाते में भेज दें जिससे हमें पैसा मिल सके।

धन्यवाद,
विधि
3/09/24

Dr. P. C. Rehab
DD (Rehab)

भवदीय
Kishpat Singh

सदस्य : गोपाल गुप्ता, राजेन्द्र, पवन (बेष्)

सेवा में

R- 0211/CR02
04/04/2028

13/1

4-4-202

18

आदरणीय डी० डी० साहवनी
डी० यू० एस० आई० वी०
आई० पी० स्टैट, नई दिल्ली

R- 253/CR/140
04-4-25

महोदय जी

Dr. Arghya
24/4/25

विषय: सी-33 जी० जी० कैम्प का पैसा वापसी हेतु

सावधान्य निवेदन यह है कि हम लोग सी-33 जी० जी०
कैम्प, काली बाड़ी मार्ग, नई दिल्ली-1
में रहते थे। हमने 2013 में जर्नल के
मकान के 142,000 रु तथा इस सी० के
31,000 रुपये जमा कराए। आपका शाखामें
हमें 2023 में डी० डी० से मकान देकर
आपसे निवेदन यह है कि हमारे कैम्पका
पैसा लौटाने की कृपा करें।

यथावधि
सी-33 जी० जी० कैम्प

भवदीय
Kunal Singh P.

+ | N

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

1. The Department of Urban Development, Govt. of NCT of Delhi, vide its order No. F.No.730(7)/UD/BSUP/2016/CDNo.021366111/3041-22 Dated: 11/12/2017 issued the Delhi Slum and Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015.
2. In terms of the Delhi Slum and JJ Rehabilitation and Relocation Policy, 2015 (renamed as Mukhya Mantri Awas Yojna), the DUSIB has been nominated as Nodal Agency for the implementation of Policy for relocation / rehabilitation of JJ basti upon the land belonging to MCD and Delhi Government and its Department/Agencies. It relocates the JJ basti on the request of Land Owning Agency after receipt of relocation charges in advance as per provisions of Rehabilitation Policy, 2015.
3. In case of Jhuggi Jhopri colonies existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either 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 for operational guidelines keeping in view the overall spirit of the policy.
5. Earlier, in some cases where relocation charges and beneficiaries share money was received in DUSIB but later, the concerned Land Owning Agency not willing/ interested for rehabilitation from DUSIB or not deposited full relocation charges as per prevailing Policy dated 11.12.2017 or the rehabilitation/relocation 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.
6. DUSIB in its 16th Board meeting held on 11.04.2016, has accorded the approval for relocation of JJ Basti 5855, Near NDMC Water Supply Control Room, Kali Bari Marg, New Delhi (Cluster Code-490 in the list of 675 identified JJ Bastis), vide Agenda Item No.16/7. Accordingly, Joint Survey of the JJ Basti had been carried out along with the representative of Land Owning Agency i.e. RML Hospital, on 9th and 10th August, 2016. There were total 122 surveyed units in this JJ Basti. The Eligibility Determination Committees (EDCs) had decided the eligibility of JJ dwellers. EDC declared 95 JJ dwellers provisionally eligible and issued provisional eligibility letters to them.
7. An amount of total Rs. 1,65,00,000/- was deposited by the Land Owning Agency (Dr. RML Hospital) as relocation charges for rehabilitation of JJ Basti

8/13

5855, Near NDMC Water Supply Control Room. However, the allotments of alternate dwelling units could not been made to such provisionally eligible JJ dwellers due to administrative reasons and Circular/directions on ARHCs by MoHUA, Govt. of India.

8. The Director & Medical Superintendent, ABVIMS & Dr. Ram Manohar Lohia Hospital, New Delhi vide his letter dated 02.05.2023 informed that in the interest of public, the work of relocation of the cluster, Dr. RML Hospital will decide the further course of action in consultation with MOHUA & MOH & FW. It is requested to hand over the survey report, EDC and other relevant papers related to the above mentioned plot for the eligible beneficiary. Accordingly, all the records i.e. the photocopy of the joint survey report and all the details/records of eligible beneficiaries including original Bank Challans of beneficiary share money along with the individual files of the JJ dwellers of JJ Basti 5855, Near NDMC Water Supply Control Room, Kalibari Marg, have been sent to Director & Medical Superintendent, ABVIMS & Dr. Ram Manohar Lohia Hospital, New Delhi on 16.05.2023.

9. Atal Bihari Vajpayee Institute of Medical Sciences, Dr. Ram Manohar Lohia Hospital, New Delhi vide letters dated 07.03.2024, 11.07.2024, 30.08.2024 and 18.10.2024 has requested for refund of the relocation charges amounting to Rs. 1.65,00,000/- deposited in DUSIB by them for rehabilitation of JJ Basti 5855, Near NDMC Water Supply Control Room, Kalibari Marg and beneficiaries share money deposited by the eligible JJ dwellers of said JJ basti with interest accrued.

10. In view of above, the following proposal is placed before the Board for consideration for refund of relocation charges and beneficiaries share money to the Land Owning Agency/JJ dwellers:

- i. Where relocation charges and beneficiaries share money received in DUSIB but later on, the concerned Land Owning Agency is not willing/ not cooperating for rehabilitation of JJ basti/huggis from DUSIB despite several request letters, the amount of relocation charges received may be refunded with the approval of CEO, DUSIB. The name of such JJ bastis are as under:

S.No	Name of JJ Basti	Name of Land Owning Agency	Relocation Charges deposited by LOA	No. of Beneficiary deposited share money	Remarks
1.	Sri Ram Camp, Near Spring Dale School, Dhaula Kuan South Camps, Delhi University	Delhi University	Rs.66,07,500/- (Part payment)	--	--
2.	Rajiv Camp, Aram Bagh	CPWD	Rs.24,00,000/- (Part payment)	15	--
3.	Bandhu Camp/Vasan	Central Social	Rs.46.60 Lac (Part payment)	--	--

9/w

	t Kunj, Delhi	Welfare Board			
4.	JJ Basti N.C Joshi Memorial Hospital, Karol Bagh.	Basti N.C Joshi Memorial Hospital,	Rs.1,90,43,430/- received on 07.03.2012 and already refunded to the LOA-N.C Joshi Memorial Hospital on 14.10.2019 after approval of CEO, DUSIB.	333	Requests for refund of beneficiary share have been received from the JJ dwellers.
5.	JJ Cluster Taimoor Nagar, New Friends colony	Delhi Police	Rs.40884200/- received 29.01.2013 & 04.02.2013 and already refunded to the LOA on 31.10.2019 after approval of CEO, DUSIB.	550	Beneficiary share money already refunded Rs.28,84,470/- after approval of CEO, DUSIB. Further requests for refund of beneficiary share have been received from the JJ dwellers.
6.	Pratap Camp Nehru Nagar	L&DO	Not received	326	--
7.	Dhobi Ghat Kirby Place	Defence	Not received	508	Request from JJ dwellers are being received for refund of beneficiary share money.
8.	Press Road Old Sectt.	CPWD	Not received	49	--
9.	Ramesh Nagar Kirti nagar.	MCD (SDM C)	Not Received	183	Request from JJ dwellers are being received for refund of

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

S.No	Name of JJ Basti	Name of Land Owning Agency	Remarks
1.	P-1 Block Sultanpuri	DUSIB	Requests for refund of beneficiary share have been received
2.	HGI Labour Colony Sultanpuri	DUSIB	--
3.	F-7 Sultanpuri	DUSIB	--
4.	A-2 Block Sultanpuri	DUSIB	--

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

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

जोर्दा का
नृत महोत्सव

LPS
R-11H4/DM(RP)23
31/7/23

स्वच्छ
भारत

AXNEVER

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103/c

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

A. put up detail as
discussed today for
apprising R.DIR (RP) by
tomorrow positively.

Rajesh Sharma

NCRTC/DM/Ring Road/General/22-23/131-B/1571

Dated: 07/07/2023

मुख्य कार्यकारी अधिकारी

दिल्ली शहरी आश्रय सुधार बोर्ड

विकास कक्ष

दिल्ली-110002

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

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

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

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

Registered & Corporate Office:
गतिशक्ति भवन, आई.एन.ए., नई दिल्ली-110023
GatiShakti Bhawan, INA, New Delhi-110023

Page 1 of 2

CIN: U60200DL2013G01256716
Ph: +91-11-24666700
Fax: +91-11-24666723
E: contactus@ncrtc.in

-45-105

343/4
105/L (371)
T/C

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

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

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

Thanking You,

DA: As above (Two)

विजय गर्ग
07/07/2023
विजय गर्ग, आई.आर.एस.ई
मुख्य परियोजना प्रबंधक / दिल्ली-एस.एन.बी
Email: vijay.garg@ncrtc.in

Details of Shops of Apna Bazar at Nehru Nagar

Date: 25.05.2023

30/5/23
10/11/23
(370)
CK

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

341/c

100/e

69

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

Dim
10/1/2014

340 (319)
 25/5/23
 9/12/24

Survey of Shops of

Alpha Bazar, Nehru Nagar

Sr. No.	Shop No.	Name of Owner	Sizes of Shop (Each Floor)	No. of Storey	Height	Temporary/Permanent	Sign of Owner	Remark
1.	01	Mr. Sanjay Madan	4.980 x 3.450	GF	2.600	P	25/5/23 [Signature]	
			5.630 x 3.900	1 st	2.600	P		
			5.630 x 3.900	2 nd	2.820	P		
			5.020 x 3.000	Basement	2.450	P		
2.	02	Mr. Jaidev Wadhwa	4.510 x 3.020	GF	2.700	P		Common with shop no. 09
			5.430 x 3.020	1 st	2.760	P		
			4.350 x 2.520	Basement	2.550	P		
3.	09	Mr. Ramesh Kumar Wadhwa	4.510 x 3.020	GF	2.700	P		Common with shop no. 02
			5.430 x 3.020	1 st	2.760	P		
			4.350 x 2.520	Basement	2.550	P		
			3.100 x 2.100	(Mudry + Toilet)	2.190	P		
4.	103	Mr. Krishna Kumar	4.400 x 3.460	GF		P	25/5/23 9/12/24 [Signature]	Terrace
			5.060 x 3.770	1 st		P		
			3.900 x 2.880	Basement		P		
			2.580 x 2.840	(Mudry + Toilet)		P		
			3.000 x 2.840	Roof Sheet (A.C. Sheets)		T		
5.	03	Sri. Nihyanand	4.000 x 3.000	GF	3.000	P		

339/K

489/K

51

CLASSIFIED BY 13
Date 1/1/13

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

338/c
457/c

CLASSIFIED 5
Date / /

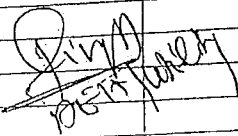
Sl. No.	Shop No.	Name of Owner	Size of Shop (Each Floor)	No. of Storey	Height	Temporary/Permanent	Sign of Owner	Remark		
	15	Shri Thakur Lal	3.000 x 4.720 3.800 x 5.350 3.800 x 5.350 4.650 x 2.700 2.700 x 4.650	GF 1 st 2 nd Basement	3.100 3.100 3.100 2.100	P P P P	} Key			
	16	Shri Ramesh Duggal	4.000 x 4.700 4.120 x 5.350 4.120 x 5.350 4.000 x 4.700	GF 1 st 2 nd Basement	3.100 3.100 3.100 3.000	P P P P		}		
	71	Shri Md. Farooq (Sh. Amrajit Singh Bhatta)	3.600 x 3.830	GF	2.700				} 25/5/23	
	72	Shri. Md. Farooq (Sh. Amrajit Singh Bhatta)	3.600 x 3.830 9.020 x 4.700 7.060 x 3.810	GF 1 st Basement	2.700 2.800 2.900					} Common Court th with shop no. 71
	51	Smt. Rajni Tandon	3.400 x 2.740 3.400 x 2.740	GF 1 st	2.700 2.700		Corner Shop			
	52	Smt. Geeta Azara	3.400 x 1.820 3.400 x 1.820	GF 1 st	2.700 2.700		Shop closed			

- 51 -

337/c

337/c

CLASSIFICATION No. 7
Date / /

Sl. No.	Shop No.	Name of Owner	Size of Shop (Each Floor)	No. of Storey	Height	Temporary/Permanent	Sign of Owner	Remark
8	S3	Mr. Rajender Kumar	3.400 x 1.800	G	2.700	P	B	
18	S4	Mr. Rajender Kumar	3.400 x 1.800	G	2.700	P		
			3.400 x 1.800	1st	2.700	T		
Shops pertaining to Super Bazar at S. No. 5 & 7 not considered.								
Hence total shops to be shifted on 17 Nos.								
 J. V. M. DETHANAHY								

10/5/23
10/5/23

Details of Shops of Apna Bazar at Nehru Nagar

Date: 25.05.2023

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

3357c

1037c
104k 151

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

Jim
12/14/2014

-54-

ANNEXURE C

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

38/C
384
156/C
123/C

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

Dated... 10/8/2023

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

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

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

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

Dy. Director (Survey)

10-8-2023
Dy. Director
(RP CELL)

Please survey report urgently.

10/8/23

Sh. Subhvir Singh. (S.O.)

Survey team inspected the above mention site at Apna Bazar, Nehru Nagar. The required occupation position of above said shops & stalls are given on enclose performa as provided by R.P. Cell.

D.D. (Survey)

Submitted for further necessary action pl.

DY.DIR (RP CELL)

14/8/23

HC/RP

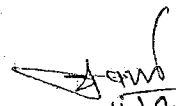
ADCRP
14/8/23 P.T.O.

14/8/23

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

37/C
22/12/23
15/12/23

1. Shop /Plot /Stall No. 01..... Block..... Scheme. Apna Bazar, Nehru Nagar.
2. Name of occupant. Sh. Sanjay Madan s/o Late Mohan Lal Madan.
(As per stated by occupier.)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser (Documents not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any.
Un-authorized const. Basement area = 24.40m² F.F = 22.25m² & SF = 22.25m²
Encroachment at G.F = 3.00m²
10. Any other information / remarks.
Allotted area = 12.46m²
(As per available revised plan)


14/12/23
Signature of S.O

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

36/c
33/c
154/c
129/c

1. Shop /Plot /Stall No. 02..... Block..... Scheme Abna Bazar, Nehru Nagar.
2. Name of occupant. Sh. Jydev Wadhwa s/o Late. Bishan Das Wadhwa.
(As stated by occupier)
3. Whether the occupants is original allottee/auction purchaser. Auction purchaser.
(Document not shown)
4. Legal Heir of original auction purchaser.
5. Purchaser.
6. Other than the above
7. Present position of the Plot/Shop/stall. SHOP.
8. Use of property residential/commercial. Commercial
9. Un-authorized construction/encroachment, if any.
Un-authorized construction = Basement, area = 10.8 M² F.F = 15.6 M.
Encroachment at G.F = 1.50 M².
10. Any other information / remarks.
Shop No. 02 is amalgamated with
Shop No. 09. (Basement, G.F & F.F)
Allotted area. 12.0 M²
(As per available x-Discal plan)

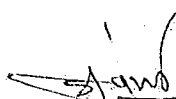
Jaw
14/8/23.
Signature of S.O

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

35/2
33/2
15/3/2
10/1

1. Shop /Plot /Stall No. 03.... Block..... Scheme. Alpha Bazar, Nahrn Ngr.
2. Name of occupant. Sh. Nityanand o/o Lati Parmamand.
(As per stated by occupier)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser: (document not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any. Un-authorized const. With encroachment with.
10. Any other information / remarks.

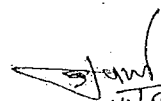
Allotted area: -12.0M².
(As per available revised plan)


14/11/23
Signature of S.O

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

34/1191C
330/1191C
1191C

1. Shop /Plot /Stall No. 09 Block Scheme Abna Bazar, Mehru Nagar.
2. Name of occupant. Sh. Ramesh Kumar Madhwa & Late Bisha Das Madhwa.
(As stated by occupier)
3. ✓ Whether the occupants is original allottee/auction purchaser. Auction purchaser.
(Document not shown)
4. Legal Heir of original auction purchaser.
5. Purchaser.
6. Other than the above
7. Present position of the Plot/Shop/stall. SHOP
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any.
Un-authorized const. area. Basement = 10.8 M², F.F. = 15.7 M², & Muntiy = 6.50 M²
Encroachment area = 1.50 M²
10. Any other information / remarks. :- SHOP No. 09 is
amalgamated with shop No. 02.
(Basement, G.F. & F.F.)
Allotted area = 12.0 M².
(As per available revised plan.)

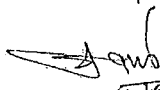

19/8/23
Signature of S.O

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

33K

33K
15/8/23
118/1

1. Shop /Plot /Stall-No...10.... Block.....Scheme A Prna Bazar, Nehru Ngr.
2. Name of occupant. Sh. Krishan Kumar s/o Late Saethu Ram.
(As stated by occupier.)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (documents not shown.)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any. Un-authorized const. area at
Basement = 23.0 M², F.F = 20.4 M², SF = 15.40 M².
Encroachment = 2.35 M².
10. Any other information / remarks.
Allotted area = 12.46 M²
(As per available revised plan)


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

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

34C
2/2/20
1/1/20
1/1/20

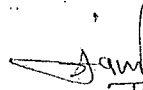
1. Shop /Plot /Stall No... Block..... Scheme Apna Bazar, Nehru Nagar.
2. Name of occupant. Sh. Sanjay Kumar & Late Malkiat Singh.
(As stated by occupier.)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (documents not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any. Un-authorized const. Basement
= 10.0 M², F.F = 22.80, & SF = 22.80 M²
Encroachment area at G.F = 4.95 M²
10. Any other information / remarks.
Allotted area - 12.46 M².
(As per available revised plan.)

Jaw
14/8/23
Signature of S.O

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

307A
1167C
307C

1. Shop /Plot /Stall No...12.... Block..... Scheme Apna Bazar, Nehru Nagar
2. Name of occupant. Sh. Sanjay Madan to Late Mohan Lal Madan.
(As stated by occupier.)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (allocments not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any. - Un-authorized const. area
Basement: 16.0M^2 F.F = 17.10M^2 SF (IN shed) = 17.10M^2
Encroachment^{at} G.F = 2.10M^2
10. Any other information / remarks.
Allotted area = 12.0M^2 .
(As per available revised plan)


14/8/23
Signature of S.O

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

30/4
328/C
12/8/23
11872

1. Shop /Plot/ Stall No...13..... Block..... Scheme Apna Bazar, Nehru Nagar
2. Name of occupant ① Sh. Sachin Vij } 8/0 Sh. Hanish Vij
② Sh. Tarun Vij }
(As per stated by occupier.)
3. Whether the occupant is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (document not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any.
Un-authorized const. area: Basement = 16.0M², F.F = 17.10M² & SF = 17.10M²
G.F. Encroachment area = 2.10M²
10. Any other information / remarks.

Allotted area: - 12.0M².

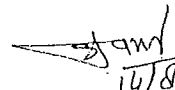
(As per available revised plan.)

[Signature]
14/8/23
Signature of S.O

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

29/C
322/C
18/8/C
11/4/C

1. Shop/Plot/Stall No... 14..... Block..... Scheme Apna Bazar, Nehru Nagar.
2. Name of occupant. Sh. Tarvender pal Singh. S/o Late Surrender Singh.
(As stated by occupier)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (documents not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any.
Un-authorized const. area Nil.
Encroachment area = 2.10 M².
10. Any other information / remarks.
Allotted area = 12.0 M².
(As per available revised plan)


14/8/23.
Signature of S.O

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

300/c
28/c 113/c

1. Shop /Plot /Stall No...15..... Block.....Scheme. Apna Bazar, Mahra Nagar.
2. Name of occupant, Sh. Thakur Lal Sh. Sarupi
(As per stated by occupier.)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (document not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP.
8. Use of property residential /commercial. — Commercial
Un-authorized const. Basement Locked, F.F = 17.10M², S.P = 17.10M².
Encroachment = 2.10M².
9. Un-authorized construction/encroachment, if any.
10. Any other information / remarks.
Allotted area = 12.0M².
(As per available revised plan)

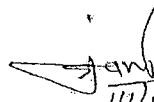
[Signature]
14/8/25
Signature of S.O

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

27/8

22/8/23
11/8/23

1. Shop /Plot /Stall-No...1.6..... Block.....Scheme. Apna Bazar, Nahrn Nagar.
2. Name of occupant. Sh. Ramesh Duggal s/o Lati Om Prakash Duggal.
(As per stated stated by occupier)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (allocments not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. SHOP.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any. - Un-authorized const. Basement = 25.8^m²
F.F = 24.64, SF = 24.64 M²
Encroachment = 6.35 M²
10. Any other information / remarks.
Allotted area = 12.46 M².
(As per available revised plan)

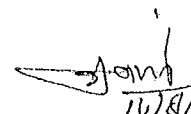

14/8/23
Signature of S.O

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

gbc

30/8/23
14/8/23

1. Shop/Plot/Stall No. Block..... Scheme Alma Bazar, Nehru Nagar
2. Name of occupant. Smt. Rajni Tandon w/o Sh. Sonu Tandon.
(As per stated by occupant)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (Documents not shown.)
6. Other than the above
7. Present position of the Plot/Shop/Stall. Stall.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any.
Un-authorized const. F.F = 10.26 M².
Encroachment = 3.45 M².
10. Any other information / remarks.
Allotted area = 5.13 M².
(As per layout plan.)


14/8/23
Signature of S.O

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

957C
11/01/23

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

[Signature]
14/01/23
Signature of S.O

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

320/c
109/c
109/c

1. Shop/Plot /Stall No. 03... Block..... Scheme. *Apna Bazar, Nahu Ngr.*

2. Name of occupant. *Smt. Madhu wife Late Mahender Prakash.*
(As per stated by occupier)

3. Whether the occupant is original allottee/auction purchaser:

4. Legal Heir of original auction purchaser.

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

6. Other than the above

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

8. Use of property residential /commercial. *Commercial.*
Un-authorized const. Basement. 4.40 M² =
Encroachment = 1.80 M².

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

10. Any other information / remarks.

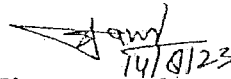
Allotted area - 4.82 M².
(As per available revised plan)

Jam
14/8/23
Signature of S.O

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

23/10
31/10/23
10/11/23
10/8/23

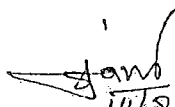
1. Shop/Plot/Stall No: 04..... Block..... Scheme Alpha Bazar, Mahra Nagar.
2. Name of occupant. Sh. Rajender Kr. Kurreja s/o Late Gangaadhar Kurreja
(As per stated by occupier)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (Document not shown.)
6. Other than the above
7. Present position of the Plot/Shop/Stall. Stall.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any.
Un-authorized const. Basement = 4.40 m², F-F = 5.60 m².
Encroachment = 0.80 m².
10. Any other information / remarks.
Allotted area = 4.82 m².
(As per available revised plan.)


Signature of S.O

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

22/10/23
1071

1. Shop/Plot /Stall No. 72... Block..... Scheme Abma Bazar, Mehru Nagar
2. Name of occupant. Sh. Mohd Farukh s/o Late Nabbu Mia.
(As per stated by occupier.)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser. (document not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. Stall.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any. Un-authorized construction
Basement. 11.15 m², F.F = 20.70 m²; encroachment = 9.0 m².
10. Any other information / remarks.
Allotted area = 4.82 m².
(As per available revised plan.)


14/8/23.
Signature of S.O

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

(21/8)

21/8
1081c

1. Shop/Plot/Stall No. = 71. Block..... Scheme Apna Bazar, Nehru Ngr.
2. Name of occupant. Sh. Mohd Farukh to Late Nabbu Mia
(As per stated by occupier)
3. Whether the occupants is original allottee/auction purchaser.
4. Legal Heir of original auction purchaser.
5. Purchaser. — Purchaser (Allocation not shown)
6. Other than the above
7. Present position of the Plot/Shop/Stall. Stall.
8. Use of property residential /commercial. Commercial
9. Un-authorized construction/encroachment, if any. Un-authorized construction
Basement. 11.15 M², F.F. 20.70 M², encroachment, = 9.0 M².
10. Any other information / remarks.
Allotted area = 4.82 M²
(As per available revised plan)


14/8/23.
Signature of S.O

ANNEXURE - 9

दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार

संस्थागत भूमि आवंटन शाखा

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

45/e

3/10/23
P3/10
1287c

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

To,

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

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

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

Sir,

This has reference to your aforesaid letter, on the captioned subject. In this regard, I am directed to convey the approval of Hon'ble LG, Delhi for issuance of No Objection Certificate for transfer of vacant land measuring 235m² situated at Residential Block No. 3, Nehru Nagar, New Delhi on permanent basis for construction of 17 shops for relocation of shopkeepers of Apna Bazar, which comes under the shadow area of elevated road connecting Ring Road at Jangpura for Delhi-Ghaziabad-Meerut RRTS corridor subject to acceptance by Audit in due course and on the following terms and conditions:

1. The terms and conditions of alternative allotment shall remain same as those were at the time of original allotment made by erstwhile Slum & JJ Wing of DDA (now DUSIB) in favour of original allottees.
2. The details of allottees viz-a-viz name of original allottees, area of shop/stall underneath are annexed herewith. The alternative shops should be of the same area and no additional area/land may be allotted.
3. The unauthorised purchasers shall be governed by the terms and conditions of allotment as agreed by the original allottees at the time of allotment.
4. NCRTC shall ensure that no unauthorised construction/encroachment may take place on the allotted / vacant land and in case of such event, action for removal of the same shall be taken by NCRTC.
5. A copy of terms and conditions of allotment / auction are enclosed herewith.

Contd. 2/-

315/C

137/C
Wje

-:2:-

6. That the NOC is being granted subject to the condition that shops/structures etc. shall be shifted at aforesaid location by DUSIB only, in accordance with the terms the conditions mentioned in the allotment letter/Lease Deed served to the allottees of Apna Bazar at Nehru Nagar.
7. It is for NCRTC to compensate the shopkeepers other than the original allottees to be relocated at the new location i.e. at 235m² residential block No. 3, Nehru Nagar, New Delhi who will not be entitled for relocation. DUSIB will not be liable to pay any compensation or alternative allotment to the unauthorised occupants of the shops of Apna Bazar.
8. That the NOC is subject to the condition that the allotted land shall be used only for the purpose of construction of 17 shops and not for any other purpose.
9. NCRTC will be bound to return and hand over the allotted land to DUSIB immediately after completion of construction of 17 shops only for re-allotment of shops to original allottees of Apna Bazar.
10. The land shall not be transferred / parted with possession wholly or partly with any other organisation/department without prior written permission of DUSIB.

Encl: As above.

भवदीय
(राजेश सक्करवाल)
उप निदेशक (आईएएल)
डीयूसआईबी

Copy to:-

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

उप निदेशक (आईएएल)
डीयूसआईबी

AD (RP) 2
14/10/23
Mm 206
Jh. Prayem Len
DDC
1/11/23

ANNEXURE B



30/10/24
137/c

R-5931-CRU-2

LPS

03/10/2024

राष्ट्रीय राजधानी क्षेत्र परिवहन निगम लिमिटेड
(भारत सरकार एवं प्रतिभागी राज्य सरकारों का एक संयुक्त उपक्रम)

National Capital Region Transport Corporation Limited
(A Joint venture of Government of India and participating State Governments)

Project Office Delhi-Gurugram-SNB ARTS Corridor
Pocket-11, Laxmibai Nagar, Aurbindo Marg, New Delhi-110023
Land Mark -INA Metro Station, Gate No.-1,

गति से प्रगति

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

01/10/2024

To,

REC(RB)-I 9/10/24

पाण्डेय

Principal Director (IAL)

Delhi Urban Shelter Improvement Board (DUSIB)

Vikas Kutir, I.P. Estate

New Delhi-110002

ADCRP/TM 9/10/24

DDI(RP)

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

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

Dear Sir

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

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

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

V. Singh
01/10/2024

Registered & Corporate Office:

गतिशक्ति भवन, आई.एन.ए., नई दिल्ली-110023

GatiShakti Bhawan, INA, New Delhi-110023

CIN: U60200DL2013GOI256716

Ph.: +91-11-24666700

Fax: +91-11-24666723

E : contactus@ncrtc.in

ncrtc.in

-74-135

03/10/24
F-855/CPM-INA/RR/2024
R.1207/CPM-INA/RR/2024
DDI(RP)/DUSIB/2024
Kumalle

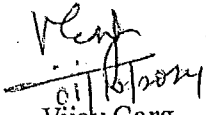
313/c

138/c
120/c
2

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

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

Thanking you


Vijay Garg
CPM/DLI-SNB

Encl.: As above

ANNEXURE - E

File 30710
134/C
134/C



DELHI URBAN SHELTER IMPROVEMENT BOARD

GOVT. OF N.C.T. OF DELHI

OFFICE OF THE EXECUTIVE ENGINEER (C-5)

01, Kilokari, Ring Road, Opp. Maharani Bagh, New Delhi - 110014

(e-mail ID : eec5.dusib5@gmail.com)

No D-331/EEC01/DUSIB/2024-25 dt 23/11/24

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

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

R.1386/00RP/2024
25/11/24

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

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

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

Sh. Laxmi Kant
23/11/24
Sh. Laxmi Kant, AE-C-5
DUSIB

Copy to :-

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

Sh. Shubham Rajesh Datte
JE-II/C-5

Sh. Laxmi Kant
25/11/24

Sh. Harsh Gahoi
JE-C-5

Gmail

Executive Engineer, D/S
Dy. No. 1168
Date: 19/11/24
DUSIB, Govt. of NCT of Delhi

306/0
B3
70/c

Vedpal Meena <eec5.dusib5@gmail.com>

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

UMA MAHESH RAO <umamaheshrao.rpcell@dusib75@gmail.com>
To: eec5.dusib5@gmail.com

Tue, Nov 19, 2024 at 12:31 PM

Please see the attachment

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

URGENT

Take action accordingly

Access/OS

[Signature]
19/11/2024



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

No. F/2724/18/Misc./RP/DUSIB/2023/D: S 68

Date: 11/11/2024

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

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

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

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

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

Encl: As Above

Take action accordingly
10/11/2024
U.M. Rao
Dy. Director(RP)
EEG-5 / At discom with 20/11/2024
On 17/11/2024

Copy to:

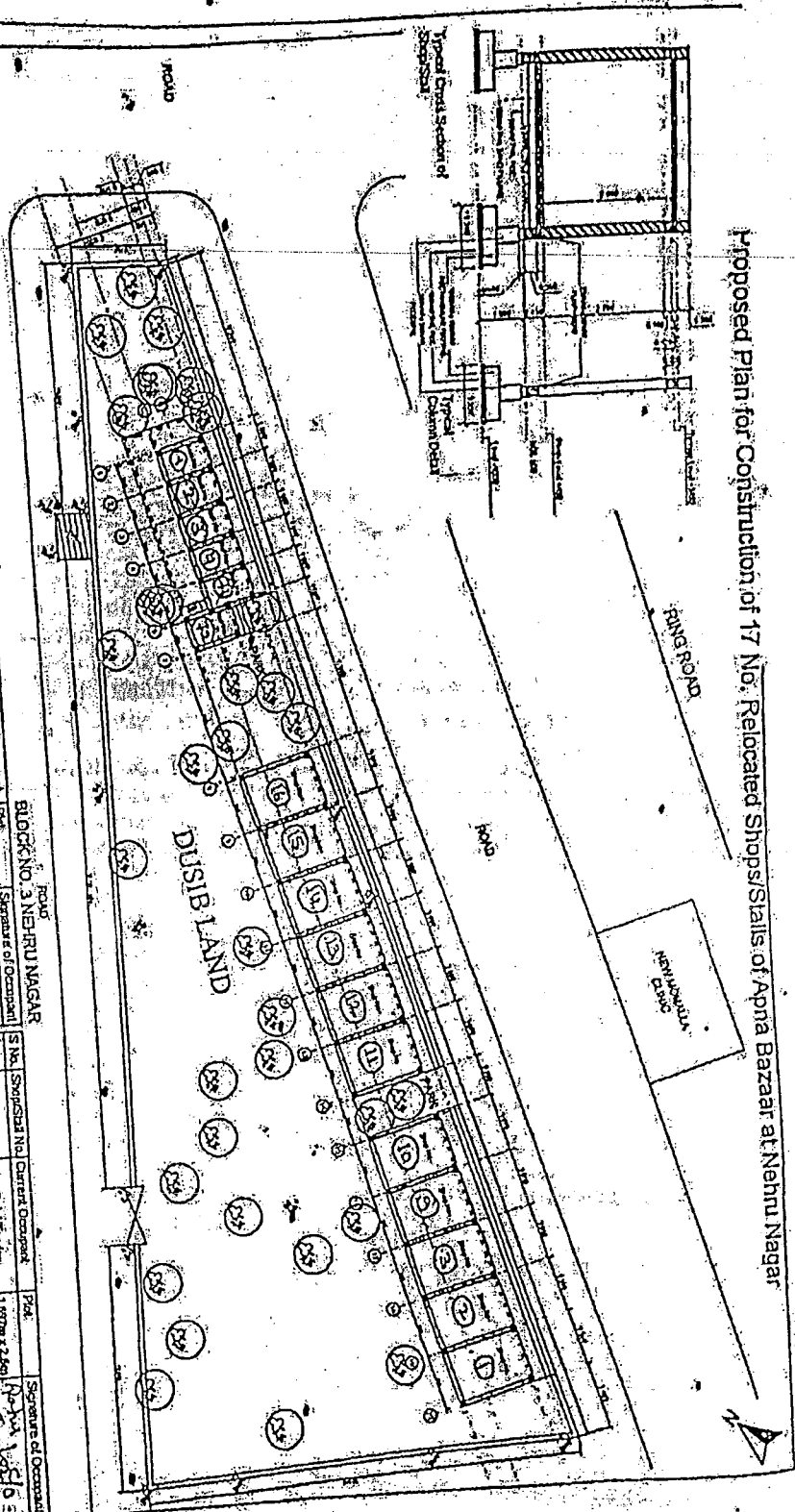
01. Member(Admn.)

02. Pr. Director(RP)

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

761 C
 20/11/17
 13/11/17

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



Summary:			BLOCK NO. 3 NEHRU NAGAR		
S.No. Shop/Stall No.	Current Occupants	Plot	S/Nr. Shop/Stall No.	Current Occupant	Plot
1 (Shop)	Sr. Sushil Madan	3m x 4m	14 (Shop)	Sr. Jankar Patil	3m x 4m
2 (Shop)	Sr. and Mrs. Madan	3m x 4m	15 (Shop)	Sr. Thakur Lal	3m x 4m
3 (Shop)	Sr. Nityanand	3m x 4m	16 (Shop)	Sr. Ramesh Dugad	3m x 4m
4 (Shop)	Sr. Ramesh Kumar	3m x 4m	17 (Shop)	Sr. Mohd. Farooq	3m x 4m
5 (Shop)	Sr. Keshav Kumar	3m x 4m	18 (Shop)	Sr. Mohd. Farooq	3m x 4m
6 (Shop)	Sr. Sushil Kumar	3m x 4m	19 (Shop)	Sr. Mohd. Farooq	3m x 4m
7 (Shop)	Sr. Sushil Kumar	3m x 4m	20 (Shop)	Sr. Mohd. Farooq	3m x 4m
8 (Shop)	Sr. Sushil Kumar	3m x 4m	21 (Shop)	Sr. Mohd. Farooq	3m x 4m
9 (Shop)	Sr. Sushil Kumar	3m x 4m	22 (Shop)	Sr. Mohd. Farooq	3m x 4m
10 (Shop)	Sr. Sushil Kumar	3m x 4m	23 (Shop)	Sr. Mohd. Farooq	3m x 4m
11 (Shop)	Sr. Sushil Kumar	3m x 4m	24 (Shop)	Sr. Mohd. Farooq	3m x 4m
12 (Shop)	Sr. Sushil Kumar	3m x 4m	25 (Shop)	Sr. Mohd. Farooq	3m x 4m
13 (Shop)	Sr. Sushil Kumar	3m x 4m	26 (Shop)	Sr. Mohd. Farooq	3m x 4m

PROJECT: CONSTRUCTION OF 17 NO. SHOP/STALLS OF APNA BAZAAR AT NEHRU NAGAR. PROJECT FOR THE URBAN DEVELOPMENT AUTHORITY, PUNE. PROJECT NO. 17/2017. PROJECT LOCATION: NEHRU NAGAR, PUNE. PROJECT AREA: 1700 SQ. M. PROJECT COST: 100 LAKHS. PROJECT START DATE: 15/11/17. PROJECT END DATE: 31/12/17.

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

No. F/2724/18/Misc./RP/DUSIB/2023/D-568

Date: 11/11/2024

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

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

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

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

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

Encl: As Above

EEC-5

Copy to:

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

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

नादी का
ति महोत्सव

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ncrtc

राष्ट्रीय राजधानी क्षेत्र परिवहन निगम लिमिटेड
(भारत सरकार एवं प्रतिभागी राज्य सरकारों का एक संयुक्त उपक्रम)
National Capital Region Transport Corporation Limited
(A Joint venture of Government of India and participating State Governments)
Project Office Delhi-Gurgaon-SNB RTTS Corridor
Pocket-11, Laxmibal Nagar, Aurbindo Marg, New Delhi-110023
Land Mark - INA Metro Station, Gate No. 21

NCRTC/DM/Ring Road/External Agencies/2023/131-B/

गति से प्रगति
Date: 09.02.2024

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

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

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

Dear Sir,

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

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

Encl: -

As above

Thanking You,

C.R.U.
Delhi Urban Shelter Improvement Board
Date:
Sign:

09.02.2024

(Sudhir Kumar Porwal)
Superintending Engineer/Civil

Copy To:-

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

Corporate Office:

CIN: U60200DL2013001256716

Ph: +91-11-24556700

23/11/24

23/11/24

Inventory List of 17 nos Shopstalls at Anna Bazar, Nehru Nagar, New Delhi

Sl. No.	Rolling Shutter in Numbers	Lock & Key No.	Wall & Ceiling Finishing	Floor Finishing	15A Switch & Socket in Numbers	5A Switch in Numbers	200V LE FAN REGULATOR IN	DOUBLE DOOR SPIN & WAY DS IN	MCB 10, 16, 25 A IN	SURFACE & BATTERY LIGHT IN	Remarks
1	1	156602	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
2	1	156601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
3	1	156605	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
4	1	156601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
10	1	156604	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
11	1	156602	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
12	3	156604	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
13	1	14091	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
14	1	156601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
15	1	156604	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
16	1	156601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
22	1	156602	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
21	1	156605	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
4	1	156605	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
3	1	156602	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
2	3	156601	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	
1	1	156607	PUTTY WITH OBD PAINT	IPS FLOORING	1 & 1	4	1	1	1	1 & 1	

Handed Over by NCRIC Representative

Taken Over by DUSIB Representative

23/11/24
5/11/24
23/11/24

Robin Singh
23/11/24
NCRIC

Lourd Jay
23/11/24
NCRIC

23/11/24
23/11/24
DUSIB

DNM B0042 - G

350/2
12/6
14/1

MIXTURE 'A'

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

DELHI DEVELOPMENT AUTHORITY
SLUM WING

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

B I D F O R M

Dated 30/6/85.

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

2. Block No. Plot/Shop/STALL No. 11 ✓

3. Area 12.98 ✓ Sq. Mts./Sq. Yds.

4. Name and address of the highest Bidder/intending purchaser. Sh. Mahesh Prisi
80 Sh. Satya Pal
E-Block I E/29 Lajpat Nagar,
New Delhi-110024

30/6/85

5. Permanent Income Tax A/C. No.

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

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

M. Ch. A. B.

30/6/85

6. Signature of the highest bidder.

Signature of the Auction Officer/Authorised Officer.

7. Receipt No. 274645

Dated 30/6/85

for Rs. 8750/- (Rs. Eight Thousand Seven Hundred Fifty only)

Cash Receipt

Accounts Officer (Slum).

Receipt for - Rs. 8750/-

etc
298/1
128/1
149/1

(Signature)
(B. M. SINGH)
Asst. Director (S&J),
D.D.A.

FORM FOR BUILT UP SHOP ONLY

APPLICATION NO. (49)

PRICE : Rs.5/-.

DELHI DEVELOPMENT AUTHORITY
SLUM WING.

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

A) PARTICULARS OF THE INTENDING PURCHASER:

- 1) Name MAHESH PURI
(In Block Letters)
- 2) Name of Father/Husband Sh. Satya Pal
- 3) Date of Birth/Age 30 yll
- 4) Full Address:
 - i) Residential E-14/29, Lajpat Nagar, New Delhi - 110024
 - ii) Occupational _____
- 5) If the applicant is not an individual state whether it is a partnership concern or a company incorporated under the companies Act (Please enclose a copy of the partnership deed or articles of association as the case may be) _____
- 6) Particulars of any other commercial/individual land purchased from the D.D.A. or the other local bodies earlier or owned otherwise. _____

B) PARTICULARS OF THE AUCTION:

- 1) Date of Auction 30/8/85
 - 2) Description of Shop:
 - a) Locality Fruit & Veg Market at Nehru Nagar (Anand Bazar)
 - b) Number 11 Block -
 - c) Area 12.28 Sq.Mts.
 - 3) Amount of the Bid Rs. 35,00/-
 - 4) Earnest Money paid Rs. 8750
- Receipt No. 274045 Dated 30.8.85

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

145 Mahesh Puri
-83-2.....

7/c

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198/c
149/c

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

Mahesh Kumar

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

Date: 30/8/85
Place N. Delhi

Countersigned by *S. Kumar* / 30/8/85
(Officer conducting the auction).
30/8/85

DELHI DEVELOPMENT AUTHORITY
SLUM WING.

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

I.

PURCHASER

- i) Any person except a minor may purchase lease hold rights in any shop by bid in the auction.
- ii) A change in the name of the intending purchaser will not be allowed under any circumstances.
- iii) No person can bid on behalf of a proposed Private Limited Company or a Proposed Limited Company unless he has already moved an application for incorporation to the Registrar of Companies.

II.

BIDDING AT AUCTION AND SUBMISSION OF APPLICATION.

- i) The Officer conducting the auction may without assigning any reason, withdraw all the shops or any one or more of them from the auction at any stage. The bid shall be for the amount of the premium for the Perpetual Lease Hold Rights of the Shops. The bid shall not be revocable by the bidder.
- ii) The highest bidder shall at the fall of the hammer, pay to the Delhi Development Authority (Slum Wing) through the officer conducting the auction, 25% of the bid amount as Earnest Money either in cash or by Bank Draft in favour of the Director (Slum), Delhi Development Authority. If the earnest money is not paid, the auction already held in respect of that shop will be cancelled.
- iii) The highest bid shall be subject to the acceptance of the Administrator of the Union Territory or such other officer as may be authorised by him in this behalf. The highest bid may be rejected without assigning any reason.
- iv) In case of default, breach or non-compliance of any of the terms and conditions of the auction or misrepresentation by the bidder or intending purchaser, the bid shall be cancelled and the Earnest Money shall be liable to be forfeited and the shop will be re-auctioned.

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

- a) In the event of a request received within 7 days from the date of auction, 2% of the premium or loss in re-auction, whichever is more.
- b) In the event of a request received after the expiry of 7 days from the date of auction, 5% of the premium or loss in re-auction, whichever is more.
- c) In case the party surrenders the Built up Shop and desires to get immediate refund without waiting for result of re-auction, refund may be allowed subject to the forfeiture of 50% of the earnest money i.e., 12½% of the bid amount. Since the surrender is made on this basis, he will not be entitled to any additional refund even if the loss in the re-auction is less.

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Governor, Delhi
with-
Administrator/Lt. Govt of Delhi
General
may refund a portion of whole of the Earnest Money on
out any condition on compassionate grounds and in exigent
circumstances such as the death of the earning member, or
ailment or loss of job.

- v) The successful bidder shall submit a duly filled up Application in the form attached immediately after auction of the shop question.
- vi) When the bid is accepted by or on behalf of the Administrator, Lt. Governor, Delhi the intending purchaser shall be informed of the acceptance in writing and the intending purchaser shall within 15 days from the date of issue of the letter communicating the approval of the bid or 60 days from the date of auction, whichever is earlier pay to the Delhi Development Authority (Slum Wing), balance 75% of the amount of the bid by Bank Draft in favour of the Director (Slum), Delhi Development Authority. If the bid is not accepted, the earnest money will be refunded to the intending purchaser without interest unless the earnest money is forfeited under Para II(iv) above.
- vii) In case of default of balance 75% premium within the period stated above and also if the party fails to take possession on the date communicated to him, the bid will be cancelled and 25% deposited as earnest Money will be forfeited and the shop will be re-auctioned.
- viii) The possession of the shop will be handed over on making full payment of premium.
- ix) In case the purchaser fails to take over the shop on the date and time fixed by the department for the purpose, a fee of Rs. 250/- shall be charged for each subsequent date and time fixed for handing over the possession of the shop.

III. GROUND RENT:

- i) In addition to the premium for the shop, the intending purchaser of the lease-hold rights of the shop shall have to pay an yearly ground rent. The ground rent will be Rs. 132.50 per annum for shop w.e.f. the date of taking over the possession of shop. The allottee shall have also to deposit the maintenance charges equal to the amount of ground rent till the services of the Shopping Centre are handed over to MCD. The amount of G.R. and M.C. is payable in advance.
- ii) The rate of Ground Rent shall be subject to enhancement to such rate as may be decided by lessor after the period of thirty years from the date of allotment.
- iii) An interest of 18% per annum or such other rate, as the Delhi Development Authority (Slum Wing)/Lessor may in its absolute discretion decide from time to time, without prejudice to the right of re-entry under the lease, shall be charged on all delayed payments. Such interest will be calculated for full fortnight or month, as the case may be, and not for fraction thereof.

IV. LEASE DEED AND OTHER CONDITIONS OF LEASE:

- The terms and conditions of the lease are those which are contained in the form of the perpetual lease deed. The intending purchaser shall be deemed to have agreed to all the terms and conditions contained therein. The intending purchaser shall execute the lease deed in the said form when called upon to do so. The following are the other main conditions of the lease:
- 1) The over all control and superintendence of the said shop shall remain vested in the Lessor whose officials shall at all reasonable hours, be entitled to inspect the said shop about its bonafide user.
- Mark
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i) The purchaser/lessee of the shop will have to start business on the shop within a period of three months from the date of offer of handing over possession of the shop, failing which the purchaser shall be liable to pay penalty not exceeding Rs.100/- per month. Provided that the penalty can be waived in exceptional hard cases for reasons to be stated in writing.

138/1

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

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

v) In the event of consent being given the lessor/D.D.A. (Slum Wing) may impose such terms & conditions as it think fit. The Lessor/D.D.A. (Slum Wing) shall also be entitled to claim and recover a portion being 50% of the unearned increase in the value of the land (i.e., difference between the premium paid and the market value) of the shop at the time of sale, transfer, 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.

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

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

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

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

Not

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

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

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

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

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

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

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

- xvi) The verandah in front of the shop is meant for public circulation and the lessee shall not encroach upon or otherwise use this verandah.
- xvii) The terms allottee shall mean and include as lessee of the president of India (Lessor) on the terms and conditions as referred to above.
- xviii) The display boards shall be hung only at the appointed place and no where else.
- xix) No changes/alterations/additions shall be made without prior approval of the D.D.A. (Slum Wing). Shutters shall not be permitted to be shifted from their present place in any circumstances.

V. COST AND TRANSFER DUTIES:

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

I accept the above terms and conditions.

Mahesh

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

Date 30/2/25
Place N. Delhi

Countersigned by *[Signature]*
(Officer conducting the auction)

30/2/25

382/c
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136/c

- 2 -

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

292/c

292/c
1287/c

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

Time : 11.00 A.M.

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

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

P.T.O.

201
160/C
201/C
150/C

MEMORANDUM - (A)

ITEM NO. 50/2021

Item No. /2021 P. No.1(14)17/LD/Coord.

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

1. Background:

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

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

2. Existing Formula for Costing of Built-up shops

The reserve price for built up shops/units is fixed as per the policy approved vide Authority Resolution No.53/2017(Annexure -1). Attention is invited to Para 3 (C) thereof which lays down the following parameters (A) to (C) for fixing reserve price of DDA's Built-up properties/shops. As per the existing policy the reserve price has the following cost components:

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

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

- (ii) Cost of construction of shop: Rate of construction as notified on 22.09.2014 by the Govt. Of NCT of Delhi or the actual cost of construction incurred by DDA with escalation of 10% p.a. towards cost of money whichever is higher as mentioned above in 1(a).

3. Costing Formula as per GNCTD Notification dated 22.9.2014

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

Table 3A

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

29/10
209/c
139/c

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

(ii) Base unit rate of construction for Commercial use

Table 3B

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

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

Table 3C

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

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

Table 4C

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

2001C
2001C
1081C

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

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

III. PROBLEM ANALYSIS

1. After extensive deliberations by officers of I.D, Finance, Engineering and Building Departments on all aspects including present price fixation policy, age of construction and current market dynamics and demand of Built-up commercial spaces, the following multiple reasons have been identified for alarmingly low disposal of built-up shops/units:
 2. As on date, DDA has unsold inventory of about 677 built-up units. Approximately 90% of these units are the unsold units from various schemes/auction draw of lots and were constructed 20-30 years ago. These structures are timeworn. Contrarily, the cost of construction is enhanced every year by 10% with respect to the year of construction while fixing the reserve price as per the existing policy whereas generally structures are depreciated as they age.
 3. Market dynamics have changed post amendments in the FAR policy. The new policy allows the builders to keep the areas like corridors, common areas including the area of staircase and common toilets, mezzanine floor, etc. free from FAR while in the case of DDA built up shops, the same are accounted for in pricing which makes the existing pricing formula leading to higher pricing which in turn makes the unsold inventory of shops less lucrative comparatively. DDA is constrained to include the mezzanine, common area etc. in the total FAR as the DDA complexes are already Built-up structures under the previous FAR policy and DDA cannot now re-build/add structures to utilize the additional FAR made available as per the new policy on the existing complexes and hence the land/ allowed FAR /construction cost has to be realized as already assigned in the complex.
 4. Further, introduction of the scheme of mixed-use streets/ commercial streets in residential areas has also resulted in considerable fall in the demand of DDA Built-up Shops which have seemingly lesser competitive edge over the mixed land-use properties located on notified streets.

IV. RECOMMENDATIONS:

1. Based on the extensive deliberations with the Engineering, Land Disposal and Finance and Building Departments on the issue of non-disposal of built-up shops /units and the solutions explored, it is felt imperative to rationalize the Reserve Price Fixation of Built up shops/properties to clear out/reduce the unsold inventory and thus, the following suggestions are made to rationalize the cost.
 - (i) The multiplying factor of 2 (Two) for commercial properties/Built-up shops will continue as per the existing policy. However as a special measure in view of the solution proposed above, it is proposed to dispose of the unsold inventory as on date, by reduction in

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

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

- (a) on one hand depreciation of built-up properties with each passing year is not accounted for and
- (b) On the other hand cost is escalated by 10% per annum which makes the cost higher every passing year, though the structures keep aging and actually are depreciating in terms of value.

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

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

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

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

V. Financial Implications:

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

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

303/1c
188/c

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

The Finance Department has vetted/agreed to the proposal.

VI. Proposal:

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

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

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

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

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

VII. APPROVAL SOUGHT FROM THE AUTHORITY:

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

RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO. 53/2017

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

Background Note:

1. Rule 8 of the DDA (Disposal of Developed Nazul Land) Rules, 1981 (hereinafter referred to as 'Nazul Rules'), read with Rule 4 (2) and provisions contained in Chapter III and IV of these rules, provide for the manner and procedure for disposal of land or property for Residential, Industrial, Commercial and Institutional purposes on auction/tender basis. The Nazul Rules provide fixation of price and ground rent for such land from time to time.

As per Resolution No. 54/2000 dated 13.8.2000, the procedure for fixation of Reserve Price by a Price Fixation Committee (PFC), comprising a representative each of the Management, Planning and Finance Wings, was prescribed as follows:

- (i) The PFC may recommend the reserve price for plotted development of residential, commercial and industrial properties at the beginning of every financial year, provided that the PFC may, if circumstances so require, also meet during the year to fix reserve price for a particular property if the same could not be fixed at the beginning of the year due to lack of availability of the property or any other reason.
- (ii) The PFC would consider average auction rates received in the immediately preceding year in making its recommendations. The PFC would recommend the percentage factor by which the reserve prices may be kept below the average auction rate of the previous year for the area keeping in view the use category of the property. The PFC would, as a rule, fix the reserve prices at 10% below the average auction rate of the previous year. Should the PFC decide to deviate from this percentage, in case of any use category, the reasons for doing so ought to be explicitly brought out.
- (iii) If the average auction rate of the area is not available, the average auction rate of the comparable area would be taken, the comparable area may be determined in terms of the following parameters:

2011/12
2012/13
1891/12

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

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

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

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

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

2. The above procedure was amended vide Circular dated 21.9.2005 to the following extent:

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

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

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

2017/c
203/c
153/c

3. The procedure for fixation of reserve price was modified vide Resolution No. 40/2015, followed by circular No. PS/PC(LD)200/PC/Commr. Properties-5/Pl. Files/75 dated 6.5.2015, as follows:

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

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

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

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

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

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

Need for change of Policy

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

2011
2012

valuers may be taken as the reserve price. It has been observed in the past that there existed a huge gap in the reserve price fixed by different valuers for same properties, which sometimes was observed even to the extent of 40%. This is perhaps the main drawback of the existing policy for which DDA could not get any buyer during the last attempt made by it in May, 2016 to dispose of 12 commercial properties. The DDA has not been successful in disposing its properties even on the reserve price assessed by the Regd. Valuers which represents the market rate in respect of various uses.

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

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

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

87

226

28/11/15

28/11/15

(15/11/15) c

- i. An original reserve price (ORP) will be calculated in respect of each auction as follows: The latest auction price of similar properties will be updated @ 12.5% per annum compounded up to the date of the proposed auction and reduced by 20% to arrive at a reserve price. ORP under no circumstances will be less than the No Profit No Loss Rate.
- ii. After the determination of the ORP, two valuations will be obtained from experienced, registered and pre-approved valuers for the property or group of similar properties, scheduled to be put on auction. The assignments to valuers will be awarded confidentially through the roster. The lower of the two valuations will be designated V-L and the higher one V-H.
- iii. Where V-L and V-H differ by more than 10%, the PFC will converse with the valuers concerned to understand the reasons for difference in the two valuations. After this, the PFC will arrive at a single valuation called Valuation Based Reserve Price (VBRP). Where V-L and V-H do not differ by more than 10%, V-H will be the VBRP.
- iv. Higher of ORP and VBRP will be adopted as the Reserve Price for auction.

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

Circle Rates fixed by GNCTD

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

250/c
 26/5
 150/

(A) Minimum Land Rates for Residential Uses

Table-I

Category of the locality	Minimum rates for valuation of land for residential use (Per sq. mtr) (Amount in Rs.)
A	774,000
B	2,45,520
C	1,59,840
D	1,27,680
E	70,080
F	56,640
G	16,200
H	29,280

Minimum Land Rates for commercial, Industrial & other uses

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

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

* Definitions are as per Unit Area Property Tax System

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

28/10

149/c

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

Category of the Locality	Minimum rate of construction for Commercial use (in Rs. Per Sq. Mtr.) (Ref. 23/09/2014)
A	25200
B	19920
C	15960
D	12840
E	10800
F	9180
G	8040
H	3960

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

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

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

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

1501

220/c
19/8/1

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

Circle	Rate	Example of Localities
A	Rs. 7,74.00 per Sq.mtr.	Vasant Vihar, Friends Colony
B	Rs. 2,45,320 per Sq.mtr.	Greater Kailash, Gulimohar Park, Hauz Khas
C	Rs. 1,59,840 Per Sq.mtr.	Civil Lines, Kailash Hill, Kalkaji
D	Rs. 1,27,680 per Sq.mtr.	Jangpura Extension, Dwarka
E	Rs. 70,080 per Sq.mtr.	Adchini, Humayunpur, Mayapuri
F	Rs. 56,640 per Sq.mtr.	Amar colony, Govindpur, Jamia Nagar
G	Rs. 46,200 per Sq.mtr.	Mutiala, Naja Garh
H	Rs. 23,280 per Sq.mtr.	Chattarpur, Neb Saraj, Jharoda Kalan

Benefits of fixation of Reserve Price based on Circle Rate

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

91
230

27/3/12

149/c

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

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

Proposal

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

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

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

RESOLUTION

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

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

1981
230
1981

Annexure

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

S.No.	Date of Auction	No. of Built-up shops put to Auction	No. of shops for which Bid received	No. of Shops for which Demand Letter issued
	04.02.2021	25	0	0
	19.02.2021	59	3	3
33	22.11.2019	61	7	
	13.09.2019	65	6	
	29.07.2019	58		
Total		268	16	3

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

IN DELHI

1. Minimum Land Rates for Residential Use:

TABLE 1

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

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

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

TABLE 1.1

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

* Definition are as per Unit Area Property Tax System.

3. Minimum Rates for Cost of Construction:

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

NOTIFICATION FOR NEW CIRCLE RATES IN DELHI

ANNEXURE - I
28/12

TABLE 1.2

Category of the locality	Minimum rates of construction for residential use (in Rs. per sq. mtr.)	Minimum rates of construction for commercial use (in Rs. per sq. mtr.)
(1)	(2)	(3)
A	21,960	25,200
B	17,400	19,920
C	13,920	15,960
D	11,160	12,940
E	9,360	10,800
F	8,220	9,480
G	6,960	8,040
H	3,480	3,960

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

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

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

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

ATTN: Ex-16 - I
38/00

108/C

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

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

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

184. Submitted as discussed please.

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

Asstt. Director (RP)-III

9/8/24

Dy. Director (R.P.)

9/8/24

LO DUSIB

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

D.D. (R.P.)
12/8/24
Dy. Dir. (R.P.)

9/8/24
L.O.

HC-2 (R.P.)

186. Discussed. Three times of circle rates may be considered by the Competent Authority. Rate of Delhi Govt. may be considered.

AD (R.P.)
ATD (R.P.) II
13/8/24

13/8/24

Officer,
transferring
and any
relevant

See
108/C

DUSIB O/F
LAW SECTION

Dy. No. 368
Date 09/8/24

6/19/24
R-676/D-2(358)/14
12/08/2024

293/168

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up shops
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दिल्ली शहरी आवास सुधार बोर्ड
राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार

DELHI URBAN SHELTER IMPROVEMENT BOARD

-59/N-

268.

In compliance to para no 267 on page no-58/N, it is submitted that as per terms and conditions of sale of Built up Shops by auction, there is a provision for Lessor/DDA (Slum Wing) i.e. DUSIB to claim and recover a portion being 50% of unearned increase in the value of the land (i.e. difference between the premium paid and the market value) of the shop at the time of sale, transfer, assignment or parting with possession. The decision of the lessor in respect of market value of the shop shall be final and binding. (refer Page no.3/C to 6/C)

269.

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

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

270.

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

271.

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

272.

Submitted please.

[Signature]
10/10/25
AD(HAU)

1A/W

R-100/AO(HAU)/15
11/2/25

[Signature]
10/2/25
AO(HAU)

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

DCA-I

1A/W
14/2/2025

BFO 17/2/25

AD1/RP

18/2/25

273.

A. PW up 28 per comments of finance

ADERS III

~~ACCROPS~~ 19/2/25

1E

136
17/02/25

272/c

60/N.

1021C

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

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

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

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

J.P. Gandhi, HC 2/25

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

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

61/N -

~~23/12~~
~~27/12~~
18/1



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

revisit and come out ^{with} ~~with~~ ^{clear} ~~clear~~ ^{cut} ~~cut~~ ^{and} ~~and ^{submit} ~~submit~~
in the matter so that file may be
re submitted to higher authorities ^{for} ~~for~~~~

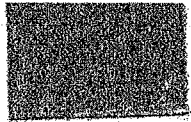
AO (HAW)

AD (HAW)
2/3/13

18/1/13
HMRao
ID (R.P)

27/06

-62/N-



467
16/2/25

(27/8)

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

1. The multiplying factor-3, used in calculation to arrive at the minimum Land price/ value of commercial property, has been proposed by RP Cell. Further, Law Office, DUSIB has advised for use of multiplying factor 3 (para 186, Page -39/N) and also, in concurrence with rates prescribed by Delhi Govt (P-219/C).
2. When the calculation has been checked, it is implied that it is based on the formula mentioned therein. It is mathematical formula for which no concurrence of finance is required.
3. Being policy matter, no comments from finance is required.
4. The adoption of rates i.e. Circle Rates instead of Market Value (in absence of market rates) by the Deptt is purely an administrative matter.

Submitted please.

AO (HAU) 27/2/25
 D12 (RP) 27/2/25
 AD (RP) III
 HC (RP) I

put up consolidated note. 27/2/25

KSUNDA 28/2/25

AD (HAU) 27/2/25

E-297737
23.07.2025

Note #1

The Hon'ble Minister (UD)/ VC (DUSIB) has approved the proposal of department for placing the Agenda to recover the charges on account of 50% unmetted increase in "Market Value" as per "Circle Rates" in respect of 17 nos. of shops/ stalls for transfer of perpetual lease vide dated 19.07.2025 at page 76/N (P-5674) and submitted the same before Hon'ble CM/ Chairperson (DUSIB) for consideration & approval of the Agenda.
The OSD to Minister (UD) has returned the file with advice to process the file through E-office as per circular dated 11.07.2025.

Now, as per the above directions file is submitted for approval of Agenda of Hon'ble CM/ Chairperson (DUSIB).

noting-DUSIB IC.pdf

23/07/2025 01:23 PM

esigno

P K JTA
BUDGET & FINANCE CUM ADMIN OFFICER

Note #2

23/07/2025 02:42 PM

D. VERMA
MEMBER

Note #3

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

23/07/2025 04:59 PM

RUPESH KUMAR THAKUR
CEO

Hon'ble Chief Minister/Chairperson

Rupesh Kumar Thakur

Hon'ble Minister (UD)

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

22/09/2025 03:46 PM

Hon'ble Chief Minister

Relchalupto

SECRETARY
CHIEF MINISTER

Hon. Minister (U.D.)

has seen

ebhmas

24/09/25

Sec to min

CEO DUSIB

Ashish Sood
MINISTER

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

22/09/2025 03:46 PM

Ashish Sood
MINISTER

~~Hon'ble Chief Minister~~

Rupesh Thakur

~~Hon'ble Chief Minister~~

Hon. Minister (V.D.)



दिल्ली उर्बन शेल्टर बोर्ड
राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार

DELHI URBAN SHELTER IMPROVEMENT BOARD

Note # 18

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

04/09/2025 06:28 pm

Sign

GURPREET SINGH
DEPUTY DIRECTOR

Note # 19

08/09/2025 12:25 pm

P K JHA
DIRECTOR

Note # 20

10/09/2025 11:46 am

D .VERMA
MEMBER

Note # 21

10/09/2025 12:01 pm

RUPESH KUMAR THAKUR
CEO

Note # 22

22/09/2025 03:46 pm

Ashish Sood
MINISTER

Note # 23

[247727.pdf](#)

23/09/2025 04:56 pm

Rekha Gupta

94/11

173/C

CHIEF MINISTER

Note # 24

Note.pdf

24/09/2025 11:58 am

Ashish Sood
MINISTER

Note # 25

24/09/2025 02:45 pm

RUPESH KUMAR THAKUR
CEO

Note # 26

24/09/2025 03:03 pm

D .VERMA
MEMBER

Note # 27

26/09/2025 11:49 am

P K JHA
DIRECTOR

Note # 28

26/09/2025 05:17 pm

GURPREET SINGH
DEPUTY DIRECTOR

Note # 29

26/09/2025 05:35 pm

AJAY KUMAR MISHRA
ASSISTANT DIRECTOR

Note # 30

172/C

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

No. F/2708/CE/S/N.Nagari/1985/D-303

Dated: 01/08/2025

Subject: Agenda "to recover the charges on account of 50% unearned increase in "Market Value" as per "Circle Rate" in respect of 17 nos. of shops/stalls (03 times of circle rate) for transfer of Perpetual Lease provided that purchasers are deemed eligible as per requisite documents"-reg.

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

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

Encl: As Above

J. M. K. / 21/8/25

Dy. Director(RP)

Dy. Director(Board)

AGENDA

Subject: To recover the charges on account of 50% unearned increase in "Market Value" as per "Circle Rate" in respect of 17 nos. of shops/stalls (03 times of circle rate) for transfer of Perpetual Lease provided that purchasers are deemed eligible as per requisite documents.

01.The NCRTC vide letter dated 07.07.2023(Annexure-A) has requested DUSIB to permit the relocation of 17 nos. of shops/structures of Apna Bazar on adjoining DUSIB land and has also submitted the survey report in this regard(Annexure-B). These shops were auctioned in the year 1985. The DUSIB has also got the survey report from DD(Survey) in respect of these 17 F&V stalls/shops(Annexure-C) which are falling in shadow area of elevated road connecting Ring Road to NCRTC Complex at Jangpura and the details is given hereunder:

S. No	Shop No.	Occupant name as per record of RP Cell, DUSIB	Occupant name as per survey report by survey branch of DUSIB	Area of shop and stalls as per survey report of (DD Survey)	Original allottee	Remarks
1	1	-----	Sh.Sanjay Madan s/o Late Mohan Lal Madan	12.46 sqm	Purchaser	No- record found
2	2	Sh. Jaidev Wadhava S/o Late Bishan Wadhwa	Sh. Jaidev Wadhava S/o Late Bishan Wadhva	12.00 sqm	Original Allottee	RP Cell
3	3	Sh.D.D. Chawala	Sh.Nityananda S/o Late paramanand	12.00 sqm	Purchaser	RP Cell
4	9	Sh.Ramesh Kumar Wadava S/o Late Bishan Das Wadhva	Sh.Ramesh Kumar Wadava S/o Late Bishan Das Wadhva	12.00 sqm	Original Allottee	RP Cell
5	10	Sh Nand Lal	Sh.Krishan Kumar S/o Late Sadhu Ram	12.46 sqm	Purchaser	RP Cell
6	11	Sh. Mahesh Puri	Sh. Sanjay Kumar S/o Late Malkiat Singh	12.46 sqm	Purchaser	RP Cell
7	12	Sh. Chander Shekhar Puri	Sh. Sanjay Madan S/o Late Mohan lal Maan	12.00 sqm	Purchaser	RP Cell
8	13	Sh. Baldev Raj	Sh. Sachin Vij (2) Sh. Tarun Vij both	12.00 sqm	purchaser	RP Cell

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

02. On perusal of record, it is revealed that out of these 17 shops, the records of shops no. 71 & 72 are available in SCP Cell. It is 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 sought from the occupants to ascertain the actual status of allotment.

03. It is further submitted that, Further, as per request of NCRTC, the IAL branch of DUSIB has allotted a land measuring 235 sqm vide letter No. F-14/273/NCRTC/IAL/DUSIB/204744859/D-925 dated 13.10.2023 (Annexure-D) for development of these 17 shops. The NCRTC vide letter No. NCRTC/DM/CPM-INA/RR/External Agencies/2021/131-B/2049 dated 01.10.2024 has informed that the shops for relocation has already been constructed on the allotted land and requested DUSIB to take over the possession of these 17 shops for further allotment to the shopkeepers whose shops are falling in the shadow

area of elevated road (Annexure-E). Accordingly, this office vide letter No. F/2724/18/Misc./RP/DUSIB/2023/D-808 dated 11.10.2024 has directed the Ex. Engineer, C-05 to take over the possession of these shops under intimation to this office. Accordingly, the AE, C-05 has taken over the possession of these new built up shops from the officials of NCRTC on 23.11.2024 (Annexure-F)

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

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

Brief background:

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

Rates decided by DDA

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

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

Rates decided by Delhi Government

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

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

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

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

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

calculation of stamp duty in respect of commercial properties @ 3 times the circle rate can be explained by illustration given below:

Area	Original cost/Premium	Land Cost as per Rates of Delhi Government (Category E)	Total Amount	50% unearned increase
12.28 sqm *	Rs. 35,000/-*	70080/-*	12.28X3X70080 = 25,81,747 /-*	(25,81,747-35,000)/2 =12,73,374/-* (To be recovered from purchasers for transfer of Perpetual Lease)

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

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

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

दिल्ली शहरी आश्रय सुधार बोर्ड

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार

पारिश्रमिक परियोजना प्रकोष्ठ

विकास कुटीर, आई.पी. इस्टेट, नई दिल्ली-110002.

No: F/2708/CE/S/N.Nagari/1985/D-408

Dated: 30/10/2025

ORDER

The Competent Authority vide order dated 23.09.2025 has accorded anticipatory approval to recover the charges on account of 50% unearned increase in "Market Value" as per "Circle Rates" i.e. 3 times of Circle Rates in terms of Clause IV(v) of the Lease/Agreement/Perpetual Lease Deed for transfer of Perpetual Lease provided that the purchasers are deemed eligible as per requisite documents, in respect of 17 shops/stalls at Apna Bazar, Nehru Nagar, which are falling in shadow area of elevated road connecting ring road through NCRTC complex at Jungpura. However, the said recovery charges is subject to final decision of the Board. The details of 17 shops/stalls at Apna Bazar, Nehru Nagar are given as under:

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

[Signature]
7/11/25

(गुरप्रीत सिंह)

उपनिदेशक (आर.पी.)

Copy forwarded to the:

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

[Signature]
7/11/25

उपनिदेशक (आर.पी.)