

**DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
(PARLIAMENT CELL)**

**Room No.31, Punarvas Bhawan,
I.P. Estate, New Delhi-110002**

No. DD/PC/DUSIB/D- 186


dated: 29/07/2021

To,

The Dy. Secretary (Question Cell)
Delhi Legislative Assembly, Delhi-54

Subject:- Providing reply in r/o Starred question no. 27 dated
30/07/2021.

Please find enclosed herewith **100 copies** of reply of Starred
question no. 27 raised by Sh.Anil Bajpai, Hon'ble MLA, duly
approved by the Competent Authority.


Deputy Director(PC)
Phone No. 23370455

Copy to:-

Director(DIP) along with **150 copies**.

दिल्ली शहरी आश्रय सुधार बोर्ड
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
संसद कक्ष

पुनर्वास भवन, कमरा न0-31
आई0पी0इस्टेट, नई दिल्ली

तारांकित प्रश्न संख्या:- 27

दिनांक:- 30-07-2021

प्रश्नकर्ता का नाम:- सदस्य श्री अनिल बाजपेयी

	प्रश्न	उत्तर
क	पुनर्वास योजना के अंतर्गत जिन झुग्गीवासियों को घर दिया गया है, उनका विवरण ;	पुनर्स्थापना एवं पुनर्वास नीति 2010, 2013 और 2015 के तहत 24 झुग्गीबस्तियों के पात्र झुग्गीवासियों को अब तक बवाना, बापरोला एवं द्वारका में कुल 2157 फ्लैट आवंटित किये गए हैं।
ख	जिन झुग्गीवासियों को अभी घर दिए जाने हैं, उनका विवरण ; और	दिल्ली शहरी आश्रय सुधार बोर्ड उन सभी झुग्गीबस्तियों के योग्य झुग्गीवासियों को दिल्ली झुग्गी झोपड़ी पुनर्वास और स्थानांतरण नीति 2015, (जिसका नाम बदलकर अब 'मुख्यमंत्री' आवास योजना' कर दिया गया है के अनुसार) स्थानांतरित/पुनर्वासित करने के लिए प्रतिबद्ध है जहां भूमि स्वामित्व एजेंसियों ने पुनर्वास शुल्क जमा किया है या जमा कराने के लिए प्रतिबद्ध है। तदनुसार, दिल्ली शहरी आश्रय सुधार बोर्ड ने ऐसे अधिकांश जे.जे. बस्तियों के जे.जे. निवासियों की पात्रता निर्धारित की है ऐसी अधिकांश जे.जे. बस्तियों के जे.जे. निवासियों की पुनर्वास की प्रक्रिया शुरू कर दी गई थी परन्तु इसी बीच अवर सचिव, भारत सरकार आवास और शहरी मामलों के मंत्रालय (HFA-V Division) के परिपत्र संख्या N-11022/51/2020-HFA-V-UD/FTS-9088338 दिनांक 31.12.2020 के माध्यम से सूचित किया गया है कि केन्द्रिय मंत्रीमंडल के निर्णय के अनुसार, जेएनएनयूआएम/राजीव आवास योजना के तहत निर्मित सभी मौजूदा सरकारी वित्त पोषित खाली/अधूरे मकानों को केवल एआरएचसी योजना के तहत शहरी प्रवासियों/गरीबों के लिए किराये के आवास के रूप में उपयोग करने के लिए किफायती रेंटल हाउसिंग कॉम्प्लेक्स (एआरएचसी) योजना में परिवर्तित किया गया और किसी अन्य उद्देश्य के लिए नहीं है। (प्रति लिपि संलग्न)

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	दिल्ली शहरी आश्रय सुधार बोर्ड ने पत्र दिनांक 22.03.2021 एवं 16.06.2021 के माध्यम से भारत सरकार, आवास और शहरी मामलों के मंत्रालय को इस बाबत अवगत कराया की द्वारका, सुल्तानपुरी, बवाना और बापरोला के पुनर्वास स्थलों को एआरएचसी योजना से अलग रखा जाए ताकि ऐसी जे.जे. बस्तियों के पात्र निवासियों को पुनर्वासित कर सके जहां भूमि स्वामित्व संस्थाओं द्वारा स्थानांतरण शुल्क जमा कर दिया है अथवा स्थानांतरण शुल्क जमा करने के लिए प्रतिबद्ध है। (हाते लिपि सत्यापन)
ग	सरकार दिल्ली में झुग्गीवासियों को स्थाई घर कब तक प्रदान कर पाएगी ?
	भारत सरकार/दिल्ली सरकार द्वारा अंतिम निर्णय लेने के बाद ही दिल्ली शहरी आश्रय सुधार बोर्ड द्वारा योग्य झुग्गीवासियों के पुनर्वासन पर कार्यवाही की जाएगी।

यह उत्तर सक्षम अधिकारी की पूर्व अनुमति से प्रेषित किया जाता है।

उप निदेशक (संसद प्रकोष्ठ)

उप-सचिव(प्रश्न शाखा),पुराना सचिवालय, दिल्ली-110054.

CIRCULAR

Sub: Conversion of completed/ incomplete houses under erstwhile schemes of BSUP and IHSDP of JnNURM and RAY into ARHCs for urban migrants/ poor - reg.

In line with Hon'ble Prime Minister's vision of 'Atmanirbhar Bharat', Ministry of Housing and Urban Affairs (MoHUA) has launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme under Pradhan Mantri Awas Yojana - Urban (PMAY-U). It aims to provide dignified and quality living to urban migrants/ poor close to their workplace, at affordable rent. The Operational Guidelines of ARHCs along with other reference materials was already shared with you and the e-copy of the same is available on the website www.arhc.mohua.gov.in and www.pmay-urban.gov.in.

2. It is stated that after all efforts to allot remaining houses to the eligible beneficiaries, around 1.19 lakh houses constructed under erstwhile schemes of Basic Services to Urban Poor (BSUP) and Integrated Housing and Slum Redevelopment Program (IHSDP) of Jawaharlal Nehru National Urban Renewal Mission (JnNURM) and Rajiv Awas Yojana (RAY), are still vacant in 324 cities in the country (List annexed). Further, nearly 0.90 lakh houses of these schemes are under construction. These vacant and under construction houses may be utilized as rental housing for urban migrants/ poor of EWS/ LIG category under ARHC scheme.

3. As ARHC is being implemented as a sub-scheme under PMAY-U, it is reiterated that with effect from the date of Union Cabinet approval of the scheme i.e. 08.07.2020, all existing vacant and under construction houses of JnNURM and RAY in the States/ Union Territories (UTs) shall henceforth be deemed to be ARHCs and will be allotted to the beneficiaries of ARHCs only.

4. Since States/ UTs have already signed the Memorandum of Agreement (MoA) for implementation of ARHC scheme, it is requested to direct the concerned officers to customize and issue the Request for Proposal (if required) for selection of Concessionaire to Repair/ Retrofit buildings and provide infrastructure gaps to make existing vacant housing complexes livable and operate for 25 years.

5. It is, therefore, requested to convert the completed/ incomplete houses under JnNURM and RAY into ARHCs to reap the desired benefits for urban migrants/ poor.

(B. K. Mandai)

Under Secretary to the Govt. of India

Tel: 011-23063285

E-mail: clshfa5@yahoo.com

Encl.: As above.

To
Principal Secretary/ Secretary of Housing/ Urban Development Department of the concerned States/ UTs (as per list)

Copy to:

Mission Director (PMAY) of the concerned States/ UTs (as per list)

420 29-D

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT OF NCT OF DELHI
(Rehabilitation Branch)
Opp. Shivaji College Sports Complex, Raja Garden, New Delhi-110027

No. 0/149/2015/Rehab./CD-204396125/PS to Director/D - 16 Date:22.03.2021

To

The Under Secretary to the 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

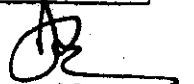
Sub: Request of Govt. of NCT of Delhi to allow inventory meant for slum rehabilitation to be utilized for relocation/rehabilitation of slum dwellers of JJ bastis and unutilized inventory for disposal under Affordable EWS Housing Scheme- reg.

Sir,

This has reference to your letter No. N-11022/51/2020-HFA-V-UD/FTS-9088338 dated 17.02.2021 on the above cited subject.

2. In this regard, I am directed to inform that DUSIB has already charged the relocation charges from Land Owning Agencies and also from the beneficiaries as per provisions of Relocation Policy duly approved by the Hon'ble Lt. Governor, Delhi. The land owning agencies have deposited relocation charges for implementation of their project. Relocation charges amounting to Rs.76.17 Crores in respect of ten JJ bastis have been received from land owning agencies. The list of such land owning agencies is as under :

S. No.	Name of JJ Basti/ Land Owning Agency	Surveyed units	Total amount received(Rs.)/ Dated	Proposed relocation site	No. of Beneficiaries share money received
1	JJ Basti Kushak Nallah East Kidwai Nagar/LOA- SDMC (amount paid by NBCC)	449	<u>38,85,26,800</u> 17.01.2019	Sector 16-B, Dwarka	287
2	JJ Basti G Point, Gole Market,(Court Case) LOA-L&DO (amount paid by RML Hospital)	68	<u>6,12,00,000</u> 13.06.2019	DSIIDC Complex Baprola	64
3	JJ Basti Princess Park, Copernicus Marg LOA-Defence Estate, Govt. of India.	228	<u>17,35,65,000</u> 05.03.2020	Sector 16-B, Dwarka	EDC to be convened
4	JJ Basti Maa Anandmai Marg & MD Road LOA PWD (amount	98	<u>7,69,36,000</u> 04.09.2020	Sector 16-B, Dwarka	EDC to be convened


22/3/21

	paid by DMRC)				
5	JJ Basti NDMC Water Supply 5855, Kali Bari Marg, New Delhi (LOA-CPWD)	122	<u>1,65,00,000</u> 08.05.2017 &20.12.2017	Sector 16-B, Dwarka	85
6	JJ basti Jamia Millia Islamia University LOA-Jamia Millia Islamia University	87	<u>1,17,00,000</u> 26.12.2003 & 11.09.2018	Sector 16-B, Dwarka	29
7	Dhobi Ghat No 10, Minto Road CPWD-Amount paid by CGHS	42	<u>57,00,000</u> 09.01.2013, 11.09.2013 & 21.02.2018	Sector 16-B, Dwarka	26
8	JJ Basti Anna Nagar, ITO LOA-SDMC	10	Amount yet to be paid	Sector 16-B, Dwarka	EDC to be convened
9	JJ Basti Park side Badli LOA - DSIIDC	523	Amount paid <u>5,15,44,000</u> 04.12.2000; 11.01.2012; 21.06.2012; 10.10.2012 & 01.06.2015 to be refunded. Flats at relocation site are being provided by DSIIDC.	DSIIDC Complex Bawana	281
10	JJ Basti P-1, Sultanpuri LOA -DUSIB	603	NA. Flats at Sultanpuri in-situ upgradation site constructed by DUSIB on its land.	1060 Flats at A - 3, Sultanpuri	62
11	JJ Basti HGI Labour Colony LOA -DUSIB	215	NA	1060 Flats at A - 3, Sultanpuri	34
12	JJ Basti Opposite F-7, Sultanpuri LOA -DUSIB	281	NA	1060 Flats at A - 3, Sultanpuri	110
13	JJ Basti A-2, Sultanpuri LOA - DUSIB	98	NA	1060 Flats at A - 3, Sultanpuri	16
	Total	2824	73,41,27,800	-	994

JJ BASTIS WHERE LAND OWNING AGENCIES PAID PART PAYMENT					
S.No.	Name of JJ Basti	Nos. of jhuggis	Total amount received from LOA(Rs.)/Dated	Approx.No. of beneficiaries deposited share money	Proposed relocation site
1	In front of Ayurvedic Hospital, Haiderpur	92	<u>1,22,76,000</u> 15.05.2012	11	Bhalaswa

[Handwritten Signature]
27/6/17

2	KL Wazirpur	410(old survey)	1,29,10,800 31.01.2012 & 27.02.2013	174	Bhalaswa
3	Rajiv camp. Arambagh	68	24,00,000 08.08.2001 & 07.05.2015	07	Bhalaswa
Total		968	27,56,800	180	--

3. In case of some of JJ Bastis, land owning agency has not deposited their share money full/in part, but some of beneficiaries have deposited their share money on the basis of eligibility letter issued to them as per Rehabilitation Policy dated 25.02.2013:

De-novo survey, as per Policy of 2015, carried out but eligibility as per 2015 Policy could not be determined as LOAs have not paid the demanded relocation charges. The Eligibility is as per Policy dated 25.02.2013

S.No	Name of JJ Basti	Name of LOA	Surveyed Jhuggies	Payment by beneficiaries	Proposed Relocation site
1	Press Road Old Sectt.	CPWD	118	49	Bhalaswa
2	Khichripur B/W B Bridge	I&FC	428	95	Bhalaswa
3	Nivedita Kunj	L&DO	147	47	Bhalaswa
4	Pratap Camp	L&DO	518	326	Bhalaswa
5	Kirbi Place	Defence	1583	508	Bhalaswa
6	Ramesh Nagar Kirti Nagar	MCD(SDMC)	845	183	Bhalaswa
Total			3639	1208	--

4. In addition to this, in some of the court cases Hon'ble High Court has directed DUSIB to rehabilitate the petitioners whose jhuggies were demolished earlier. In the court case titled Sudamn Singh & Ors Vs Govt. of NCT of Delhi & Ors, 223 Petitioners filed Writ Petition no. 8904/2009. 145 applicants, out of 223 petitioners appeared before the Eligibility Determination Committee. The Committee declared 94 JJ dwellers eligible. Among them 46 eligible JJ dwellers have deposited their share money. The aforementioned 46 eligible beneficiaries may also be rehabilitated at Bhalaswa relocation site.

5. Besides, in the court case titled Delhi Jhuggi Jhopri Kalyan Evam Vikas Sangh Vs Govt. NCT of Delhi & Ors, 80 JJ dwellers have been declared eligible and Land Owning Agency has deposited Rs.7,69,36,000/- for allotment of flats at Sector 16-B Dwarka. 28 JJ dwellers have also deposited their beneficiary share.

6. Under 1985 Registration Scheme, Draw for allotment of 1144 flats has been done for allotment of flats at Sawda Ghevra. Out of these 218 applicants have deposited their share money and 207 have already taken over the possession of the flats.

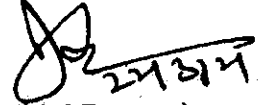
[Handwritten Signature]
22/3/13

7. The rehabilitation of these JJ dwellers/bastis/petitioners/registrants is a liability of the DUSIB as the relocation charges have been deposited by the land owning agencies and beneficiaries also deposited their share money.

8. In view of the above, it requested to exclude above mentioned housing sites from the scheme of Affordable Rental Housing Complexes (ARHCs), notified and circulated vide your Circular No. N-11022/51/2020-HFA-V-UD/FTS-9088338 dated 31.12.2020, as these JJ dwellers and concerned land owning agencies were identified and committed prior to the aforesaid communication of MoHUA to GNCTD.

9. This issues with the approval of Hon'ble Minister for Urban Development, Govt. of NCT of Delhi.

Yours faithfully,



(Abdul Dayyan)

Director (Rehabilitation)

Copy for information to :

1. Additional Chief Secretary (UD), GNCTD
2. CEO, DUSIB
3. Member(Admn.),DUSIB
4. Sh.Rahul Kashyap, Director(Delhi Division), Ministry of Housing and Urban Affairs, G.O.I.

No. N-11022/51/2020-HFA V-UD (FTS-9088338)
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: 17.02.2021

To

Special Secretary,
Urban Development Department,
Govt. of NCT of Delhi,
10th Level, B-Wing,
Delhi Secretariat, I.P. Estate,
New Delhi-110002
E-mail: splsecyud@gmail.com

Sub.: Request of Govt. of NCT of Delhi to allow inventory meant for slum rehabilitation to be utilized for relocation/rehabilitation of slum dwellers of JJ bastis and unutilized inventory for disposal under Affordable EWS Housing Scheme - reg.

J-1 Sir,

I am directed to refer to your D.O. letter No. PS/SS/UD/F/R-153/CE-II/DUSIB/2021/2378 dated 09.02.2021 on the subject captioned above to state that 55,424 houses were sanctioned to Govt. of NCT of Delhi (GNCTD) under erstwhile scheme of Basic Services to Urban Poor (BSUP) of Jawaharlal Nehru National Urban Renewal Mission (JnNURM), of which 38,824 houses are completed and 16,600 houses are under construction. Further, out of 38,824 completed houses, only 3,829 houses have been occupied, so far and the remaining 34,995 houses are vacant for a long time. Despite making all efforts, these vacant houses could not be allotted to the eligible beneficiaries.

2. The Union Cabinet in its meeting held on 08.07.2020 has approved the proposal to develop Affordable Rental Housing Complexes (ARHCs) as a sub-scheme under Pradhan Mantri Awas Yojana-Urban (PMAY-U) Mission, for urban migrants/poor to provide ease of living. In pursuance to the Cabinet decision, scheme of ARHCs for providing accommodation at affordable rent to urban migrants/poor near to their workplace was launched by this Ministry on 31.07.2020 and scheme guidelines of ARHCs has also been circulated to all the States/Union Territories (UTs). So far, 29 States/UTs have signed the Memorandum of Agreement (MoA) under ARHC scheme. However, GNCTD is yet to sign the MoA for implementation of ARHCs in Delhi.

3. The States/UTs including GNCTD have already been requested to convert the vacant/incomplete houses under JnNURM/Rajiv Awas Yojana (RAY) into ARHCs to utilize as rental housing for urban migrants/poor under ARHC scheme vide D.O. letter of even number dated 23.12.2020 and Circular of even number dated 31.12.2020. **It is reiterated that as per the decision of Union Cabinet, all existing Government funded vacant houses in the country constructed under JnNURM/RAY are to be utilised as ARHCs for urban migrants/poor only and for no other purpose.**

4. As regards the request of GNCTD to allow inventory meant for slum rehabilitation to be utilized for relocation/rehabilitation of slum dwellers of JJ bastis and unutilized inventory for disposal under Affordable EWS Housing Scheme, it is stated that in pursuance to Government's vision of 'Housing for All by 2022', this Ministry has been implementing PMAY-U Mission since June 2015 to provide Central Assistance to States/UTs for providing all weather pucca houses to all eligible urban households including slum dwellers by the year 2022. So far, 110 lakh houses have been sanctioned, 73 lakh grounded for construction and 43 lakh completed/delivered.

5. The PMAY-U Mission envisages Government's interventions through four verticals namely, (i) "In-situ" Slum Redevelopment (ISSR), (ii) Credit Linked Subsidy Scheme (CLSS), (iii) Affordable Housing in Partnership with public or private sector (AHP) and (iv) Beneficiary-led individual house construction or enhancement (BLC). However, against the validated demand of 79,000 beneficiaries in Delhi, only 23,036 beneficiaries have availed the benefits under CLSS component of PMAY-U Mission and no proposal has yet been submitted by GNCTD under other three verticals of the Mission. The GNCTD needs to send the proposals under remaining three verticals of PMAY-U Mission to fulfill their request.

6. GNCTD is once again requested to expedite the process of signing of MoA to convert 51,595 vacant/under constructed houses of JnNURM in Delhi into ARHCs for urban migrants/poor as per the Cabinet decision and to efficiently utilize the scarce national resources invested on this.

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

Yours faithfully,


(B.K. Mandal)

Under Secretary to the Government of India

Tel.: 23063285

E-mail: clsshfa5@yahoo.com

Copy for information to:

Sr. PPS to Secretary (HUA)/PPS to JS&MD (HFA)/PA to Director (HFA-V)