

**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- 188


dated: 29/07/21

To,

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

Subject:- Providing reply in r/o Un-Starred question no. 80 dated
30/07/2021.

Please find enclosed herewith **100 copies** of reply of Un-Starred question no. 80 raised by Sh.Abhay Verma,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

अतारांकित प्रश्न संख्या- 80

दिनांक: 30/07/2021

प्रश्नकर्ता का नाम: श्री अभय वर्मा

क्र.सं.	प्रश्न	उत्तर
(क)	दिल्ली शहरी आश्रय सुधार बोर्ड के कितने फ्लैटस बनकर तैयार हैं। और जिनके लिए ये बनाये गये हैं। उन्हें ये फ्लैट आबटित करने की सरकार की क्या योजना है?	<p>दिल्ली शहरी आश्रय सुधार बोर्ड के 10,684 फ्लैटस बनकर तैयार है। जहां तक फ्लैट आवंटन का विषय है, पुनर्वास शाखा, 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। तदानुसार, 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 केन्द्रीय 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।</p> <p>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 सकें जहां भूमि स्वामित्व संस्थाओं द्वारा स्थानांतरण शुल्क जमा कर दिया है अथवा स्थानांतरण शुल्क जमा करने के लिए प्रतिबद्ध</p>

है। प्रति लिपि (संलग्न)

भारत सरकार/दिल्ली सरकार द्वारा अंतिम निर्णय लेने
के पश्चात पुनर्वास शाखा, दिल्ली शहरी आश्रय सुधार बोर्ड योग्य
झुग्गीवासियों को फ्लैट आवंटन के लिए प्रतिबद्ध हैं।

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

उप-सचिव (संसद प्रकोष्ठ)

उप-सचिव(प्रश्न शाखा)एपुराना सचिवालय दिल्ली-110054.

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

No. 0/149/2015/Rehab./CD-204396125/PS to Director/D-26

Date: 16.06.2021

To

Shri B.K. Mandal
Under Secretary
Ministry of Housing & Urban Affairs
Room No.3, Technical Cell, Gate No.7
Nirman Bhawan, New Delhi - 110011

Sub: Regarding utilization of vacant flats constructed under
JnNURM

Sir,

This has reference to your letter No. N-11022/51/2020-HFA V-UD (FRS-9088338) dated 31.05.2021 on the above cited subject. In the said letter, it has been requested to expedite the process of signing MoA and to furnish the date-wise details of commitment made to land owning agencies/beneficiaries/JJ dwellers etc.

As regard the issue of commitment made to land owning agencies/beneficiaries/JJ dwellers etc along with the approval taken from the Competent Authority, the undersigned has been directed to inform that the flats constructed under JnNURM were meant for rehabilitation of slums/JJ dwellers. The Govt of NCT of Delhi is following the Delhi Slum & JJ Rehabilitation, and Relocation Policy, 2015 notified on 11-12-2017 and renamed as "Mukhya Mantri Awas Yojna". As per provisions of the policy approved by GNCTD, Delhi Urban Shelter Improvement Board (DUSIB) is the Nodal Agency for relocation/rehabilitation of Jhuggi Jhopri bastis in respect of the lands belonging to MCD and Delhi Government. DUSIB rehabilitates JJ basties on the request of the concerned land owning agencies after receipt of relocation charges. Before relocation of JJ basties, DUSIB obtains the approval of the DUSIB Board. Date-wise details of commitments made to land owning agencies/beneficiaries/JJ dwellers have been communicated to MoHUA


16/6/21

vide letter dated 22-03-2021. A copy of the same is enclosed for ready reference.


Keeping in view the decision of Union Cabinet dated 08-07-2020 wherein all the existing vacant inventory created under JNNURM be utilized for Affordable Rental Housing Complexes (ARHCs) for urban migrants/poor, the matter was deliberated in the review meeting taken by Hon'ble Chief Minister, Delhi on 08-04-2021, wherein it was decided that after utilizing the flats for relocation of jhuggis already committed and considering the request of DDA for acquisition of flats for rehabilitation jhuggis on its land, the remaining flats at the locations mentioned in letter dated 15.04.2021 may be explored for utilization under ARHCs. A copy of the letter to MoHUA dated 15-04-2021 is enclosed for ready reference.

In view of the situation explained and for the best utilization of vacant inventory of JnNURM flats constructed by DUSIB and DSIIDC, MoHUA is once again requested to allow the proposal requested by GNCTD vide letter dated 15-04-2021.

This issues with the approval of the Competent Authority.

Encl. As above .

Yours faithfully,


(Abdul Dayyan)
Director (Rehab.)

1. Additional Chief Secretary (UD), GNCTD
2. CEO, DUSIB
3. Member(Admn.),DUSIB

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT OF NCT OF DELHI
 (Rehabilitation Branch)
 Opp. Shivaaji 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

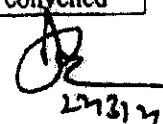
Sub: Request of Govt. of NCT of Delhi to allow inventory meant for slum rehabilitation to be utilized for relocation/rehabilitation of slum dwellers of JJ bastis and unutilized inventory for disposal under Affordable EWS Housing Scheme- reg.

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


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	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. 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

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2	KI. Wazirpur	41 (old survey)	1,29,10,800 11.01.2012 & 27.02.2013	174	Bhalaswa
3	Rajiv camp. Arambhagh	68	24,00,000 04.08.2001 & 07.05.2015	07	Bhalaswa
Total		548	275,06,800	200	-

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:

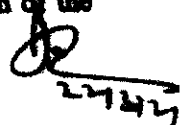
De-novo survey, as per Policy of 2015, carried out but eligibility as per 2015 Policy could not be determined as LOAs have not paid the demanded relocation charges. The Eligibility is as per Policy dated 25.02.2013

S.No	Name of JJ Basti	Name of LOA	Surveyed Jhuggies	Payment by beneficiaries	Proposed Relocation site
1	Press Road Old Sect.	CPWD	118	49	Bhalaswa
2	Khichripur B/W B Bridge	I&FC	428	95	Bhalaswa
3	Nivodita Kunj	L&DO	147	47	Bhalaswa
4	Pratap Camp	L&DO	518	326	Bhalaswa
5	Kirti 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 Ghavra. Out of these 218 applicants have deposited their share money and 207 have already taken over the possession of the flats.

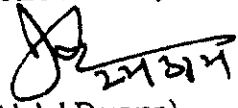

27/2/13

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.

274/L

9th Level, CAUSA
I.P. ESTATE, NEW DELHI-110002

F.No.298(77)/UD/BSUP/2019/78/38

To
The Joint Secretary (Minister's Office) (JEFA),
Ministry of Housing and Urban Affairs,
Govt of India,
Room No.116-G, Nirman Bhawan, New Delhi-01

Subject : Regarding utilization of vacant Flats constructed under JNNURM

Sir,
This has reference to the request for [redacted] (Rehabilitation), DUSIB, with the approval of Hon'ble Minister vide letter No.O/149/2015/Rahab./CD-204396125/PS to Director, 22-03-2021(Copy enclosed at Annexure-I), to exclude the housing sites from the scheme of ARHCs against which DUSIB has made commitment to land owning agencies/beneficiaries/JJ dwellers in view of their charges/beneficiary contribution deposited prior to the notification.
2. In response to direction of Hon'ble Lt. Governor, Delhi, for inspection of vacant inventory of flats constructed under JNNURM by DUSIB/DSIIDC, the same was carried out with DDA on 17-19th December, 2020. Thereafter, the proposal received from DDA was also discussed and it was decided that request may be sent to MoHUA for [redacted] GNCID for handing over the flats to DDA as per their proposal on agreed terms & conditions, as decided in the meeting held on 01-04-2021 under the chairmanship of Hon'ble Minister (UD), GNCID (Minutes of the meeting Annexure-II). Following housing sites fall under this category:

- a) Barroka (2500 flats)
- b) Barrova (2300 flats)
- c) Bhorganh (875 flats)
- d) Puth Khurd (1450 flats)

--Cont.--

Minister's Office

273/11

3. During the review meeting of 14.12.2010, GNCTD, it was also apprised that after utilizing the remaining inventory for relocation/rehabilitation of prioritized jhuggis and also after giving flats to DDA as requested by them, still there are about 12872 completed and 16600 incomplete houses that are required to be utilized.

4. After detailed deliberations, it was agreed to explore PPHCs Model for the remaining complete/incomplete housing sites which are listed in items 1 & 2 above. The following housing sites fall under this category:

- a) Sawda-Ghevra (6476 Flats)
- b) Narela (1412 Flats)
- c) Bawana Phase-II (704 Flats)
- d) Ghazi (3680 Flats)
- e) DDA (2740 Flats)
- f) Puri Chaud (Phase-II) (6300 Flats)
- g) Puri Chaud (Phase-III) (4560 Flats)

5. In view of the situation explained above, MoHUA is requested to view the proposal stated above for best utilization of vacant inventory of Jhuggi/Flats constructed by DUSIB/DSHDC

6. This issues with the approval of Hon'ble Minister (UD), GNCTD

Enclosure: As above.

Yours faithfully,

[Signature]
Secretary