

**COMMITTEE ON THE WELFARE OF
SCHEDULED CASTES AND
SCHEDULED TRIBES**

(2025-2026)

(EIGHTEENTH LOK SABHA)

FOURTH REPORT

ON

Ministry of Housing and Urban Affairs

“Reservation for Scheduled Castes and Scheduled Tribes in the services and in the allotment of commercial and residential accommodation of Delhi Development Authority (DDA).”

Presented to Lok Sabha on 07.08.2025

Laid in Rajya Sabha on 07.08.2025



**LOK SABHA SECRETARIAT
NEW DELHI**

7 August, 2025/ 16 Sravana, 1947 (Saka)

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COMPOSITION OF THE COMMITTEE ON THE WELFARE OF SCHEDULED CASTES AND SCHEDULED TRIBES (2025-26)

Dr. Faggan Singh Kulaste - Chairperson

MEMBERS - LOK SABHA

2. Shri A. Raja
3. Shri Tapir Gao
4. Smt. Pratima Mondal
5. Shri Vishnu Dayal Ram
6. Dr. Mallu Ravi
7. Shri Parbhubhai Nagarbhai Vasava
8. Shri Ananta Nayak
9. Shri Anil Firojiya
10. Shri Arun Kumar Sagar
11. Shri Jagannath Sarkar
12. Dr. Alok Kumar Suman
13. Shri Harish Chandra Meena
14. Shri Alfred Kanngam S. Arthur
15. Shri Arun Bharti
16. Shri Govind Makthappa Karjol
17. Shri Daggumalla Prasada Rao
18. Shri Pushpendra Saroj
19. Shri Sasikanth Senthil
20. Adv. Chandra Shekhar

MEMBERS - RAJYA SABHA

21. Smt. Sumitra Balmik
22. Smt. S. Phangnon Konyak
23. Shri Mithlesh Kumar
24. Shri Rwngrwa Narzary
25. Smt. Phulo Devi Netam
26. Shri Devendra Pratap Singh
27. Dr. V. Sivadasan
28. Dr. Kanimozhi NVN Somu
29. Smt. Mamata Thakur
30. Shri Balyogi Umeshnath

SECRETARIAT

- | | | | |
|----|------------------------|---|----------------------|
| 1. | Shri D.R. Shekhar | - | Additional Secretary |
| 2. | Shri Rakeh Bhardwaj | - | Director |
| 3. | Shri Ajay Kumar Prasad | - | Deputy Secretary |
| 4. | Ms. Pooja Kirthwal | - | Committee Officer |

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INTRODUCTION

I, the Chairperson, Committee on the Welfare of Scheduled Castes and Scheduled Tribes having been authorised by the Committee to finalise and submit the Report on their behalf, present this Fourth Report (Eighteenth Lok Sabha) on the subject “Reservation for Scheduled Castes and Scheduled Tribes in the services and in the allotment of commercial and residential accommodation of Delhi Development Authority (DDA).” pertaining to the Ministry of Housing and Urban Affairs.

2. The Committee took evidence of the representatives of the Ministry of Housing and Urban Affairs and Delhi Development Authority (DDA) on 12th November, 2024 and 21st March, 2025. The Committee wish to express their gratitude to the officers of the Ministry of Housing and Urban Affairs for placing before the Committee the material and information the Committee required in connection with the examination of the subject.

3. The Report was considered and adopted by the Committee on 06.08.2025.

4. For facility of reference and convenience, the observations/recommendations of the Committee have been printed in bold letters in Chapter II of the Report.

**New Delhi;
7 August, 2025
16 Sravana, 1947(Saka)**

**Dr. Faggan Singh Kulaste
Chairperson
Committee on the Welfare of
Scheduled Castes and
Scheduled Tribes.**

(v)

REPORT

CHAPTER I

Background

India's Independence in 1947 and resultant migration increased Delhi's population from 7 lakhs to 17 lakhs by 1951. Open spaces were occupied by migrants. Civic services virtually collapsed. Delhi Improvement Trust and Municipal Body, the two local bodies at that time, were not adequately equipped to cope up with the changing scenario. In order to plan Delhi and to check its rapid and haphazard growth, the Central Government appointed a Committee under the chairmanship of Sh. G D. Birla in 1950. This Committee recommended a Single Planning & Controlling Authority for all the urban areas of Delhi. Consequently, the Delhi Development (Provisional) Authority - DDPA – was constituted by promulgating the Delhi (Control of Building Operations) Ordinance, 1955 (replaced by the Delhi Development Act, 1957) with the primary objective of ensuring the development of Delhi in accordance with a plan.

Constitution of Delhi Development Authority and its objects

2. The Delhi Development Authority (DDA) was constituted in 1957 by the Central Govt. under the provisions of Section 3 of the Delhi Development Act, 1957 (61 of 1957). The Lt. Governor of Delhi is its ex-Officio Chairman. The Authority is a body corporate by the name aforesaid having perpetual succession and a common seal with power to acquire, hold and dispose of property, both movable and immovable and to contract and shall by the said name sue and be sued.

The Authority consists of the members as under:

- Lt. Governor, Delhi, ex-officio Chairman
- Vice Chairman appointed by Central Govt.
- Finance and Accounts Member appointed by Central Govt.
- An engineer member to be appointed by the Central Government;
- Two representatives of Municipal Corporation of Delhi to be elected by the councillors and aldermen of the Corporation from among themselves;
- Three representatives of the Legislative Assembly of the National Capital Territory of Delhi to be elected by means of a single transferable vote by the members of the Legislative Assembly from among themselves of which two shall be from among the ruling party and one from the party in opposition to the Government:

- Three other persons to be nominated by the Central Govt., of whom one shall be a person with experience of Town Planning or Architecture.
- The Commissioner of the Municipal Corporation of Delhi, ex-officio

3. The Authority also constitutes an Advisory Council for the purpose of advising it on the preparation of Master Plan and on such other matters relating to the planning of development, or] arising out of, or in connection with, the administration of the Act as may be referred to it by the Authority. The detailed constitution of the Advisory Council is as per Section 5 of the Act.

Objects/ Mission and vision

4. The DDA has been constituted with the object to "to promote and secure the development of Delhi according to plan and for that purpose the Authority have the power to acquire, hold, manage and dispose of land and other property, to carry out building, engineering, mining and other operations, to execute works in connection with supply of water and electricity, disposal of sewage and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto". In simple words, the Mission and vision of DDA, as ratified by the Act of 1957, lists the objectives of the Authority as: To formulate a Master Plan for covering the present and future growth of Delhi and to promote and secure the development of Delhi according to the plan covering all the possible activities.

(A) Reservation in Services

I. Measures taken to secure representation of Scheduled Castes and Scheduled Tribes

5. The Committee were informed that DDA implements the policies of the Central Govt. announced from time to time for the welfare of SCs and STs in letter and spirit. DDA ensures recruitment of the SCs and STs under direct recruitment against the posts reserved for them and calculated as per the prescribed percentage i.e. @ 15% and 7.5% respectively. The posts are also reserved in promotions including departmental examinations for SCs/STs as per the Govt. of India policies @ 15% and 7.5% respectively. The Departmental Promotion Committees and Departmental Confirmation Committees for different posts have the members from SC/ST community. The Selection Board for direct recruitment also comprises of a nominee for these communities

II. Relaxation/Concessions

6. It was further informed that the relaxed/concessions standards are applied for the SCs and STs in the matter of promotions/departmental examinations and also direct recruitment as under

In qualifying criteria in Direct Recruitment

- No examination fee
- Qualifying criteria of 40 marks is relaxed to 30
- Upper age relaxed by 05 years
- TA for examination

In qualifying criteria in LDCE/LDE

- Relaxation of 5% in qualifying marks

III. Assessment of suitability for promotion by DPC

7. The Committee were further informed that in promotion on the basis of seniority subject to fitness (Non-selection posts), the Benchmark 'Good' or 'Very Good' is not applicable. DPC adjudge the fitness of SC/ST Officers separately. In promotions by selection to posts within Group 'A' with ultimate salary in L-13 or less, there is no reservations. However, SC/ST Officers who are senior enough so as to within number of vacancies are included in select list provided they are not considered unfit for promotion.

IV. Staff strength

8. The Ministry in their written replies have furnished the information relating to the representation of the SC/ST employees against the total Men in Position (MIP) is near to prescribed percentage as indicated below:

Group of posts	Existing Sanctioned Strength (Total 12932)	Proposed strength (Total 5883)	Total MIP	Total SC/ST in position (On Merit + Against Reserved Points)	MIP of Other categories	Representation of SC/ST as per the total MIP (in %age)	Representation of other categories (in %age)

				SC	ST		SC	ST	
A	596	598	347	49	18	280	14.1	5.2	80.7
B	3725	2414	1099	163	82	854	14.8	7.5	77.7
C	8611	2871	1446	403	78	965	27.9	5.4	66.7
Total	12932	5883	2892	615	178	2099	18.93 (Avg.)	6.04 (Avg.)	75.03 (Avg.)

9. It was further informed that DDA has proposed the overall strength of 5883 posts in restructuring proposal against the present sanctioned strength of 12932 posts. Hence the existing overall shortfall of 1861 posts will get reduced to 394 posts for SC & ST category as shown below:

Group of posts	Proposed strength (Total 5883)	Total MIP	Share of SC/ST/Others as per proposed strength (approx.)			MIP of SC/ST (Against Reserved Points) & Others			Shortfall as per proposed strength			Shortfall as per existing strength		
			SC	ST	Others	SC	ST	Others (i/c SC & ST on merit)	SC	ST	Others	SC	ST	Others
A	598	347	40	19	539	48	18	281	-8	1	258	-8	1	256
B	2414	1099	330	161	1923	155	79	865	175	82	1058	332	162	2132
C	2871	1446	417	206	2248	401	78	967	16	128	1281	834	540	5791
Total	5883	2892	787	386	4710	604	175	2113	183	211	2597	1158	703	8179

It would also be seen that the shortfall is existing across all categories viz. Others, SC & ST as the vacancies in all Groups are existing.

10. During the course of evidence held, DDA made the following submission regarding staff strength:

“अभी सैंक्शन्ड स्ट्रेंथ 12932 है। वर्ष 2019 के बाद से डीडीए रिस्ट्रक्चरिंग की तरफ जा रहा है ताकि जितनी भी एक्टिविटीज़ हैं, उन पर सही तरीके से काम किया जा सके। हमने अपनी स्ट्रेंथ को कम करके 5883 करने का प्रपोजल भेजा है और यह मिनिस्ट्री के अंडर एक्टिव कंसीडरेशन में है। इस वजह से हम गैप भर नहीं पा रहे हैं और वैकेंसियां काफी हैं। हम 2892 एम्पलाइज़ के साथ काम कर रहे हैं।”

V. Appointment and promotion

11. The Committee in a written questionnaire sought the year-wise details and breakup of category-wise recruitment made in DDA in Group A, B and C vis-a-vis general category along with the details of number of SCs/STs who got selected on own merit during the last 5 years category which was furnished as under:

No. of vacancies reserved for Scheduled Castes and Scheduled Tribes

Year	Category of Posts	Total No. of vacancies occurred	Total No. of vacancies actually filled	Reserved during the year		Total SCs/STs vacancies		Total SCs/STs vacancies actually filled against reserved seats		No. of SC/ST appointed on their own merit		Short-fall		%age of short-fall		Backlog SCs/STs vacancies		Backlog SCs/STs vacancies filled	
				SCs	STs	SCs	STs	SCs	STs	SCs	STs	SCs	STs	SCs	STs	SCs	STs	SCs	STs
1	2	3	4	5		6		7		8		9		10		11		12	
2019	A	75	68	8	2	8	2	7	2	1	0	1	0	12.5	0	0	0	0	0
	B	105	89	10	13	11	21	9	12	0	0	1	1	10	7.69	1	8	0	7
	C	33	22	4	12	7	23	0	10	0	0	4	2	100	16.67	3	11	0	9
2020	A	15	10	1	0	1	0	2	0	0	0	(-) 1*	0	0	0	0	0	0	0
	B	75	74	5	6	5	6	5	6	0	0	0	0	0	0	0	0	0	0
	C	447	438	67	35	84	53	67	32	3	0	0	3	0	8.57	17	18	17	16
No recruitment drive was advertised in the year 2021.																			
2022	A	9	7	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0
	B	263	240	38	18	38	18	38	18	1	4	0	0	0	0	0	0	0	0
	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2023	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B	440	--	64	32	64	32	--	--	0	0	--	--	--	--	0	0	0	0
	C	247	--	36	11	36	13	--	--	0	0	--	--	--	--	0	2	0	1
No recruitment drive was advertised in the year 2024.																			

12. It has also been informed that the recruitment is under process.

**The negative shortfall for SC shown in Column 9 against Group A post in the year 2020 had occurred due to appointment of 01 SC PwD candidate against UR vacancy.*

The shortfall in Column No. 9 & 10 is in respect of post advertised. However, the consolidated shortfall in inclusive of direct recruitment posts is given in report against point No. 3

13. The Ministry in their written replies have also informed that the applications of SC/ST employees are forwarded for outside appointment and with-holding of application is an exception and not rule. They are afforded every facility to improve their prospects

- Recruited 257 SCs and 126 STs (Total 383) during 2015-2023 through direct recruitment
- 535 SC and 97 ST posts filled up during 2014-2024 through promotions
- 124 SC and 17 ST posts filled up during 2014-2024 through LDCE/LDE

14. The Committee were also apprised that since the previous report dated 23.12.2024 was submitted to Hon'ble Committee, DDA has promoted 30 SCs and 18 STs candidates. As per the panels prepared by DPC for promotion, 09 SCs and 01 ST will also be promoted in due course. Hence, the shortfall will get reduced further. In addition, the result of direct recruitment to the posts of Assistant Section Officer and Junior Engineer (Civil) have also been declared after the previous report was submitted to Hon'ble Committee. Total 52 SCs and 27 STs candidates have been provisionally selected and on their joining, the existing shortfall will get further reduced.

VI. Backlog vacancies

15. In response to a specific query regarding the details of backlog vacancies reserved for Scheduled Caste/Scheduled Tribe in DDA and the measures being taken/proposed to be taken to fill up these vacancies along with the timeline for the same. The Ministry informed that as on 31.12.2024, the existing backlog was as under:

Group of post	Backlog for SC	Backlog for ST
B	123	59
C	144	106

16. It was further elaborated that the backlog vacancies majorly exist in the promotion category due to non-availability of the eligible candidates in the respective feeder grades. Such backlog vacancies would be filled up on becoming available the eligible candidates of the respective categories. The backlog vacancies in direct recruitment are meager which will

be advertised in the next recruitment drive. The direct recruitment process in respect of posts where shortfall exists will be initiated in phased manner to replenish the existing shortfall.

17. During the Course of evidence, the Committee pointed out the following:

“आपने यहां नोट में भी ‘नॉन-इलिजिबिलिटी’ शब्द लिखा है। आपको यह शब्द ही नहीं लिखना चाहिए, क्योंकि आज हमारे एस.सी.जी. और एस.टी.जी. के लोग बहुत क्वालीफाइड हैं, वे रिक्रूट हो कर भी आए हैं, इसलिए इस शब्द को आप अगले प्रेजेंटेशन में न लिखें। आप ‘नॉन-इलिजिबिलिटी’ शब्द को बिल्कुल अपने सिलेबस से ही हटा दीजिए। You have to find out the eligible candidates. क्योंकि एस.सी.जी., एस.टी.जी. के बहुत कैंडिडेट्स हैं।”

18. It was also informed that the backlog vacancies in direct recruitment will be notified. The backlog vacancies in promotion will be filled up on availability of eligible candidate in the feeder grade. The same cannot be filled up if eligible candidate are not available and the RRs also do not provide for making direct recruitment.

VII. SC/ST Cell

19. The Committee have been informed that DDA implements the SC/ST reservation policy in accordance with DoPT orders. For the redressal of grievances, DDA has created an SC/ST cell and Sh. S.K. Meena, Commissioner-cum-Secy. (in Level-13 in Pay Matrix) has been appointed as Liaison Officer. Over the last five years, no case of discrimination or deprivation of rights of SC/ST employees has come to light before the Liaison Officer. It has been reported that three members from SC/ST community represented their cases of promotion before the Liaison Officer. After duly hearing their cases, they were shown the roaster register and rule position to their satisfaction by the Liaison Officer. All the petitioners were satisfied with the action taken on their grievances. Out of these three employees who met Liaison Officer, one has already been promoted, other one is going to be promoted during current year. Last one cannot be considered for promotion as of now due to her current seniority position in the cadre.

VIII. Complaints/grievances

20. The Committee in a written questionnaire, desired to be apprised about the total number of complaints, the nature of these complaints, action taken thereon, the number of complaints disposed off and the time taken for disposal of each complaint during the last five years. In their reply, the Ministry furnished the following statement:

IX.

Year	No. of Complaints	Nature of complaints	No. of complaints disposed of	Complaints pending	Time taken for disposal
2020	01	Reg. promotion	01	-	Within 02 months
2021	01	For reservation beyond prescribed limit	01	-	
2022	01	Threatening and false registration of case	01	-	Within 02 months
2023	03	02 reg. promotion and ACP and 01 reg. misbehaviour with colleagues and subordinates	02	01 (The re-fixation of pay is in process)	01 complaint disposed of within 1.4 years and other complaint within 15 days.
2024	08	01 – reg. reinstatement of service 01 – reg. harassment 01 – reg. financial benefits 01 – reg. illegal construction 01 – reg. land dispute 01 – reg. pay fixation 01 – reg. appointment on compassionate grounds 01 – reg. retired SC officer	03	05 (They are under process.)	Within 1 to 2 months.

Roster

21. The Committee were informed unfilled vacancies for SCs/STs are properly accounted for by maintaining rosters with an endeavour to fill those vacancies. Upon enquiring whether the rosters being maintained for each category of posts as per orders/guidelines and inspected periodically, Ministry in their post evidence replies stated that the rosters are being maintained for each category of posts covered by the reservation policy as per DoPT guidelines and are also inspected periodically.

DDA made the following submission during the evidence:

“जैसे समिति का आदेश था, रिजर्वेशन रोस्टर कैडरवाइज मेन्टेन करते हैं, जैसा कि सेंट्रल गवर्नमेंट का आदेश होता है और उन्हीं की गाइडलाइंस को फॉलो करते हैं। यह रिजर्वेशन रोस्टर हर साल, हरडीपीसी से पहले लाइजन ऑफिसर द्वारा इसे इंसपेक्ट भी किया जाता है और उसमें सिग्नेचर किए जाते हैं। मिनिस्ट्री की तरफ से भी रिजर्वेशन रोस्टर को पीरियोडिकली इंसपेक्ट किया जा सकता है। सर, 22.12.2023 को और उसके बाद 24.02.2025 को रिजर्वेशन रोस्टर मिनिस्ट्री के लाइजन ऑफिसर द्वारा इंसपेक्ट किए गए थे। उन्होंने हमें कुछ गाइडेंस भी थी और कुछ कमियां भी बताई थीं, जिनको हम दूर कर रहे हैं और जल्दी ही रोस्टर्स को उनके एक्सपेक्टेडेशन के हिसाब से ठीक कर लेंगे।”

22. In the written replies furnished by DDA, it was further informed that the Rosters are vetted by the Liaison Officer mandatorily. The discrepancies pointed were removed and the rosters were vetted by the Liaison Officer. Recently, the Ministry has also inspected the rosters and the observations are minor/clerical in nature which are being removed.

X. Foreign training

23. The Committee sought information about the number of technical and non-technical staff who were sent on foreign training and also to attend seminars/symposia/conferences etc. During the last five years. In response, the Ministry informed that in January 2020, six officers of DDA were sent on a study trip to USA in association with NIUA. Out of these six officers, two officers belonged to SC category. Further following is the detail of Details of officer / training visits abroad:

S.No.	Name & Designation of the official	Subject of Training	Location / year	Category of the Officers/employee
1	Sh. Virender Singh Tomar, Director	e-Governance champions Training Programme	Singapore – 07.09.2019 to 13.09.2019	SC
2	Sh. Manish Kumar Gupta, Pr. Commr (then)	e-Governance Leadership program	New-Zealand – 09.11.2019 to 17.11.2019	General

XI. Contractual appointment

24. On a pointed query regarding the status of reservation in the contractual and outsourced posts in DDA, the Ministry in their written replies stated that no temporary appointments are made by DDA. The outsourced staff is engaged through the service provider, namely, BECIL, being a Govt. of India Enterprises under the Ministry of Information and Broadcasting. BECIL applies reservation for SC & ST as per the Govt. directives as confirmed by them vide their letter dated 01.06.2018.

On the issue of outsourcing staff, the DDA stated as following:

“स्टाफ की कमी की वजह से, जो वैकेंसीज़ हैं, हम टेम्परेरी आउटसोर्स स्टाफ से काम चला रहे हैं। हमारी जैसे ही रिक्रूटमेंट हो जाएगी, हम आउटसोर्स स्टाफ को डिसकन्टीन्यू कर देंगे। ----- हमारे पास इस समय 1304 आउटसोर्स स्टाफ काम कर रहे हैं, जिसमें से 421 एससी आउटसोर्स स्टाफ हैं और 15 एसटी आउटसोर्स स्टाफ हैं।”

XII. Compassionate appointment

25. Asked to provide details of total cases of compassionate appointments and among them number of SC/ST employees waiting for appointments during the last 5 years, the Ministry informed that During the period from 01.01.2019 to 31.10.2024, 142 applications have been received for compassionate appointment, out of which 19 applications are from SC category and 02 applications are from ST category. The compassionate appointment is restricted to 5% of the vacancies under direct recruitment in Group C posts and the cases are pending due to non-availability of vacancies.

XIII. In Staff Quarter allotment

26. The Committee note that DDA has adopted Rules/Regulations/Procedures of the Directorate of Estates, G.O.I *mutatis-mutandis* including reservation for employees of Scheduled Castes and Scheduled Tribes. Accordingly, staff quarters are allotted to the DDA employees including Scheduled Castes and Scheduled Tribes ensuring implementation of reservation policy.

27. The Committee during the course of evidence noted that the total allotment to SCs/STs under reservation was much below the total allotment/reservation for SCs/STs and enquired reasons for the same. The Ministry in their post evidence replies stated that as per the guidelines of Directorate of Estates, the reservation in allotment of Staff Quarter to SC/ST applicants shall be 10% in Type I and II Staff Quarter and 5% in Type III and IV Staff Quarter. Accordingly, the number of flats reserved for SC/ST are ascertained as per guidelines for allotment of Staff Quarter to the SC/ST employees and allotment is made ensuring implementation of reservation policy. No specific flat is kept reserved for SC/ST employees.

The Committee also enquired the following from DDA:

“If you are applying the constitutional guidelines of 15 per cent for SCs and 7.5 per cent for STs, तो आपने क्वार्टर एलोटमेंट में क्यों टेनपर्सेंट और फाइव पर्सेंट कर के रखा है?”

28. It was also informed that In case of non-availability of the SC/ST category applicant,

the staff quarters are allotted to the remaining eligible applicants. DDA has allotted 249 Staff Quarters Type-I to IV to the SC/ST employees out of the 1154 total allotments shows that DDA has ensured allotment of the flats as per Directorate of Estate guidelines and ensured implementation of the reservation policy in allotment of Staff Quarters in true spirit.

Data for all online draw of allotment conducted by Staff Quarter Branch w.e.f. 2019 to 2024:

Draw No.	Total applications	Total Allotment	Total allotment to SC	Total allotment to ST	Total allotment to SC under reservation	Total allotment to ST under reservation
1	211	91	16	4	9	2
2	106	58	8	2	6	0
3	9	9	2	1	2	0
4	150	96	12	3	5	2
5	1	1	0	0	0	0
6	316	152	20	10	7	4
7	191	101	15	9	3	4
8	277	148	20	14	4	1
9	4	4	1	0	0	0
10	228	127	17	5	11	2
11	133	74	11	6	4	1
12	185	87	13	8	8	4
13	211	132	22	13	6	2
14	155	74	10	7	5	5
Total	2177	1154	167	82	70	27

29. In response to written questionnaire, DDA has furnished statement w.r.t recent allotment of staff quarters, the details regarding actual no. of flats available and allotment made to eligible employees including SC & ST as under: -

Category	No. of vacant SQ	Total No. of applications	No. of SC/ST applicants	Total No. of Allotments to eligible employees (including SC/ST)	Total no. of allotments to SC/ST
Type-I	69	01	0	1	0

Type-II	237	76	21	52 (Rajender Nagar=11, Vasant Kunj=21, Ber Sarai= 4, Rohini=2, Dwarka = 4, Rajouri Garden =10)	13
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30. It was also submitted that there are less no. of employees in DDA in erstwhile Group D category, who are eligible for Type I staff Quarters. The vacant type-II staff quarters are in different locations like Rajender Nagar (11 nos.), Ber Sarai (4 nos), Vasant Kunj (47 nos), Dwarka (61 nos), Rohini Sec-11 (46 nos), Rohini Sec-21 (47 nos), Rajouri Garden (9 nos), Hari Nagar (7 nos) and Madipur (5 nos). Since most of the employees opted for the locations Rajender Nagar, Ber Sarai and Vasant Kunj, the employees who were senior and opted for these three locations got the accommodation. Remaining staff quarters are vacant.

Consolidated report of allotment of SC/ST through computerized draw since 2019:

Type	Total no. of DDA Staff quarters (type I to IV)	Total no. of allotted staff quarters	Vacant & Habitable (as reported by concerned Engineering wing)	Uninhabitable and condemned staff quarters (as reported by concerned Engineering wing)	Applicable reservation percentage as per DoE's guidelines	Allotment to SC/ST through computerized draw since 2019	Allotment percentage
I	470	57	8	Remaining 405 type I staff quarters are under redevelopment.	10%	8	14.04%
II	697	236	208	253	10%	119	50.42%
III	597	419	62	116	5%	111	26.49%
IV	105	104	1	0	5%	11	10.58%
Total	1869	816	279	774		249	30.51%

(B) Allotment of commercial and residential accommodation

In Built up residential accommodation in Housing

31. DDA in their written replies stated that to protect the interest of weaker sections of society in terms of access to dwelling units for habitation, it is following the reservation policy in its Housing Schemes and reservation for different categories including SC/ST in allotment of flats is being followed, the details of which are as follows:

- i. 15% of the flats for applicants belonging to Scheduled Castes(SC); and
- ii. 7.5% of the flats for applicants belonging to Scheduled Tribes(ST)

32. It was also informed that if adequate numbers of applications are not received from applicants belonging to ST Category, remaining flats shall be disposed of in favour of applicants belonging to SC Category and vice-versa.

33. DDA in written replies had informed that till 2021, DDA allotted flats through a draw of lots while following the reservation policy with 29.5% reservation for different disadvantaged sections of society. The reservation included 15% reservation for SCs and 7.5% for STs. During the application process, applicants were required to specify their respective category, but no supporting documents for the reserved category were required at this stage. Applications were considered as such for the draw based on the declared category. Demand letters were issued to successful allottees, and only at the time of issuing the possession letters, they were required to submit documentary evidence supporting their reserved category status. It may further be stated that individual flats as such were not reserved but 15% and 7.5% of total flats were reserved for SCs and STs respectively and allotments were done through computerized draw of lots.

34. It was further informed that after 2021, since substantial number of flats were surrendered by allottees as most of the flats were in developing areas of Narela, Rohini, Siraspur, Loknayakpuram and Ramgarh Colony, DDA adopted the mode of First Come First Serve (FCFS) to allot these flats so that a person can choose flat as per his preferred location/type so that instances of surrender could be reduced and also considering the fact that the supply of flats was much more than the demand for such flats in developing areas.

35. Subsequently, DDA also adopted e-Auction as a mode of disposal of flats of premium segment falling in good localities and a total reservation of 29.5% was adopted for these flats including 15% reservation for SCs and 7.5% for STs.

36. It was further informed that to promote affordable housing among the marginal sections of society, DDA offers EWS flats at subsidized price wherein departmental charges and interest during construction are not levied on allottees and 50% subsidy is also given in maintenance charges. The Committee during the course of evidence, while stressed on introducing EMI system in affordable housing schemes stated as under:

“किस्त सिस्टम ही कीजिए। अफोर्डेबल हाउस में एससी/एसटी के लोग आएंगे। गरीब लोग आएंगे। सामान्य गरीब लोग भी आएंगे, एससी/एसटी के लोग भी आएंगे।”

37. In reply to a written questionnaire, DDA informed that in the last 25 years for which data is available in system (**Annexure - I**), out of the total allotments made of 1,19,590 DDA has allotted a total of 22,920 (**19.17%**) to SCs and 5663 (**4.74%**) to STs. Considering that as per 2011 census data of Delhi, the percentage of SCs is 16% and there is no notified STs in Delhi, the flats allotted to reserved categories appeared to be reasonable.

38. DDA in their written replies also apprised the Committee that a total of 46,127 allotments were cancelled/surrendered during the last 25 years including 9235 cases of SCs and 1959 cases of STs (**Annexure II**). The surrenders were mostly on account of flats being remotely located without adequate connectivity. Out of these a total of 135 cases in SCs were cancelled on account of non-payment and only 4 were cancelled on account of issues of category certificate. Similarly, in case of STs 32 cases were cancelled on account of non-payment and 6 were cancelled on account of issues in category certificate.

39. In written replies furnished by DDA, it was informed that a total of 28,68,755 no. of applicants could not be allotted flats in the last 25 years in various housing schemes as they could not succeed in draw of lots as no. of applicants was much more than the available inventory of flats on offer (**Annexure III**). Out of the total, as against the total no. of general applicants of 25,36,212 constituting **88.41%** of the total applicants who could not be allotted flats, in SC category and ST category, the total no. applicants who could not be allotted flats were respectively 2,30,408 at **8.03%** and 4,72,63 at **1.65%**. This is because of the fact that the number of applicants in these reserved categories were much more than the reserved flats especially in DDA Housing Scheme 2014 and DDA Housing Scheme 2010 which were outliers.

40. Upon a pointed query as to whether there is a policy for conversion of reserved flats of SC/ST into unreserved category flats by DDA, the Ministry in their post evidence replies informed that If requisite no. of application are not received from the reserved categories, all remaining flats are offered to unreserved category. However, all unsold flats are carried over to the next Housing Scheme wherein reservation is provided.

41. The Committee were also informed that in order to encourage participation of SCs and STs as well as other marginal sections in housing scheme of DDA, the Authority in its meeting on 30.12.2024 approved two schemes which are as under:

- i. **DDA Sabka Ghar Awaas Yojana 2025:** Flats in different localities of different categories are being offered at 25% discount to various disadvantage sections like

SCs, STs, Ex-Servicemen, Women, Persons with Disabilities, Auto/Cab Drivers and PM SVANidhi Registrants.

- ii. **DDA Shramik Awaas Yojana 2025:** EWS Flats in Sector G-2 of Narela are being offered at discount of 15% to construction workers registered with Delhi Building and Other Construction Workers Welfare Board (DBOCWWB) and registrants of PM Vishwakarma Scheme.

42. Considering the good response so far wherein more than 2500 flats have already been sold in the last two months, it is contemplated to extend the duration of the schemes further beyond 31.03.2025.

43. DDA also made submission that over the past ten years, DDA has primarily offered flats in areas such as Narela, Rohini, Siraspur, and Loknayakpuram, as most of the newly developed housing units are located in these regions. Since these areas are newly developed, a significant number of allottees have chosen to surrender their flats in these localities due to issues of connectivity. Connectivity issues are being taken care of by infrastructure development like UER I and UER II as well as approval to Narela Metro. It may further be stated that DDA has been facilitating easy financing options from various financial institutions by holding camps at Housing pockets on offer as well as all over Delhi where substantial footfalls of marginal sections are there like metro stations, market areas, industrial areas, office complexes, etc. As on date camps have been organized at 34 different locations, wherein a total of 10,330 footfalls of visitors are recorded.

44. It was also apprised that DDA has also signed an MOU with fintech company AMBAK for ready availability of financing to interested persons. All these efforts have resulted in disposal of more than 17,500 flats in the last two years most of which pertain to the developing area of Narela.

45. Asked to state whether the DDA has ever launched special drive/ housing scheme for SCs and STs, it was submitted that DDA has launched many special schemes for SCs and STs, the details along with allotment are as follows:

i. **Ambedkar Awas Yojna for SC/ST 1989**

Category	Total
EX	138
PH	146
SC	3792*
SC/ST	10819
ST	59*

WW	20
Total	14974
* The flats allotted after 2000	

ii. DDA Housing Scheme-2019 for SC/ST

Scheme Name	Category	No. of flats
Housing Scheme-2019 for SC/ST	SC/ST EX	1
Housing Scheme-2019 for SC/ST	SC/ST PH	5
Housing Scheme-2019 for SC/ST	SC	165
Housing Scheme-2019 for SC/ST	ST	79
Housing Scheme-2019 for SC/ST	SC/ST WW	1
	TOTAL	251

- iii. DDA Sabka Ghar Awaas Yojana 2025** for disadvantaged sections of society the scheme with a discount of 25%, was open for below mentioned category only:

	Scheme Name	Category	No. of flats
DDA	Sabka Ghar Awaas Yojana-2025	Auto/Cab Driver	39
	Sabka Ghar Awaas Yojana-2025	Ex-servicemen	27
	Sabka Ghar Awaas Yojana-2025	Gallantry/ Arjuna Awardees	4
	Sabka Ghar Awaas Yojana-2025	Persons with Disability(PwD)	66
	Sabka Ghar Awaas Yojana-2025	PM SVANidhi registrant	6
	Sabka Ghar Awaas Yojana-2025	Schedule Caste	203
	Sabka Ghar Awaas Yojana-2025	Schedule Tribe	13
	Sabka Ghar Awaas Yojana-2025	Women	2101
		TOTAL	2459

Shramik Awaas Yojana 2025: Out of 112 flats sold, flats allotted to Construction Workers: 96, and flats allotted to PM Vishwakarma: 16.

In Land Allotment (Commercial)

46. The Committee have been informed that reservation of DDA Built-up units for SC/ST Category were as under -

- Scheduled Caste - 17.5 %
- Scheduled Tribe - 7.5 %

47. It was further informed that as per Authority resolution no. 13/2008, Built up commercial units of all the available sizes in all Markets of DDA including District Centers and Community Centers may be allotted to the applicant of reserved category through draw. For this purpose, all such units to be categorized as follows:

- 'Small': upto 20 sq. mtrs
- 'Medium': Above 20 mtrs to 35 sq. mtrs.
- 'Big': Above 35 sq. mtrs.

Options of candidates for particular category out of above will be obtained at the application stage. In case, no option is given in application, he will be considered only for small unit.

48. While tendering evidence, DDA informed that during the last 10 years only 88 shops and 36 built up units have been allotted to Scheduled Caste and Scheduled Tribe during last 10 years. The Committee therefore desired to be made aware of the status of allocation of shops and built up units for Scheduled Caste and Scheduled Tribe *vis-a-vis* unreserved category during the last 10 years. The Committee also enquired about the reason for such low allocation in case of SCs and STs and corrective measures taken/ proposed to be taken by the Ministry in this regard. The Ministry in their post evidence replies stated as below:

i. Disposal of unreserved category shops vis a vis reserved category : As per record available, in the last 10 years, 248 Units (approx) have been allotted to unreserved category through e-auction vis a vis 124 (88-SC and 36-ST) to reserved category through draw of lots.

ii. Reasons for Low allocation :

- The low allocation of built-up shops could be a result of a combination of factors such as market saturation, weak demand and financial constraints.
- Shifting Consumer Preferences: There have been changes in retail patterns, with fewer people seeking traditional built-up shops. For instance, the rise of online shopping or changes in consumer behavior could make physical retail space less appealing.

- **Emergence of New Retail Formats:** The rise of mixed-use developments, malls, online platforms, or other non-traditional retail spaces might have diverted demand away from standalone built-up shops.
- **Cost Concerns:** The cost of acquiring or leasing a built-up shop may be prohibitive for many potential buyers, especially if the market conditions are not favorable.

The Committee were informed that only 06 new schemes/markets have been launched in the recent past wherein 52 out of 212 units (36 for SC & 16 for ST) units are reserved and are going to be disposed of in upcoming draw of lots for reserved category. It was also informed that unsold inventory of 61 reserved units approx. from previous launches could be due to factors like surrender or lack of buyer interest which suggests that the market might be saturated or that potential buyers are not finding value in the new shops.

iii. Corrective Measures:

Despite Reserve price reduction in 2021, public response has not been very encouraging. Response in the next phase of auction/draw of lots will be analyzed and if required, further reduction in reserve price will be considered.

49. The Committee were also informed that with regard to Lands Department, In the case of allotment to SC/ST category, the allottee must pay 25% of the allotment price upfront, while the remaining 75% is to be paid in 24 equal monthly instalments. This option of monthly instalments, is only available to SC/STs. As per the available records of the draws conducted thrice during the last ten years, a total number of 92 units allotted to SC/ST category applicants have been cancelled due to non-payment of initial 25% amount. As per the available record of the draws conducted during the last ten years, no allotment under the SC/ST category has been cancelled due to delay in payment of the instalments towards remaining 75% amount. In case of genuine/bonafide issues for making timely payment or completion of official formalities for flats, additional time is granted for making full payment and restoration of the flat with approval of competent authority on a case to case basis on merit.

CHAPTER II
OBSERVATIONS/RECOMMENDATIONS

1. The Committee are dismayed to note that massive shortfall exists among various groups of posts in DDA. There are currently 1158 SC and 703 ST posts lying vacant. The Committee have also been informed that DDA has submitted a restructuring proposal which is under consideration with Ministry of Housing and Urban Affairs whereby the sanctioned strength is to be reduced to 5883 from the existing sanctioned strength of 12932. However, the Committee would like to stress upon the fact that the recruitment can only be made on the basis of current sanctioned strength and not on the proposed strength. To stop the recruitment altogether till the revised staff strength proposal gets approved is tantamount to grave injustice to job seeking Scheduled Castes and Scheduled Tribes applicants. The Committee therefore recommend that DDA should start filling the vacant posts by carrying out special recruitment drive on priority basis. The Committee also recommend that in the first instance, DDA may fill up the 183 SC and 211 ST posts as per the proposed staff strength. Periodical review of recruitment process may also be done so as to identify any shortfall in filling vacancies and take corrective action thereon. The Committee further recommend that DDA should rigorously pursue the revised staff strength proposal so that the recruitment process can be streamlined and clear picture in the matter be obtained.

2. The Committee note with concern that there is a considerable backlog in Group B and C. In group B, there is a backlog of 123 SC and 59 ST vacancies whereas in Group C there is a backlog of 144 SC and 106 ST vacancies. The Committee take a serious note of the '*non availability of the eligible candidates in the respective feeder grades*' as a major reason propounded by DDA for existence of backlog vacancies in the promotion. In fact there does not appear to be any justification for the reason given by DDA for backlog vacancies. The Committee would like to impress upon the fact that in this day and age there is no dearth of suitable eligible SC/ST candidates and DDA should make concerted efforts to fill up vacant posts rather than citing cliché reasons such as non- availability of suitable candidates to keep these posts vacant

and denying SC/ST employees of their rightful dues. The Committee strongly recommend that DDA must fill up of promotional posts earmarked for SCs and STs by offering suitable concession/relaxations.

3. The Committee are surprised to note that during the last 5 years no case of caste Discrimination or deprivation of rights of SC/ST employees has come before Liaison officer. The Committee are of unanimous opinion that often SC/ST employees are hesitant to file complaints or stage their grievances due to the fear of falling out with the management. The Committee recommend that an online portal for registering complaint may be introduced whereby employees can register complaints. It also recommend that the said portal should be maintained on regular basis and a nodal officer be nominated for the same. The Committee further recommend that the lodged complaints should be resolved and the redressal be provided to aggrieved SC/ST employee within a fortnight of registering the complaints. Further, it may be ensured that the record of all the closed and open complaints be made available online with their updated status showing reasons for pendency.

The Committee note from replies furnished by DDA during the year 2024, 8 complaints were registered. Out of which 3 were disposed of and 5 were under process. The Committee may be apprised of the nature and details of these complaints. It may also be informed whether the 3 complaints which got resolved were ruled in favor of SC/ST employees or not. The Committee may also be briefed about the progress of pending complaints and the timeline by which these are likely to be resolved.

4. The Committee are of the firm view that roster is a very important document which plays an instrumental role for providing reservation and safeguarding the interest of SCs and STs as per guidelines issued by DoPT. The Committee, therefore, urge that the job of maintaining rosters in the prescribed format should be entrusted to officers who are well versed, trained and acquainted with recruitment/reservation rules and maintain them strictly in accordance with the instructions/guidelines laid down by the DoPT for the purpose. Regular training/capacity building be organized for concerned DDA officials to ensure that they have necessary knowledge/skill to implement applicable reservation rules. Any discrepancy noticed by the officers

concerned should immediately be pointed out and timely rectified. The Committee also recommend that the officer(s) responsible for maintenance of rosters as well as Liaison Officers should be held accountable for its proper maintenance and implementation. The Committee stress that that some discrepancies in the roster which were pointed out by the liaison officer from the Ministry must be rectified by the DDA. The Committee may be apprised about the progress made by the DDA in this regard

The Committee are of firm opinion that information regarding roster should not be made arcane and all the stakeholders should be privy to it. The Committee, therefore, recommend that after the updation and inspection of rosters, the same should be uploaded on the website of the organisation for the information of SC/ST employees and they should be given an opportunity to submit any representations related thereto.

5. The Committee note that out of 1304 contractual employees engaged by DDA, 421 are SC and 15 ST employees. The Committee would further like to invite the attention of Ministry and DDA to DoPT Order/OM No. 36036/3/2018-Estt (Res.) dated 15.05.2018 and 21.11.2022 whereby reservations are to be made for Scheduled Castes and Scheduled Tribes in all temporary appointments, except appointments which are to last for less than 45 days. The Committee recommend that DDA being primary employer should impress upon the contractors to follow the aforesaid order in letter and spirit to ensure adequate representation of Scheduled Castes and Scheduled Tribes in contractual appointments. It also recommend that DDA while entering into contract with the contractor must emphasize to insert clause for providing reservation for SCs/STs in outsourced works. The said instructions may also be included in the contract document to be made in future.

The Committee during the course of evidence were also informed that all the safai karamcharis currently working in DDA are appointed on contractual basis. The Committee, therefore, recommend that all the safai karamcharis should be regularized as they belong to the lowest echelons in the organization. Further, It recommend that while carrying out direct recruitment for the post of safai karamcharis preference should be given to the contractual workers since it is not a skill based post.

6. The Committee note that as per Directorate of Estates guidelines, the reservation in allotment of Staff Quarters to SC/ST applicants is 10% in Type I and II and 5% in Type III and IV. From the replies furnished by DDA, it can be inferred that since 2019 out of a total of 1869 staff quarters, 249 have been allotted to SC/ST. Further from the written replies submitted by DDA, it can be also interpreted that 774 staff quarters are currently inhabitable and condemned. The Committee recommend that the quarters which are currently not in a position to be allotted may suitably be renovated and be made available for allotment at the earliest. The Committee observe that in recent years only 21 SC/ST employees had sought Type II staff quarter allotment, out of which only 13 could land allotment. The Committee further recommend that DDA should submit a proposal to the Directorate of Estates to revise the guidelines to provide 15% and 7.5% reservation to Scheduled castes and Scheduled Tribes respectively in allotment of staff quarters.

7. The Committee note that during the last 25 years, Scheduled Castes and Scheduled Tribes applicants have been allotted 19.17% and 4.74% of overall residential units. However, it is pertinent to point out that only two schemes namely, Ambedkar Awas Yojana and DDA Housing Scheme 2019 for SC/ST were floated to specifically cater to SC/ST applicants. The Ambedkar Awas Yojana offered residential units to 97.15% SC and 1.42% ST applicants whereas DDA Housing Scheme 2019 for SC/ST offered residential units to 65.74% SC and 31.47% ST applicants. Upon careful examination, it can be noted that cancellation rate for these schemes is quite disheartening. For Ambedkar Awas Yojana, the cancellation rate for Scheduled Castes and Scheduled Tribes was 44.72% and 41% respectively. Similarly, DDA Housing Scheme 2019 for SC/ST saw cancellation rates of 61.21% and 55.7% for Scheduled Castes and Scheduled Tribes respectively. The Committee are disconcerted to note that apart from these two schemes, the cancellation rate in terms of Scheduled Castes and Scheduled Tribes allotment over the span of 25 years for various other housing schemes were also quite high. The Committee would like to state that as per the Article 46 of Constitution of India which stipulates that *“The State shall promote with special care the educational and economic interests of the weaker sections of the people, and, in particular, of the Scheduled Castes and the Scheduled Tribes, and shall protect them from social injustice and all forms of exploitation.”* In light of the above

provision, the Committee would like to urge that DDA should introduce provisions for special monetary concession/ relaxation to SCs/STs in housing schemes. The Committee recommend that DDA should carry out an extensive and comprehensive study to identify the reasons for such cancellation by analyzing the allotment and cancellation patterns w.r.t to SC/ST applicants during the last 25 years and consider relaxations/concessions to be provided, reduction in rate of flats, financial help and other related provisions to Scheduled Castes and Scheduled Tribes applicants to ensure 15% and 7.5% allotment figures. It also recommend that a proposal to this effect should be submitted by DDA to Ministry of Housing and Urban Affairs.

The Committee recommend that DDA should also bring forth Special Housing Schemes for Scheduled Castes and Scheduled Tribes based on the finding of the said study, so that Scheduled Castes and Scheduled Tribes applicants who are in dire need of residential units could be provided with an opportunity to land their dream abode. The Committee further recommend that affordable housing schemes largely meant for EWS including Scheduled Castes and Scheduled Tribes should be launched with EMI provisions for payment spanning over a relaxed period of time without the applicability of levy of interest on delayed payment in order to avoid cancellation of allotment to economically disadvantageous applicants including Scheduled Castes and Scheduled Tribes. In order to support such a vulnerable section of the society Govt. of NCT of Delhi should also make provision for providing grant to help in achieving affordable house for the weaker section of the society.

The Committee also note that if requisite number of applications are not received from reserved category for a particular housing scheme, all remaining flats are offered to unreserved category. The Committee recommend that DDA should discontinue such practice and pool the flats which could not be sold due to lack of response. After pooling the flats of concomitant housing schemes, the cumulative number of flats can be offered in special housing schemes for SCs and STs.

8. The Committee note that during the last 10 years, 88 SCs and 36 STs were allotted built up units/shops. The Committee also observe that there are 52 reserved built up units/shops which are to be disposed of in upcoming draw of lots. Further 61 reserved units were unsold due to lack of response/surrender from the earlier

lot/scheme. Even the reserve price reduction step taken by the DDA in 2021 have failed to attract the desired response from the buyers. The Committee, therefore, recommend that DDA should pull out all the stops to vigorously advertise these built up units/shops through all possible media to increase awareness among target audience. The Committee further recommend that DDA on basis of recent and current draw responses should suitably reduce the price of built up units/shops to attract the probable SC/ST buyers. The Committee stress that in order to dispose these 103 unreserved units, an EMI system also should be introduced to make it consumer friendly. Further, the Committee recommend that EMI system should be equitably distributed over a conducive period of time as determined by the study conducted by DDA based upon the result of recent draws. It also recommend that late payment fee should be waived of for SC/ST applicants so that they do not loose out on allotment of these built up units/shops.

The Committee also recommend that in case DDA is not able to garner the expected response in terms of allotment of reserved built up units/shops from SC/ST applicants, it may consider reduction of rate or offering these units on rent basis for a specified period of time to desirous SC/ST individuals to set up their business. The Committee also desire that in such cases the Ministry should set up a Committee to analyze the reasons for surrendering of built up units/shops and accordingly suggest remedial measures in this regard.

New Delhi;
7 August, 2025
16 Sravana, 1947(Saka)

Dr. Faggan Singh Kulaste
Chairperson
Committee on the Welfare of
Scheduled Castes and
Scheduled Tribes.

**COMMITTEE ON THE WELFARE OF SCHEDULED CASTES
AND SCHEDULED TRIBES
(2024-25)**

(EIGHTEENTH LOK SABHA)

FOURTH SITTING

(12.11.2024)

MINUTES

The Committee sat from 1500 hrs. to 1630 hrs. in the Committee Room "C",
Ground Floor, Parliament House Annexe, New Delhi

PRESENT

Shri Ananta Nayak – Acting Chairperson

MEMBERS

LOK SABHA

2. Shri A. Raja
3. Smt. Pratima Mondal
4. Dr. Mallu Ravi
5. Shri Parbhubhai Nagarbhay Vasava
6. Shri Arun Kumar Sagar
7. Dr. Alok Kumar Suman
8. Shri Harish Chandra Meena
9. Shri Daggumalla Prasada Rao
10. Shri Pushpendra Saroj
11. Shri Sasikanth Senthil
12. Adv. Chandra Shekhar

RAJYA SABHA

13. Smt. S. Phangnon Konyak
14. Shri Mithlesh Kumar
15. Smt. Phulo Devi Netam
16. Shri Devendra Pratap Singh
17. Dr. V. Sivadasan
18. Dr. Kanimozhi NVN Somu

SECRETARIAT

1. Shri D.R. Shekhar, Additional Secretary
2. Shri Rakesh Bhardwaj, Director
3. Shri Ajay Kumar Prasad, Deputy Secretary
4. Shri Mohan Arumala, Deputy Secretary

LIST OF WITNESSES

MINISTRY OF HOUSING AND URBAN AFFAIRS

- | | | | |
|----|-------------------------|---|----------------------|
| 1. | Smt. D. Thara | - | Additional Secretary |
| 2. | Shri Satinder Pal Singh | - | Additional Secretary |

DELHI DEVELOPMENT AUTHORITY (DDA)

- | | | | |
|----|---------------------------|---|----------------------|
| 1. | Shri Vijay Kumar Singh | - | Vice Chairman |
| 2. | Shri Chittranjan Dash | - | Commissioner |
| 3. | Shri Surender Kumar Meena | - | Commr.-cum-Secretary |

1. At the outset, in the absence of the Hon'ble Chairperson of the Committee i.e. Dr. Fagga Singh Kulaste, Members of the Committee had unanimously chosen Shri Ananta Nayak as Acting Chairperson for conducting the sitting as per the Rule 258(3) of the Rules of a Procedure and Conduct of Business in Lok Sabha.

2. Thereafter, the Hon'ble Acting Chairperson welcomed the Members of the Committee.

3. Subsequently, the Committee took the briefing with the representatives of the Ministry of Housing and Urban Affairs and Delhi Development Authority (DDA) on the subject "Reservation for Scheduled Castes and Scheduled Tribes in the services and in the allotment of commercial and residential accommodation of Delhi Development Authority (DDA)".

4. During the sitting, the Members raised various issues and sought clarifications thereon which were responded to by representatives of the Ministry of Housing and Urban Affairs and Delhi Development Authority (DDA). On certain points on which the information was not readily available, the Committee directed representatives of the Ministry/DDA to furnish written replies to the Committee within 15 days.

5. Following are some of the important issues raised by Members during the deliberations of the sitting:-

- I. Shortfall in SC and ST category in Housing Scheme from 2015 to 2023.
- II. Presence of members belonging to SC/ST category on the Board of Delhi Development Authority (DDA).
- III. Non-provision of reservation for SCs and STs in the advertisement of DDA for the year 2022-23 in both residential and commercial units.
- IV. Non-implementation of reservation by DDA as a primary employer in temporary/outsourcing jobs beyond 45 days.
- V. Steps taken or special schemes launched by DDA to develop urban villages of Delhi.
- VI. Initiatives taken by DDA to implement reservation in land pooling policy/master plan of Delhi.
- VII. Current status of the construction of Sant Shri Ravi Das Mandir in Tugalkabad, NCR.
- VIII. Status of complaints/grievances from SC/ST employees of DDA and redressal of the same through online mechanism.
- IX. Prevalence of social discrimination in the allotment of residential units to SC/ST applicants.
- X. Number of SC/ST employees vis-à-vis the total strength of DDA.
- XI. Setting up of SC/ST employee Cell by DDA to represent SC/ST issues/grievances. Demolition drives by DDA in SC/ST cluster areas.
- XII. Policy on conversion of reserved flats of SC/ST into unreserved category flats by DDA.
- XIII. Number of sports complex of DDA and provision of reservation therein.

Thereafter, the deliberations were concluded.

(The witnesses then withdrew)

A verbatim record of the proceedings was kept in the Branch.

The sitting of the Committee then adjourned.

**COMMITTEE ON THE WELFARE OF SCHEDULED CASTES
AND SCHEDULED TRIBES
(2024-2025)**

(EIGHTEENTH LOK SABHA)

**TENTH SITTING
(21.03.2025)**

MINUTES

The Committee sat from 1500 hrs. to 1650 hrs. in Main Committee Room, Ground Floor, Parliament House Annexe, New Delhi-110001

PRESENT

Dr. Faggan Singh Kulaste - Chairperson

MEMBERS

LOK SABHA

2. Shri Tapir Gao
3. Shri Vishnu Dayal Ram
4. Shri Harish Chandra Meena
5. Dr. Mallu Ravi
6. Shri Daggumalla Prasada Rao
7. Shri Sasikanth Senthil
8. Shri Anil Firojiya
9. Adv. Chandra Shekhar
10. Shri Alfred Kanngam S. Arthur

RAJYA SABHA

11. Shri Balyogi Umeshnath

SECRETARIAT

- 1 Shri D.R. Shekhar, Additional Secretary
- 2 Shri Rakesh Bhardwaj, Director
- 3 Shri Ajay Kumar Prasad, Deputy Secretary
- 4 Shri Mohan Arumala, Deputy Secretary

LIST OF WITNESSES

Ministry of Housing & Urban Affairs

- | | | |
|----|---------------------------|-----------------|
| 1. | Shri Srinivas Katikithala | Secretary |
| 2. | Smt. D. Thara | Addl. Secretary |

Delhi Development Authority (DDA)

- | | | |
|----|---------------------------|--|
| 1. | Shri Vijay Kumar Singh | Vice Chairman |
| 2. | Shri Chittranjan Dash | Principal Commissioner (Housing) |
| 3. | Shri Ravi Shankar | Principal Commissioner (Land Disposal) |
| 4. | Shri Surendra Kumar Meena | Commissioner-cum-Secretary |
| 5. | Ms. Manju Paul | Commissioner (Planning) |
| 6. | Shri Vineet Jain | Commissioner (Purse) |

At the outset, the Chairperson welcomed all to the sitting of the Committee to have a discussion with the representatives of the Ministry of Housing & Urban Affairs and the Delhi Development Authority (DDA) on the subject "Reservation for Scheduled Castes and Scheduled Tribes in the services and in the allotment of commercial and residential accommodation of Delhi Development Authority (DDA)". The Chairperson then outlined the agenda of the sitting. Thereafter the representatives briefly introduced themselves.

2. The representatives of Delhi Development Authority (DDA) then briefed the Committee on the following points through Power Point Presentation:

- a) Guidelines issued by Government of India regarding reservation policy which are being followed by DDA.
- b) Requisite relaxation/concession provided to SC/ST candidates in both direct recruitment, promotion and departmental exams.
- c) As per existing strength of all groups Group A, B and C, SC and ST employees in DDA is 18.93% and 6.04% respectively.
- d) Non-availability of eligible ST candidates' primary reasons for backlog posts.
- e) Since the last sitting of the Committee held on 12.11.2024, DDA had promoted 148 employees out of which 26 (17.57%) were SC and 19

(12.84%) ST employees. Similarly, DDA had recruited 341 employees, out of which 52 (15.25%) were SC candidates and 27 (7.92%) were ST candidates.

- f) Reservation rosters are maintained cadre wise as per Government of India guidelines.
- g) Currently 1304 outsourced employees are working in DDA, out of which 421 (32.29%) are SC and 15 (1.15%) ST employees.
- h) Out of 532 staff quarters, DDA has allotted 122 flats (22%) to SC/ST employees.
- i) During last 25 years, a total of 1,19,590 flats have been allotted by DDA. Out of which 22920 (19%) and 5663 (4.74%) flats were allotted to SC and ST persons respectively.
- j) During last 25 years, 9235 SC persons and 1959 ST persons had surrendered flats.
- k) DDA had introduced Ambedkar Awaas Yojana in 1989, under which 14974 flats have been allotted to Scheduled Castes and Scheduled Tribes.
- l) DDA had also introduced a Special Housing scheme for SCs/STs in 2019, wherein out of 257 flats, 251 flats were allotted to Scheduled Castes and Scheduled Tribes.
- m) As per Committee' Directions, DDA has introduced Sabka Ghar Awaas yojana 2025 whereby marginal sections including SCs and STs are being given 25% discount in allotment of housing units. As of now, a total of 2655 flats have been sold, out of which 220 and 15 flats have been given to SC and ST applicants respectively.
- n) Reservation in built up shops is 17.5% and 7.5% for SCs and STs. Further relaxation is also provided to SCs and STs in payment of cost of built up shops wherein, 25% payment is to be paid at the time of allotment and the rest 75% payment is to be made through EMIs within 24 months.

3. Thereafter, Members of the Committee raised numerous queries. Important issues which were raised by the Committee are as under:-

- a) Backlog vacancies needs to filled up in a specific time frame on the basis of existing strength and not on proposed strength.

- b) Reservation of SCs/STs in appointments made on contractual basis and outsourced mode. However such stop gap arrangements be stopped and regular recruitment be made in a time bound manner.
- c) Availability of eligible SC/ST candidates in the feeder cadre be ensured.
- d) Rules and Guidelines w.r.t to allocation of staff quarters be made available.
- e) In order to address ST backlog in direct recruitment, implementation of 7.5% reservation be made so that ST candidates from all over the country can apply for jobs in DDA.
- f) Whether group A and B rosters in DDA are countersigned and verified by DOPT as well as Ministry of Housing and Urban Affairs.
- g) What remedial action has been taken by DDA to rectify the discrepancies pointed out in promotion rosters,
- h) Financial assistance mechanism be formulated to prevent SC/ ST applicants from losing allotted houses or flats.
- i) Backlog vacancies existing across Group A, B and C posts in DDA as of January 2025.
- j) Data on total ST recruitments in DDA during the last five years. Affordable housing may be provided with easy monthly instalment system in order to cater to economically weaker sections of the society including SCs and STs.
- k) Regularization of safai karamcharis working on contractual basis
- l) Special recruitment Drive for filling up all the backlog vacancies in a specific time schedule.
- m) Role of land pooling policy in welfare of SCs and STs.
- n) Details of service matters in which Central Government and DOPT guidelines are not followed by DDA.
- o) Reasons for rejection of applications of SC/ST candidates seeking allotment of residential units/flats.
- p) Whether DDA advertises its housing schemes rigorously through print and media outlets.
- q) Number of flats which were declassified and given to the unreserved

category in the last five years due to lack of applications from SCs/STs candidates.

4. Thereafter, the representatives of the Ministry of Housing & Urban Affairs and the Delhi Development Authority (DDA) responded to the queries/suggestions. The Chairperson thanked the witnesses for appearing before the Committee and providing valuable information. He also directed them to furnish written replies to the queries in respect of which information was not readily available with them within 15 days to the secretariat. The evidence was then concluded.

(The witnesses then withdrew)

The Committee sitting then adjourned.

A Verbatim record of the proceedings has been kept.

**COMMITTEE ON THE WELFARE OF SCHEDULED CASTES
AND SCHEDULED TRIBES
(2025-2026)**

(EIGHTEENTH LOK SABHA)

**SEVENTH SITTING
(06.08.2025)**

MINUTES

The Committee sat on 06.08.2025 from 1030 hrs. to 1130 hrs. in Chairperson Chamber, Room No. 137, Third floor, Samvidhan Sadan, New Delhi-110001

PRESENT

Dr. Faggan Singh Kulaste - Chairperson

MEMBERS

LOK SABHA

2. Shri A. Raja
3. Smt. Pratima Mondal
4. Shri Vishnu Dayal Ram
5. Shri Ananta Nayak
6. Dr. Alok Kumar Suman
7. Shri Harish Chandra Meena
8. Shri Govind Makthappa Karjol
9. Shri Daggumalla Prasada Rao
10. Adv. Chandra Shekhar

RAJYA SABHA

12. Smt. Sumitra Balmik
13. Shri Rwngrwa Narzary
14. Smt. Phulo Devi Netam
15. Dr. Kanimozhi NVN Somu
15. Shri Balyogi Umeshnath

SECRETARIAT

- 1 Shri D.R. Shekhar, Additional Secretary
- 2 Shri Rakesh Bhardwaj, Director
- 3 Shri. Mohan Arumala, Deputy Secretary
- 4 Shri N Touthang, Deputy Secretary

At the outset, the Chairperson welcomed the Members of the Committee. The Committee then considered the following draft report(s):

- i. "Reservation for Scheduled Castes and Scheduled Tribes in the services and in the allotment of commercial and residential accommodation of Delhi Development Authority (DDA)."
- ii. "Role of autonomous bodies/educational Institutions like Central Universities, Engineering Colleges, IIMs, IITs, Medical Institutes in socio-economic development and implementation of reservation policy for Scheduled Castes and Scheduled Tribes with specific reference to University of Delhi."

2. After due consideration, the Committee adopted the aforementioned Reports. The Committee also authorized the Chairperson to present the Reports to both the Houses of Parliament during the ongoing Session.

The sitting of the Committee then adjourned.

Annexure I

Allotment in General Housing Schemes from 2000 Onwards as per Computerised data

Sno	Scheme Name	Year	SC	ST	PH	GE	Other	Grand Total	% SC	%ST
1	AMBEDKAR AWAS YOJANA	2000	6860	100	55	0	46	7061	97.15%	1.42%
2	NARELA HOUSING SCHEME 2002	2002	98	9	12	1003	7	1129	8.68%	0.80%
3	SARITA VIHAR DWARKA HIG SCHEME	2002	171	67	11	906	11	1166	14.67%	5.75%
4	VASANT KUNJ HIG HOUSING SCHEME-2002	2002	134	57	9	556	10	766	17.49%	7.44%
5	DWARKA HIG HOUSING SCHEME 2003	2003	75	31	5	341	5	457	16.41%	6.78%
6	JANTA JASOLA HOUSING SCHEME 2003	2003	452	103	36	1638	28	2257	20.03%	4.56%
7	JASOLA JANTA HOUSING SCHEME 2003	2003	20		4	277	5	306	6.54%	0.00%
8	NARELA HOUSING SCHEME 2003	2003				307	0	307	0.00%	0.00%
9	ROHINI HIG HOUSING SCHEME 2003	2003	69	10	9	571	6	665	10.38%	1.50%
10	FESTIVAL HOUSING SCHEME-2004	2004	445	192	29	1836	48	2550	17.45%	7.53%
11	NARELA HOUSING SCHEME 2004	2004	280	27	40	1144	1020	2511	11.15%	1.08%
12	TWO BEDROOMS HOUSING SCHEME-2004	2004	412	176	24	1739	51	2402	17.15%	7.33%
13	DDA HOUSING SCHEME 2006	2006	671	287	43	2751	74	3826	17.54%	7.50%
14	DDA HOUSING SCHEME 2008	2008	923	394	57	3773	109	5256	17.56%	7.50%
15	DDA HOUSING SCHEME 2010	2010	2837	1232	166	11741	314	16290	17.42%	7.56%
16	DDA HOUSING SCHEME 2014	2014	3861	1891	756	18231	449	25188	15.33%	7.51%
17	DDA AAWASIYA YOJANA 2017	2017	1854	296	245	10151	111	12657	14.65%	2.34%
18	DDA HOUSING SCHEME 2019	2019	967	268	176	6918	146	8475	11.41%	3.16%
19	DDA HOUSING SCHEME 2019 FOR EWS	2019	88	3	16	507	5	619	14.22%	0.48%
20	DDA HOUSING SCHEME 2019 FOR SC/ST	2019	165	79	5		2	251	65.74%	31.47%
21	ONLINE HOUSING SCHEME 2019	2019	190	7	11	3177	159	3544	5.36%	0.20%
22	DDA HOUSING SCHEME 2021	2021	238	108	73	984	28	1431	16.63%	7.55%
23	DDA SPECIAL HOUSING SCHEME 2021	2021	875	133	144	4266	42	5460	16.03%	2.44%
24	FCFS2022	2022	266	16	20	2174	16	2492	10.67%	0.64%
25	Diwali Special Housing Scheme 2023 e-Auction DSEAUC	2023	105	60	38	1122	23	1348	7.79%	4.45%
26	Diwali Special Housing Scheme 2023 FCFS DSFCFS	2023	259	58	135	2889	66	3407	7.60%	1.70%
27	FCFS23	2023	148	17	20	1942	12	2139	6.92%	0.79%
28	Dwarka Housing Scheme 2024 e-Auction DDHS24	2024	18	9	5	97	2	131	13.74%	6.87%
29	Madhyam Vargiya Housing Scheme 2024 (MVHS24)	2024	27	2	8	346	57	440	6.14%	0.45%
30	Sasta Ghar Housing Scheme 2024 SGHS24	2024	209	18	100	1993	168	2488	8.40%	0.72%
31	Sabka Ghar Housing Scheme 2024SGAY25	2025	203	13	66		2177	2459	8.26%	0.53%
32	SHRM25	2025					112	112	0.00%	0.00%
	Grand Total		22920	5663	2318	83380	5309	119590	19.17%	4.74%

Annexure II

Cancellation in General Housing Schemes													
Sno	SCHEME NAME	Year	SC	ST	PH	GE	Others	Grand Total	% SC	% ST	% PH	% GE	% Others
1	AMBEDKAR AWAS YOJANA	2000	3068		41	15	0	15	3139	44.72%	41.00%	27.27%	32.61%
2	NARELA HOUSING SCHEME 2002	2002	80	80	8	8	835	6	937	81.63%	88.89%	66.67%	85.71%
3	SARITA VIHAR DWARKA HIG SCHEME	2002	86	86	19	5	530	4	644	50.29%	28.36%	45.45%	36.36%
4	VASANT KUNJ HIG HOUSING SCHEME-2002	2002	64	64	22	2	239	4	331	47.76%	38.60%	22.22%	40.00%
5	DWARKA HIG HOUSING SCHEME 2003	2003	16	16	1		66	1	84	21.33%	3.23%	0.00%	20.00%
6	JANTA JASOLA HOUSING SCHEME 2003	2003	148	148	50	7	422	12	639	32.74%	48.54%	25.76%	42.86%
7	JASOLA JANTA HOUSING SCHEME 2003	2003	8	8		1	52	1	62	40.00%		18.77%	20.00%
8	NARELA HOUSING SCHEME 2003	2003					252	0	252			82.08%	
9	ROHINI HIG HOUSING SCHEME 2003	2003	52	52	7	8	390	6	463	75.36%	70.00%	68.30%	100.00%
10	FESTIVAL HOUSING SCHEME-2004	2004	46	46	26	4	174	6	256	10.34%	13.54%	9.48%	12.50%
11	NARELA HOUSING SCHEME 2004	2004	151	151	16	22	644	507	1340	53.93%	59.26%	55.00%	49.71%
12	TWO BEDROOMS HOUSING SCHEME-2004	2004	25	25	10		54	2	91	6.07%	5.68%	0.00%	3.92%
13	DDA HOUSING SCHEME 2006	2006	65	65	30	3	199	8	305	9.69%	10.45%	6.98%	7.23%
14	DDA HOUSING SCHEME 2008	2008	71	71	46	2	217	13	349	7.69%	11.68%	3.51%	5.75%
15	DDA HOUSING SCHEME 2010	2010	117	117	102	17	359	38	633	4.12%	8.28%	10.24%	12.10%
16	DDA HOUSING SCHEME 2014	2014	2217	2217	986	375	9093	269	12940	57.42%	52.14%	49.60%	59.91%
17	DDA AAWASIYA YOJANA 2017	2017	1379	1379	197	155	7709	90	9530	74.38%	66.55%	63.27%	81.08%
18	DDA HOUSING SCHEME 2019	2019	657	657	170	93	5482	102	6504	67.94%	63.43%	52.84%	69.86%
19	DDA HOUSING SCHEME 2019 FOR EWS	2019	57	57	3	9	373	3	445	64.77%	100.00%	73.57%	60.00%
20	DDA HOUSING SCHEME 2019 FOR SC/ST	2019	101	101	44	5		2	152	61.21%	55.70%	100.00%	100.00%
21	ONLINE HOUSING SCHEME 2019	2019	28	28	2	3	1886	69	1988	14.74%	28.57%	27.27%	43.40%
22	DDA HOUSING SCHEME 2021	2021	177	177	75	49	722	23	1046	74.37%	69.44%	67.12%	82.14%
23	DDA SPECIAL HOUSING SCHEME 2021	2021	622	622	104	77	3158	36	3997	71.09%	78.20%	53.47%	85.71%
Grand Total			9235	1959	860	32856	2569	46127	42.59%	35.81%	44.65%	45.12%	96.00%
													44.46%
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													51.37%
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													76.74%
													71.89%
													60.56%
													56.09%
													73.10%
													73.21%
													44.11%

Annexure III

Scheme Code	EX	GA	GE	PH	SC	ST	WW	Total	EX	GA	GE	PH	SC	ST	WW
AAV					8			8	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
DDA06	1824		177778	1697	12260	3101	28	196688	0.93%	0.00%	90.39%	0.86%	6.23%	1.58%	0.01%
DDA08	5294		505573	5106	36822	8754	115	561664	0.94%	0.00%	90.01%	0.91%	6.56%	1.56%	0.02%
DDA10	6327		671699	6496	45971	9017	71	739581	0.86%	0.00%	90.82%	0.88%	6.22%	1.22%	0.01%
DDA14	8556		841399	10529	104548	18353	333	983718	0.87%	0.00%	85.53%	1.07%	10.63%	1.87%	0.03%
DDA19	495		29508	668	4058	1755	76	36560	1.35%	0.00%	80.71%	1.83%	11.10%	4.80%	0.21%
DDA21	267		17044	403	2801	788	17	21320	1.25%	0.00%	79.94%	1.89%	13.14%	3.70%	0.08%
DDAS19	4			38	1575	458		2075	0.19%	0.00%	0.00%	1.83%	75.90%	22.07%	0.00%
DDAS21	103		5697	106	819	198	2	6925	1.49%	0.00%	82.27%	1.53%	11.83%	2.86%	0.03%
DDAY17	280		28738	462	3683	824	21	34008	0.82%	0.00%	84.50%	1.36%	10.83%	2.42%	0.06%
DWHIG	31		2280	22	116	10		2459	1.26%	0.00%	92.72%	0.89%	4.72%	0.41%	0.00%
EHS				2	1			3	0.00%	0.00%	0.00%	66.67%	33.33%	0.00%	0.00%
FHS04	1508		146327	1552	9476	2656	70	161589	0.93%	0.00%	90.56%	0.96%	5.86%	1.64%	0.04%
JJHS	61		10124	128	893	1		11207	0.54%	0.00%	90.34%	1.14%	7.97%	0.01%	0.00%
JJHS03			17		1			18	0.00%	0.00%	94.44%	0.00%	5.56%	0.00%	0.00%
NHS03			60					60	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
NHS04	5	93	217	8	28			351	1.42%	26.50%	61.82%	2.28%	7.98%	0.00%	0.00%
NPRS			116		1			117	0.00%	0.00%	99.15%	0.00%	0.85%	0.00%	0.00%
ROHIG	2		497	2				501	0.40%	0.00%	99.20%	0.40%	0.00%	0.00%	0.00%
SDHIG	48		4299	28	157	21		4553	1.05%	0.00%	94.42%	0.61%	3.45%	0.46%	0.00%
TBHS04	855		81892	917	6513	1178	21	91376	0.94%	0.00%	89.62%	1.00%	7.13%	1.29%	0.02%
VKHIG	82		9611	62	564	105		10424	0.79%	0.00%	92.20%	0.59%	5.41%	1.01%	0.00%
Grand Total	25748	95	2536212	28237	230408	47263	757	2868755	0.90%	0.00%	88.41%	0.98%	8.03%	1.65%	0.03%