

DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)


No. F.2(05)2023/MC/DDA/84

Dated: 11th November, 2023

Sub: **Agenda for the meeting of Delhi Development Authority.**

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Wednesday, the 15th November, 2023 at 11.00 a.m.** under the Chairmanship of Hon'ble Lt. Governor, Delhi/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.


(D.Sarkar)
Commissioner-cum-Secretary
Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Subhasish Panda

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA
4. Shri Ashok Kumar Gupta
Engineer Member, DDA
5. Shri Surendrakumar Bagde
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA
8. Shri Somnath Bharti, MLA
9. Shri Dilip Kumar Pandey, MLA
10. Shri O.P. Sharma, MLA
11. Shri Gyanesh Bharti
Commissioner, Municipal Corporation of Delhi

SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape & Hort.), DDA
3. Shri Chittaranjan Dash
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)
5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD
6. Dr. Ashish Chandra Verma
Principal Secretary (Finance)
7. Shri Manish Kumar Gupta
Addl. Chief Secretary (UD), GNCTD
8. Chief Planner
Town and Country Planning Organization

Copy also to:

1. Shri Chandra Bhushan Kumar
Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh
Secretary to Lt. Governor, Delhi
3. Smt. Harleen Kaur
Special Secretary to Lt. Governor, Delhi
4. Dr. Sonal Swaroop
Special Secretary to Lt. Governor, Delhi
5. Smt. Sonika Singh
PS to Lt. Governor, Delhi
6. Shri Abhijeet Rai
Press Secretary to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, Govt. of India

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)


No. F.2(05)2023/MC/DDA/85

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You are requested to kindly attend.


(Narender Khara)
Assistant Director (Meetings)

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Land Management/Systems)
4. Commissioner (PM-UDAY / Land Pooling & OSD to VC)
5. Commissioner (Planning)
6. Chief Architect
7. Commissioner (Land Disposal)
8. Commissioner (Personnel)
9. Commissioner (Housing)
10. Chief Accounts Officer
11. Addl. Commissioner (Landscape)
12. Financial Advisor (Housing)/Director (LC)
13. Director (PR)

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 15.11.2023

TIME: 11.00 A.M.

VENUE: RAJ NIWAS

DELHI

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	39/2023	DDA Diwali Special Housing Scheme 2023 F/1/0133/2023/Coord/O/o-DD (Coordination Housing)	HOUSING

Item Number: 39/2023

Sub: DDA DIWALI SPECIAL HOUSING SCHEME 2023

F/1/0133/2023/Coord/O/o-DD (Coordination Housing)

BACKGROUND

The disposal of built-up properties of DDA is administered by the DDA (Management and Disposal of Housing Estates) Regulations, 1968 as stands amended vide Regulations 2022. DDA has been disposing off its built-up Housing Estates through launching of different schemes prepared /approved by the Authority. Chapter II of the Regulations provides substantive provisions for terms & conditions of disposal of property. As per Regulation 3, these Regulations are to be administered by Vice Chairman (VC) subject to general guidance and resolutions of Authority. **As per Regulation 5, the disposal of a property shall be effected by either Hire-purchase or sale or in such other manner and subject to such terms and conditions as may be decided by the Authority from time to time.**

2. According to Regulation 2 (16) an eligible person is defined as a person or an entity who is entitled to purchase the property in accordance with the conditions of the scheme and in terms of these Regulations. As per Regulation 7 (eligibility of allotment), a flat can be allotted to a person who or his/her immediate family members do not own cumulatively 67 sqm of land/built up property in Delhi. However, nothing in this condition shall affect allotment of unsold flats in developing area to any person or entity (Govt.) by way of sale. As per Regulation 2 (30b), "developing area" means an area or locality wherein more than 25% flats under a housing scheme remains unsold after closing of a scheme.

3. In chapter III of Regulations, detailed procedure for disposal of a property has been laid out. As per Regulation 28, allotment of property to eligible applicants shall be made by draw of lots and as per Regulation 28 (a), in addition to the mode specified in Regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode "First Come First Serve" basis to eligible applicants. Therefore, chapter III talks about two modes of disposal of property- draw of lots and FCFS.

4. Earlier, considering the huge inventory and relative success of FCFS, it was proposed to Authority vide agenda item 22/2023 to do away with the limiting criteria of not owning more than 67 sqm of land or built-up property cumulatively in Delhi vide Regulation 7. While approving the proposal, Authority also directed to put up another agenda for expanding definition of person to include any legal entity to participate in housing schemes and also to include private entities in definition of 'entities' to allow them for bulk allotment for flats in developing area. The proposal for doing away with requirement of 67 sqm is currently under examination of MoHUA.

5. Till 2010, all housing schemes launched by DDA used to be highly successful since most of the housing estates were built in premium places like Vasant Kunj, Dwarka, Mukherjee Nagar, Pitampura, etc. Since 2014, most of the housing schemes have received poor response as majority of the inventory is located in Narela. For example, in DDA Special Housing Scheme 2021, out of the inventory on offer of 18,335 flats, inventory in Narela was 13114 out of which only 1141 flats were sold and more than **91%** remained unsold. Similarly, in FCFS 2022, 3920 flats in Narela were offered out of which 910 flats were sold and more than **76%** remained unsold. In FCFS Phase IV, out of the 3562 flats offered in Narela, 892 were sold and **75%** remained unsold till date. This shows that the demand for inventory in Narela is very poor and a survey undertaken to ascertain the reasons revealed that remoteness and lack of connectivity were primary reasons for such poor response. In contrast to "draw of lots" as a mode of disposal, "FCFS" has seen better response since interested people can choose a flat of the own liking according to his/her tastes/preferences.

6. Currently the position of total inventory of DDA is as follows:

Unsold Inventory left out from Earlier Housing Schemes						
LOCATION	EWS/ Janta	LIG	MIG	HIG	Total No. of Unsold flats	Remarks
DWARKA	-	-	43	-	43	These inventories are under offered in FCFS Phase IV in different tranches. In the first tranche 5623 flats are on offer.
JASOLA	-	-	-	130	130	
LOKNAYAKPURAM	-	140	-	-	140	
NARELA	1,126	8279	474	-	9,879	
RAMGARH COLONY	-	211	-	-	211	
ROHINI	234	899	-	-	1,133	
SIRASPUR	-	734	-	-	734	

Total (A)	1360	10,263	517	130	12,270
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Newly Completed Inventory/About to be completed in next 6 months						
Location/Project	EWS	LIG	MIG	HIG	Total	Likely Completion Date
Sector G2/ G7, Narela	4,276	19,680	-	-	23,956	Completed
Loknayakpuram	224	-	647	-	871	Fire NOC awaited
Sector 19B, Phase II, Dwarka	728	-	-	1,130	1,858	March 2024
Sector 14 Dwarka, Phase II	1,008	316	316	-	1,640	Dec 2023
Pocket 7, Sector A1 to A4, Narela	200	-	328	192	720	Completed
Pocket 3, Sector A1 to A4, Narela	384	-	648	368	1400	March 2024
Pocket 14, Sector A1 to A4, Narela	296	-	488	272	1056	March 2024
Pocket 4, Sector A1 to A4, Narela	320	-	512	352	1184	March 2024
Total (B)	7,436	19,996	2,939	2,314	32,685	-
Grand Total (A+B)	8,796	30,259	3,456	2,444	44,955	-
While Old inventories at A are being offered in FCFS Phase IV, new inventories at B are proposed to be offered in Diwali Special Housing Scheme 2023.						

- Out of the unsold old inventory of 12,270 flats, an inventory of 9,879 flats i.e., **81%** is from Narela. Out of the new inventory of 32,685 flats, an inventory of 28,316 flats i.e., **87%** is from Narela. From the total inventory of 44,955 flats, an inventory of 38,195 flats i.e., **85% is from Narela.**
- The old inventory will be continued to be offered under FCFS Phase IV as earlier and registration for disposal of new inventory under Diwali Special Housing Scheme 2023 through FCFS will commence on 20.11.2023.

EXAMINATION

7. Considering the nature of new inventory, a distinct typology between them can be made as follows:

Locality of flats	High-end Property with high demand (X)	Affordable housing with demand (Y)	Inventory in Narela an area with poor demand (Z)
Dwarka 19B	Penthouses (14)	EWS (728)	-
	Super HIG (170)		
	HIG (946)		
Dwarka 14	-	MIG (316)	-
	-	LIG (316)	
	-	EWS (1008)	
Loknaya Puram	-	MIG (647)	-
	-	EWS (224)	
Narela	-	-	HIG (1184)
	-	-	MIG (1976)
	-	-	LIG (19680)
	-	-	EWS (5476)
Total	1,130	3,239	28,316

8. It is felt that depending on the nature of inventory, specific mode appropriate for disposal of such inventory need to be adopted. Under the scenario, three different modes for disposal of inventory at X, Y and Z are placed before Authority for their kind consideration as under:

8.1 High-end Property [para 7(X)] at Dwarka Sector 19B:

These properties are in high demand because of their location in premium area facing the upcoming DDA's Golf Course in Sector 24 Dwarka and with best metro and road connectivity, proximity to Airport, UER-II, IICC, Dwarka Express Way, Bharat Vandana Park, DDA Sports Complex, Dwarka (Sector 17), etc. These properties have already created a buzz in the real estate market and would command a premium in the market.

In view thereof, as these have potential of high resale value, it is worth considering to dispose them through auction mode vide the e-auction portal. Since, Regulation 5 is a substantive provision of Housing Regulations, 1968 that gives omnibus powers to the Authority to dispose a property in such other manner and

subject to such terms and conditions as may be decided by the Authority from time to time. The Regulations specifically mentions "draw of lots" and "FCFS" in Regulation 28 and 28(a). However, considering the substantive provision of Regulation 5, Authority may consider whether a resolution can be accepted by virtue of Regulation 5 to adopt Auction as a mode of disposal for high end property [para 7(X)] at Dwarka Sector 19B since the mode of disposal is only procedural in nature.

However, Authority may kindly need to consider whether an amendment in the Regulations is necessary if one adopts the "harmonious construction" in interpretation of statute i.e., Regulation 5 read with Regulation 28 and 28(a) considering the substantive provision of Regulation 5 which gives powers to the Authority to adopt any mode of disposal with such terms and conditions, and Authority may also decide if this will prevail over the procedural Regulation of 28 and 28(a) which talks about different modes.

It may further be stated that DDA is already having a policy for Auction for disposing of land property. Furthermore, for built-up garage space/parking, there is an auction policy approved by the Authority vide agenda item no. 116/2016 (**Annexure G**). In addition, an agenda for disposing Expandable Housing flats earlier through e-Auction mode vide agenda 43/2019 was also approved by the Authority (**Annexure H**).

Details of auction process will be elaborated in scheme brochure. It may be noted that **a single applicant is not entitled to more than one flat in the e-Auction although the applicant can bid for multiple flats.** A reserved price would be determined adopting the standard costing formula of the Finance wing and adding 20% of premium surcharge on the same as adopted for developed areas like Dwarka. However, maintenance charges would be charged separately. The auction process to dispose off these high-end 1130 flats will maximize the revenues to DDA by ensuring demand-supply matrix at play and also allowing buyers to exercise their preferences for flats like FCFS. To strengthen the bidding process only those flats will be available for bidding in which there are at least 3 registered bidders i.e. at least 3 people have paid EMDs against that flat. In case there are less than 3 EMDs received for a flat, that flat will not be included for the 1st time bidding and will be put up for next round of auction. In the second round of auction, if still 3 or more registered bidders are not

available, the auction will be carried out and H1 (Highest bid) bidder above the reserved price will be selected.

DDA has provided in its Brochure condition i.e., terms of agreement that in case DDA fails to physically handover the allotted flat to H1 bidder within 6 months of issuance of DAL, DDA will refund interest at the rate of 4% per annum on amount deposited in excess of EMD. Further, the bidder will have the option of waiting for the physical possession without any charge of interest on the money deposited.

Details of Flats, Tentative Reserved Price And Flat Codes					
S.No.	Locality	Locality Code	No. of Flats	Approx. Range of Plinth Area of flat (in Sqm.)	Broad Range of Tentative Reserve Price (Rs. In Lakh)
Penthouse					
1	Dwarka, Sector 19B, Phase-II (Penthouse)		14	424.767	501
Super HIG					
2	Dwarka, Sector 19B, Phase-II (Super HIG)		170	211.657	250
HIG					
3	Dwarka, Sector 19B, Phase-II		946	171.5 to 186.09	202 to 219
GRAND TOTAL			1,130		

Scheme brochure with detailed terms and conditions for disposal of the **High-end property [para 7(X)] at Dwarka Sector 19B through e-Auction** mode is placed at **Annexure X**.

8.2 Affordable housing with demand [para 7(Y)]:

These inventories of MIG, LIG and EWS are situated in good locality with good connectivity catering to the affordable housing sectors which are likely to generate good demand in the market. It is felt that since these are developed areas with Metro and UER connectivity, these may be put to sale through "draw of lots" mode of disposal as there is sufficient demand in the market for these flats and draw of lots could ensure

maximum participation of general public for disposal of these flats. Since there is already a provision for 100% wait list, it is expected that all the flats in this category will get disposed off easily through draw of lots. It may be noted that **a single applicant is not entitled to more than one flat through Draw of lots.**

Scheme brochure with detailed terms and conditions for disposal of the **affordable housing with demand [para 7(Y)]** through 'draw of lots' mode is placed at **Annexure Y.**

Details of Flats, Tentative Price And Locality Codes					
S.No.	Locality	Locality Code	No. of Flats	Approx. Range of Plinth Area of flat (inSqm.)	Broad Range of Tentative Disposal Price (Rs. In Lakh)
2 BHK/ MIG					
1	Dwarka, Sector 14 ,Phase II	11	316	120.876 to 131.176	132 to 143
2	Loknayakanpuram	12	647	134.259 to 140.455	117 to 122
	TOTAL MIG		963		
LIG/One Bedroom					
3	Dwarka, Sector 14 ,Phase II	21	316	91.215 to 99.02	78 to 85
	TOTAL LIG		316		
EWS					
4	Dwarka, Sector 19B, Phase-II	31	728	50.043	26
5	Dwarka, Sector 14 ,Phase II	32	1,008	58.535	34
6	Loknayakanpuram	33	224	55.35 to 61.17	29 to 32
	TOTAL EWS		1,960		
	GRAND TOTAL		3,239		

8.3 Inventory in Narela i.e., an area with poor demand [para 7(Z)]

Draw of lots as a mode of disposal in previous housing schemes have failed in case of inventories of Narela with more than 90% of offered stock remaining unsold.

For all practical purposes, Narela continues to be a developing area due to its remote location and lack of metro connectivity and absence of social infrastructure like police stations, shops, dispensaries, etc. The Authority may consider if FCFS mode can be adopted to dispose off these 28,316 newly constructed flats located in Narela.

Though, Regulation 28(a) provides that FCFS mode can also be adopted for "unsold flats" in a developing area, the Authority may decide considering it as a procedural aspect, if the Authority is competent by virtue of substantive powers granted to it in Regulation 5 to dispose property in such other manner and subject to such terms and conditions as decided by the Authority from time to time. Considering the huge pendency of inventory of flats in Narela, it is considered that draw of lots as a mode would not be the right way for disposal and FCFS as a mode would be more successful in disposing off these flats by generating adequate demand due to availability of choices for buyer's to exercise their preference for choosing a flat as well as with the option of amalgamating two adjacent flats.

Scheme brochure with detailed terms and conditions for disposal off the inventory in **Narela i.e., an area with poor demand [para 7(Z)] through First Come First Serve (FCFS) basis** is placed at **Annexure Z**.

Details of Flats, Tentative Price And Locality Codes					
S.No.	Locality	Locality Code	No. of Flats	Approx. Range of Plinth Area of flat (inSqm.)	Broad Range of Tentative Disposal Price (Rs. In Lakh)
HIG					
1.	Narela ,Pocket 3, Sector A1 to A4		368	160.539 to 184.829	150 to 173
2.	Narela ,Pocket 4, Sector A1 to A4		352	160.554 to 185.07	144 to 165
3.	Narela ,Pocket 7, Sector A1 to A4		192	160.931 to 185.221	140 to 161
4.	Narela ,Pocket 14, Sector A1 to A4		272	160.441 to 184.731	141 to 161
	TOTAL HIG		1184		
2 BHK/ MIG					
5	Narela ,Pocket 3, Sector A1 to A4		648	126.096 to 140.496	108 to 120

6	Narela ,Pocket 4, Sector A1 to A4	512	126.096 to 140.496	110 to 122
7	Narela ,Pocket 7, Sector A1 to A4	328	126.397 to 140.496	105 to 117
8	Narela ,Pocket 14, Sector A1 to A4	488	118.259 to 140.496	100 to 118
TOTAL MIG		1976		
9	Narela ,Pocket 1,3,4,5,6 Sector G2	7913	49.9	23.17 to 23.25
10	Narela ,Pocket 6,7,11 Sector G7	11,767	49.9	28
TOTAL LIG		19,680		
11	Narela ,Pocket 3, Sector A1 to A4	384	65.841 to 66.321	35
12	Narela ,Pocket 4, Sector A1 to A4	320	61.51 to 61.99	33
13	Narela ,Pocket 7, Sector A1 to A4	200	61.48 to 61.96	32
14	Narela ,Pocket 14, Sector A1 to A4	296	61.25 to 61.73	32
15	Narela ,Pocket 1,3,4,5,6 Sector G2	1,696	34.76 to 35.08	11.54 to 11.67
16	Narela ,Pocket 6,7,11 Sector G7	2,580	34.76 to 35.08	14
TOTAL EWS		5,476		
GRAND TOTAL		28,316		

9. It is also felt that since the restricting criteria of the eligible applicant and his family not owning cumulatively 67 sqm of land/built up property in Delhi would prove detrimental in disposal of these inventories, the same may be done away with for relaxing the entry barrier. Real estate scenario in Delhi has undergone a sea change in terms of both demand and supply factors. DDA is no longer having monopoly over real estate in Delhi and a number of competing builders in Delhi and NCR region are offering houses at competitive prices. Demand for DDA flats as a result has come down and DDA is saddled with huge inventory especially in developing areas like Narela. The Authority has already approved the amendment concerning 67 sqm and it is under consideration of the Ministry. Keeping in view, the insurmountable task of

disposal of huge inventory of more than 44,000 flats, it is felt that the eligibility criteria for the Diwali Special Housing Scheme 2023 may be changed by removing the restriction in cumulative land/built-up property held upto 67 sqm so as to optimize revenues of DDA, in anticipation of Ministry's Approval.

10. There are already various precedents where Authority has approved agenda for implementation in anticipation of formal approvals by Ministry. It may be recalled that in case of DDA Housing Scheme 2019, DDA Housing Scheme 2021 and DDA Special Housing Scheme 2021, the restricting condition of owning any land / built up property in Delhi [as appearing in Regulation 7 of DDA (Management and Disposal of Housing Estates) Regulations, 1968 as stands amended vide Regulations 2022] was adopted as not owning cumulatively 67 sqm of land /built up property in Delhi. This Authority Agenda for amending Housing Regulations was approved by Authority vide agenda item 25/2019 (**Annexure A**) and MoHUA finally approved it in February 2023 when the same was notified (**Annexure B**).

11. Similarly, FCFS scheme was initially implemented with the approval of Authority. An Agenda was approved by the Authority vide item no. 71/2018 (**Annexure C**) in its meeting dated 14.12.2018 to implement ONHS-2019 scheme on FCFS basis and the scheme was launched on 18.01.2019. Subsequently, the scheme was re-launched as FCFS 2022 on 12.09.2022 pending notification of FCFS by MoHUA based on the approved Authority item no. 17/2022 (**Annexure D**). Subsequently with the approval of MoHUA, the DDA (Management & Disposal of Housing Estates) Amendment Regulations, 2022 was published via gazette notification S. No. 723 dated 17.02.2023 (**Annexure B**).

12. With regard to pricing of the flats, the same are done in accordance with the standard costing policy of DDA approved vide Authority agenda item no. 07/2002 (Annexure F). Vide this agenda item, a departure was made from actual costing (no profit no loss principle) to standard costing. The flats which are being proposed to be offered in Diwali Special Housing Scheme includes flats which are under construction and are likely to be completed by March, 2024. For such flats the costing is being done by Finance wing on the basis of data provided by Engineering wing based on revised preliminary estimates (RPE) and provisioning for unforeseen expenditure, if any. It is seen that the pricing already takes care of DDA's administrative expenses as well as minimal margin by way of departmental charges of 15% (LIG and above flats) and

10% for EWS and also premium/surcharge at premium locations i.e., there is 10% surcharge on HIG Jasola and MIG Dwarka flats & 20% on HIG Dwarka and South Delhi flats. It is also proposed to adopt the same formula of premium surcharge in Diwali Special Housing Scheme also and for inventories of HIG, Super HIG & Penthouse at Sector 19B, Dwarka, 20% premium will be adopted vis-à-vis the standard costing policy while determining the reserve price of these flats for the purpose of disposal. Similarly, with regard to MIG flats at Dwarka, Sector- 14, a premium surcharge of 10% would be adopted.

13. The Pre-Determined Rates (PDR) for estimating the price of land is approved by Authority as revised from time to time. The PDR presently being used to derive the land cost upto the HIG category of flats would also be used for estimating the price of land in case of Super HIG & Penthouse. Hence, for the purpose of the scheme, the Authority may kindly consider adoption of PDR applicable to HIG for Super HIG & Penthouse also.

14. The hitherto practice before start of FCFS Phase IV 2023 was that the demand letter used to be issued only after the construction was completed and thereby causing delays of months which used to result in belated realization of capital leading to loss in terms of real value of money. In FCFS Phase IV 2023 we made a departure by issuing demand-cum-allotment letter immediately within 24 hours of the booking of the flat. This ensured reduced time period for realization of money and resulted in quick recovery of DDA's capital.

15. In view of the above facts and circumstances of the matter as narrated at para 12, 13 & 14 above, it is proposed that for smooth disposal of flats and the seamless implementation of Diwali Special Housing scheme, the costing finalized by Finance wing on the basis of costing figures provided by Engineering wing based on RPE and markup for unforeseen expenditure would be **adopted as final/firmed up pricing of these flats.**

16. The following method regarding Maintenance charges is proposed to be adopted by DDA for this scheme.

- i. **Upfront Payment as Corpus Fund:** An upfront maintenance charges would be collected as part of the price towards the flat for creation of a "Corpus Fund" as mentioned in the following table:

Unit Typology / Category	Amount of Corpus fund (in INR)
EWS	75,000
1 BHK / LIG	1,00,000
2 BHK / MIG	1,50,000
3 BHK / HIG	2,50,000
4 BHK / Super HIG	3,00,000
5 BHK / Penthouses	3,50,000

- The corpus fund will be used for major maintenance works carried out in the Housing Estate i.e., the concerned housing pocket.
- Once the RWA is formed for the concerned housing pocket, this fund will be handed over to them by DDA for future maintenance of the housing pocket.

ii. **Monthly Maintenance Charges:**

- For regular day to day recurring maintenance of the housing pocket, a minimal charge Rs 1.5 to Rs 3 per sq. ft. per month (on super plinth area) will be taken by the DDA.
- The monthly charges will be taken up as an upfront payment for 1 year. Moreover, in case the RWA is not formed within 1 year, the same will be taken up on actuals for consecutive years.

17. For the flats which are nearing the stage of completion, if the flats are not ready to be handed over within 3 months from the last date of e-Auction or the date of draw of lots, then demand cum allotment letter (DAL) will be issued for only 75% of the demand amount/disposal price of the flat. Further, a separate DAL will be issued for rest of the 25% demand amount at the time when the flats are ready for physical possession. If the flats are not ready for physical possession even after 6 months of the issue of DAL, then the allottee can avail the provision for refund of the total deposit paid at the rate of 4% simple interest per annum (no interest would be accrued for the EMD component). However, if the allottee wishes not to opt for refund, then he will be

not be entitled for any interest for the intervening period till the time he gets the possession. In case the delay in taking of physical possession is attributable on the part of allottee due to non-completion of codal formalities, non-payment, etc., then it shall be at the risk of allottee and DDA will not be liable to pay any interest in case of refund. The above has been elaborated in the draft brochures at Annexures X and Y.

PROPOSAL

18. Authority is requested to accord approval for launching of Diwali Special Housing Scheme 2023 for the newly constructed flats through different modes of disposal as follows:

- I. Authority may kindly consider whether to dispose off the High-end property [para 7(X)] at Dwarka Sector 19B through e-Auction mode with terms and conditions as stated in **Annexure X** in light of the facts & legal position stated at para 8.1 above.
- II. Authority may kindly consider whether to dispose off the affordable housing flats with demand [para 7(Y)] through 'draw of lots' mode with terms and conditions as stated in **Annexure Y** in light of the facts & legal position stated at para 8.2 above.
- III. Authority may kindly consider whether to dispose off the inventory in Narela i.e., an area with poor demand [para 7(Z)] through First Come First Serve (FCFS) basis with terms and conditions as stated in **Annexure Z** in light of the facts & legal position stated at para 8.3 above.
- IV. Authority may kindly consider whether to adopt the relaxed/modified Eligibility criteria of doing away with the requirement of owning cumulatively 67 sqm of land/built-up property in Delhi by self/family as approved by the Authority vide agenda item no 33/2023 (**Annexure E**) pending MoHUA's approval for disposing off flats as detailed at the table in para 7 above under the proposed Diwali Special Housing Scheme 2023.
- V. Authority may kindly consider whether to adopt the existing PDR applicable to HIG category of flats for Super HIG & Penthouse also. Further, Authority may kindly consider whether to adopt the standard costing policy of DDA while determining the reserve price of these flats (excluding maintenance charges

which will be demanded separately during issuance of DAL) for the purpose of disposal of these high-end flats through e-Auction.

- VI. In light of observations at paras 12, 13, 14 & 15 to ensure smooth disposal of flats and seamless implementation of Diwali Special Housing scheme 2023, the costing finalized by Finance wing on the basis of costing figures made available by Engineering wing based on RPE and markup for unforeseen expenditure, would be adopted as final/firmed up cost of these flats and actual cost wherever available & finalised by finance, in case of completed flats.
- VII. Authority may kindly approve the proposal for charging the upfront payment towards the corpus fund for major repairs and monthly maintenance charges on per sqft basis as proposed in para 16.
- VIII. Authority may approve the proposal for staggered payment and refund of amount with simple interest in the case of flats nearing completion, which are not ready to be handed over for physical possession, as proposed in para 17.

19. Authority is also requested to accord approval in respect of Authorization to Vice Chairman as follows:

Authorization to Vice Chairman:

- I. Other terms and conditions of the scheme not specifically mentioned above will be detailed out at the time of launching of the scheme and Vice-Chairman, DDA will be the competent authority to decide number of flats in each mode of disposal as stated at para 18 above and also changes in terms & conditions, if any.
- II. VC, DDA be authorized for relaxing the terms & conditions, simplifying the procedures of the scheme and process of conveyance deed, to ensure smooth disposal of flats under the scheme.

RESOLUTION

At the outset, relevant extracts of Housing Regulations, 1968 and copies of Presentation were circulated to Hon'ble Members of Authority (copies enclosed). The detailed proposals in the Agenda Item No. 39/2023 along with additional points for consideration of the Authority forming part of the presentation were discussed in detail and approved by the Authority with few amendments as follows:

It was apprised to the Hon'ble Members of the Authority that while Regulation 5 provides for disposal of flats in such terms and conditions as decided by the Authority, Regulation 28 provides for draw of lots as method of disposal. In view of the omnibus powers given by the substantive provisions of Regulation 5, Authority felt that it can decide on any mode of disposal of housing inventory including e-Auction and FCFS besides draw of lots, which is procedural in nature. Authority decided that the high-end property at Dwarka Sector 19B shall be disposed off through e-Auction. It further directed that subsequently an amendment in Housing Regulation providing for e-Auction as a mode of disposal of flats may be submitted to the Ministry of Housing and Urban Affairs, Govt. of India for post facto approval & notification under section 57 of DD Act, 1957.

Considering the high quality of inventory, good localities and demand for the same, the Authority decided that instead of draw of lots, the inventory of MIG flats at Dwarka Sector 14 & Loknayakpuram shall also be disposed off through e-Auction as above at (I) to optimize revenues of DDA. Further, the Authority decided that LIG flats at Dwarka Sector 14 & EWS flats at Dwarka Sector 19B, Sector 14 & Lokanayakpuram shall be disposed off through First Come First Serve mode.

It was apprised to the Authority Members that Regulation 28 (a) of Housing Regulation, 1968, already provides for FCFS as a mode for disposal of unsold flats in 'developing area'. Further, 'developing area' has been defined in Regulation 2(30b) as an area where more than 25% of flats remain unsold 6 months after conduct of draw of lots for the scheme. It was informed to the Authority Members that currently out of the total unsold inventory of 12,270 flats, an inventory of 9,879 flats i.e. 81% is from Narela despite being offered in successive housing schemes since 2014 and out of new inventory of 32,685 flats, an inventory of 28,316 flats i.e. 87% is from Narela and overall 85% of existing inventory is from Narela.

Considering substantial investments of more than Rs. 15,000 Cr stands locked up in Narela in housing inventory as well as the physical and social infrastructure due to lack of adequate demand and piling up of huge inventory and recurring expenses on maintenance and wear and tear of assets, the Authority decided that for all practical purposes, Narela constitutes a 'developing area' and the new inventory at Narela shall also be disposed off through FCFS mode in the Diwali Special Housing Scheme 2023.

Authority also directed that subsequently an Amendment in the Housing Regulation may be submitted providing for FCFS as a mode of disposal also for areas which are not 'developing area' as per the definition given in the Regulation to Ministry of Housing and Urban Affairs, Govt. of India for post facto approval & notification under section 57 of DD Act, 1957.

It was apprised to the Hon'ble Members of the Authority, that the agenda item no 33/2023 already approved by the Authority, is under the consideration of the Ministry for formal approval and notification. Considering the changed demand-supply scenario in real-estate market in Delhi and the substantial inventory lying with DDA and in order to have adequate demand, Authority decided that DDA shall launch the Diwali Special Housing Scheme 2023 without any restriction on prior ownership of land/built up property in all modes of disposal under the scheme. At the same time, matter may be taken up with the Ministry for expeditious formal approval & notification of the proposal vide agenda item no 33/2023 under section 57 of DD Act, 1957.

The Authority approved the PDR applicable to HIG category of flats for Super HIG & Penthouse as well for the purpose of calculation of costing.

The Authority approved the standard costing policy of DDA for determining reserve price of flats for e-Auction. It further approved that as proposed the upfront payment towards corpus fund and monthly charges towards maintenance for 1 year shall not be made part of the reserve price of flats for e-Auction and the same shall be charged separately at the time of issue of Demand-cum-Allotment letter.

The Authority approved the costing done by Finance adopting the standard costing procedure based on Revised Preliminary Estimate (RPE) and markup of 5-6% as final cost for disposal of flats nearing completion.

The Authority approved the proposed maintenance policy for charging upfront payment towards corpus fund for major repairs & monthly maintenance per sq.ft basis for one year for regular maintenance works as follows:

Flat category	Amount of Corpus Fund (in Rs.)	Monthly maintenance charges per sqft (in Rs.)
EWS	75,000	1.50
LIG	1,00,000	1.75
MIG	1,50,000	2.00
HIG	2,50,000	2.50
Super HIG	3,00,000	3.00
Penthouse	3,50,000	3.00

The Authority approved that for flats which are nearing completion but where it may not be possible to hand over physical possession within 3 months of the date of e-Auction or date of booking of flats in FCFS, initially DAL will be issued for 75% of disposal price and rest 25% would be demanded at the time when the flats are ready for physical possession (PI).

The Authority approved for provision of refund with Simple Interest @ 4% per annum for amounts deposited towards the disposal price of the flat in case of both e-Auction and FCFS (however, interest won't be applicable on EMD and booking amount), in case PI is not handed over within six months of issuance of DAL.

The Authority decided that for relaxing the terms & conditions and deciding the number of flats to be offered in the scheme and other such related matters for implementation of the Scheme, a Committee constituted by the VC along the lines of the Committee provided for in Regulation 26 of Housing Regulation, 1968, shall be authorized to take appropriate decisions, including determining the pricing structures for various houses, taking into account market dynamics following the adoption of standard costing.

Further, the Committee may preferably consist of Vice Chairman, Finance Member, Principal Commissioner (Housing), Commissioner (Housing) and Financial Advisor (Housing).

- a. For seamless disposal of old as well as new inventory simultaneously, the Authority approved the continuation of FCFS IV scheme side by side with the Diwali Special Housing Scheme (FCFS) along with authorisation to VC to determine when the FCFS Phase IV scheme is to be closed.
- b. New registrants on FCFS to be charged registration fee of Rs. 2,500 (inclusive of GST) and old registrants need not have to pay any registration fees for accessing the scheme since the same IT platform is being used.
- c. Charging uniform registration fee/ processing fee of Rs. 2,500/- (inclusive of GST) for all categories (including all reserved categories) instead of the proposed Rs. 2,360/-.
- d. Considering the persistent lack of demand for identical flats in the same sector of Narela, new LIG flats at Sector G2/G7 Narela to be offered under Diwali Scheme (FCFS) after reduction in disposal price by 10% instead of offering separate discount afterwards.
- e. After deciding that MIG flats at Dwarka sector 14 and Loknayakpuram are also to be disposed of through e-Auction, the Authority directed that EMD amounts in e-Auction shall stand revised as follows:

SN	Flat Category	EMD Proposed	EMD Revised
1.	MIG		10,00,000/-
2.	HIG	12,00,000/-	15,00,000/-
3.	Super HIG	15,00,000/-	20,00,000/-
4.	Penthouse	20,00,000/-	25,00,000/-

- f. With regard to the proposal that one applicant would only be entitled to one flat, the Authority directed that there shall be no restriction on the number of flats that can be purchased by an applicant in e-Auction as well as in FCFS mode to ensure minimal restrictions, maximum demand, quick disposal of property and keeping view changing aspirations of average urban family.
- g. DDA till now has been selling flats either through draw of lots or FCFS and so, the disposal price has always been based on the standard costing. Considering that in e-Auction, the price fetched would be anyway at least one increment over the reserve price and thus it would be more than price fetched in draw of lots or FCFS, the Authority directed that even if there is a single bidder (only one

EMD received against a property), the Auction shall take place & even if there is a single bid above the reserved price, the Auction shall proceed to decide the HI bidder.

- h. The Authority decided that the increment value in e Auction proposed as follows in the agenda document are to be adopted. Further, for the MIG flats the incremental value shall be Rs. 50,000/-.

S. No.	Flat Category	Incremental value
1.	MIG	50,000/-
2.	HIG	1,00,000/-
3.	Super HIG	1,50,000/-
4.	Penthouse	2,00,000/-

- XIII. In addition, the Authority approved Annexure X (scheme brochure for carrying out e-Auction) and Annexure Z (scheme brochure for carrying out FCFS) with the above stated modifications.

Agenda Item No: 25/2019

Sub: -Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968

At present, eligibility criterion for applicants in **DDA (Management and Disposal of Housing Estate) Regulations, 1968** and **DDA (Disposal of Developed Nazul Land) Rules, 1981**, is not at par. Following are the eligibility criteria's:

The eligibility criterion as given in the **DDA (Disposal of Developed Nazul Land) Rules, 1981** is as under:

“Rule No 17:

General restriction to allotment for residential purposes

Notwithstanding anything contained in these rules, no plot of Nazul land shall be allotted for residential purposes, to an individual other than an individual referred to in clause (i) of rule 6, who or whose wife or husband or any of his or her dependent children, whether minor or not, or any of his or her dependent parents or dependent minor brothers or sisters, ordinarily residing with such individual, own in full or in part, on lease-hold or free-hold basis, any residential land or, house or who has been allotted on hire-purchase basis any residential land or house in the Union territory of Delhi:

PROVIDED that where, on the date of allotment of Nazul land,-

- (a) the other land owned by or allotted to such individual is less than 67 square metres, or
- (b) the house owned by such individual is on a plot of land which measures less than 67 square metres, or
- (c) the share of such individual in any such other land or house measures less than 67 square metres, he may be allotted a plot of Nazul land in accordance with the provisions of these rules. “

Eligibility criteria for allotment of flat as given in DDA (Management and Disposal of Housing Estate) Regulations, 1968 is as under:

“Regulation No 7:

Eligibility of Allotment – A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependant relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment.”

PROPOSAL

With a view to bring parity in the eligibility criterion for allotment in DDA (Management and Disposal of Housing Estate) Regulations, 1968 with DDA (Disposal of Developed Nazul Land) Rules, 1981, **Regulation No. 7 of DDA (Management and Disposal of Housing Estate) Regulations, 1968** may be amended as under:

“

Regulation No 7:

Eligibility of allotment – A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/ her husband or any of his/ her dependants relations including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot exceeding 67 sq. mtrs. or flat/ built up house exceeding 67 sq. mtr. in carpet area in the urban area of Delhi, New Delhi and Delhi Cantonment.

”

The above amendment will also be applicable for upcoming/ future Housing Schemes of DDA.

RESOLUTION

**DELHI DEVELOPMENT AUTHORITY
NOTIFICATION**

New Delhi, the 17th February, 2023

S.O. 753(E).—In exercise of the powers conferred by sub-section (1) of section 57 of the Delhi Development Authority Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations further to amend the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968, namely:—

1. **Short title and commencement.**— (1) These regulations may be called the Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations, 2022.

(2) They shall come into force on the date of their publication in the Official Gazette.

2. In the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968 (hereinafter referred to as the said regulations), in regulation 2,—

(i) for clauses (4) and (4a), the following clause shall be substituted, namely:—

‘(4) “Allottee” means a person or an entity to whom a property has been allotted by way of sale;’;

(ii) for clauses (5) and (5a), the following clause shall be substituted, namely:—

‘(5) “Applicant” means a person or an entity who has sent an application through physical mode putting his or her or its representative’s signature or affixing thumb impression thereon or through online mode;’;

(iii) for clauses (16) and (16a), the following clause shall be substituted, namely:—

‘(16) “Eligible person” means a person or an entity who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations;’;

(iv) after clause (30a), the following clauses shall be inserted, namely:—

‘(30b) “Developing area” means an area or locality wherein more than 25 per cent. Flats or dwelling units under a housing scheme remain unsold;’;

‘(30c) “Unsold flats” means flats which could not find buyer after closing of a scheme and shall also include surrendered or cancelled flats;’;

‘(30d) “Entity” means,—

a) the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control;

b) autonomous body and public sector undertakings constituted by the Central Government or State Government or Union territories administration or partly by the Central Government and partly by one or more States Government or Union territories administration; and

c) local bodies;’;

‘(30e) “Closing of Scheme” means six months from the conduct of draw of lots of the scheme;’.

3. In the said regulations, for regulations 7 and 7(a), the following regulation shall be substituted, namely:—

“7. “Eligibility of Allotment.— A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who or his/her spouse or any of his/her dependent relations including unmarried children who do not own in full or in part on freehold or lease hold basis, a residential plot/s’ area exceeding 67 square metres cumulatively or flat/s’ or build up house/s’ having carpet area exceeding 67 square metres cumulatively in the urban area of Delhi, New Delhi and Delhi Cantonment.

Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any person or entity by way of sale.”.

4. In the said regulations, for regulation 28, the following regulation shall be substituted, namely:—

“28. Draw of Lots.— The allotment of property to eligible applicants shall be made by draw of lots under supervision of the Committee and where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 100 per cent. thereof, if available serve as a waiting list.”.

5. In the said regulations, after regulation 28, the following regulation shall be inserted, namely:-

“28(a). In addition to the mode specified in regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode on 'First Come First Serve' basis to the eligible applicants.”

[F. No. F/1/0027/2019/CORD/-Housing (Coordn.)]

D. SARKAR, Commissioner-cum-Secy.

Note : The principal regulations were published in the Gazette of India, Part II, Section 3, Sub-section (ii) vide number S.O. 1457(E) dated the 27.04.1968 and subsequently amended vide number S.O. 1699(E) dated 25.07.2011.

ITEM NO. 71/2018**SUB:- PROPOSAL FOR LAUNCHING ONLINE RUNNING SCHEME:****BACKGROUND:**

Around 8000 one bed room flats at Narela, Rohini (Sector 34 & 35), Siraspur, Loknayak Puram and Ramgarh Colony and 155 Janta flats at Rohini Sector 4 have been surrendered by the successful allottees of Housing Scheme 2017. With a view to dispose of the surrendered flats, approval was accorded by Authority for allotment of available LIG/One Bed Room flats to CISF and other Para-military forces vide Agenda Item No. 12/2018. As per approval of the Authority, 1518 one bed room flats at Rohini and Siraspur have been allotted in bulk to CISF. Offers have been received from other para-military forces i.e. CRPF & BSF for allotment of One Bed room flats. In addition to above, approval was accorded by Authority vide Agenda Item No. 35/2018 for offering surrendered LIG/One Bed Room flats at Narela, Siraspur & Rohini to Bulk Buyers of Central/State Governments, local bodies and Public Sector Undertakings etc. The scheme for these Bulk Buyers has already been launched. However, it is likely that number of these flats will still remain vacant even after allotment of these flats to Para-military Forces and Govt. Organisations as these organizations are mostly opting for those contiguous flats that can be amalgamated. There are number of flats that are isolated and where adjacent flat is not available to combine them as pair. The details of surrendered One bed room/ Janta flats of 2017 scheme not yet allotted are as follows -

Location	Category	Number of flats
Narela	One bed room	3164
Sector 34 & 35 Rohini	One bed room	2139
Siraspur	One bed room	1517
Loknayakpuram	One bed room	368
Ramgarh Colony	One bed room	241
Dwarka Sector 23B	One bed room	36
Rohini Sector 4	Janta	155
Grand Total		7601

Out of above mentioned flats, around 2600 flats at Narela, Siraspur and Sector 34 & 35 Rohini can be amalgamated. Hence 5000 flats that cannot be amalgamated may not be opted by para-Military forces and Govt. organisations and are likely to be available as unsold inventory.

Due to non-disposal of these constructed flats the capital of DDA is stuck in these projects and DDA is losing financially on account of cost being borne by DDA on this capital. With a view to dispose of the available inventory of surrendered One bed room/ Janta flats, online running scheme for allotment of surrendered flats is being proposed which will be an ongoing and running scheme so that the amount spent by DDA on construction of these flats is realised, in a time bound manner. This scheme however, will be restricted to surrendered One bed room/ Janta flats located at un-attractive places. These places are Narela, Sec. 34 & 35 Rohini, Siraspur, Lok Nayak Puram, Ramgarh Colony and Sec. 23-B Dwarka for One Bed Room flats surrendered in 2017 scheme and Rohini Sector 4 for Janta flats surrendered in the 2017 Scheme.

DDA is constructing majority of housing units at Narela. Around 27000 housing units at Narela are likely to be completed by 31.3.2019. Since Narela is a remote location, it is likely that there may not be adequate demand for Housing units at Narela as and when the Scheme is launched by the DDA or allotted flats may get surrendered. Therefore, in addition to flats mentioned above, the flats constructed at Narela and surrendered in the upcoming Housing Schemes will also be disposed by DDA by launching on-line running scheme, as proposed.

B. SCHEME IN DETAIL:

In order to launch the Scheme, System Department has already been requested to develop software for on-line disposal of available flats of various categories. The list of available flats, along with tentative size, location and tentative cost will be made available on DDA website. The flats located at places mentioned above will be included in the scheme with the approval of Vice Chairman. As some flats are also being offered to Para military forces and other Bulk buyers, the flats will be offered to general public through this scheme after all these options (i.e. Para-Military forces, welfare housing of govt. employees) have been explored and closed. Specific locations, pockets, towers and flat numbers of flats being made available in the scheme will be made known to public. The desirous applicant will apply on-line and will opt for specific flat on first cum first serve basis. Once selecting for a specific flat on-line he will be given reasonable time say 30 minutes to deposit application money on-line. Till this period of 30 minutes the flat

will not be available for selection by others. Once application money is paid, the flat will be kept reserved for that applicant

Demand-cum-allotment letter will be generated on-line and sent to the desirous applicant to deposit the requisite amount and documents for issue of possession letter. The cost of the flat is to be deposited within 90 days from issue of demand-cum-allotment letter. The application money will be forfeited if the demanded amount is not paid by allottee within three months and flat will be made available for allotment to others. The scheme will be operational till the entire inventory included under the scheme is disposed of.

DDA will work out other modalities of on-line scheme with approval of Vice Chairman.

B. ELIGIBILITY:

- vi. The applicant must be citizen of India
- vii. He/she should have attained the age of majority i.e. the applicant should have completed 18 years of age as on the date of submitting the application.
- viii. The applicant must not own any dwelling unit (including residential plot/flat or in part on 'leasehold or freehold basis' in urban areas of Delhi, New Delhi or Delhi Cantonment either in his/her name or in the name of his/her spouse or in the name of his/her dependent relations including unmarried children
- ix. Applicant must have Permanent Account Number (PAN) allotted under the provision of Income Tax Act and same must be quoted in the Application Form.
- x. There is no income criteria. The applicant can apply according to his/her requirement and affordability.

C. APPLICATION/EARNEST MONEY AND COST:

These surrendered flats of 2017 scheme will be offered at the same cost as notified in the housing scheme 2017 including the maintenance charges.

The applicant applying 'on-line' for allotment of flat shall have to deposit non-refundable "Application/Earnest Money" alongwith the on-line application, as per following details: -

5	Janta	21	Rs. 10,000/-
6	LIG/One bed room flat-		Rs. 15,000/-

7.	MIG	-	Rs. 25,000/-
8.	HIG	-	Rs. 50,000/-

Application once submitted cannot be withdrawn.

D. TERMS AND CONDITIONS:

Other terms and conditions of the scheme not specifically mentioned above will be as per DDA Housing Scheme 2017 and will be detailed out at the time of launching this scheme.

The above proposal is submitted for approval of the Authority

RESOLUTION

The proposal contained in the agenda item was approved.

Sub: - Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968

BACKGROUND

Allotment of built-up flats/dwelling units are regulated by the provision of **DDA (Management and Disposal of Housing Estate) Regulations, 1968**. The attention is drawn to Regulation No. 7 which makes only those persons eligible for allotment of DDA flat/dwelling unit who himself/herself or his/her spouse or dependent family member **doesn't own a house/plot in Delhi**. Therefore a person owning a house in Delhi of whatever area cannot apply for allotment of DDA flat. While intention of the aforesaid regulation was well intended at the time of promulgation of the regulation i.e. 1968 to ensure allotment of DDA flat to only those who don't own a house in Delhi, it outlived its purpose in the present scenario of development in Real Estate sector in and around Delhi. There have been enormous development in NCR in the real Estate sector during last 25 years. . Buyers now have multiple options to buy flats constructed by private builders/developers in satellite towns of Delhi like Gurgaon, Noida, Faridabad, Ghaziabad, etc where a huge inventory of unsold flats is available for sale. Impact of the aforesaid developments is seen in terms of lesser demand of DDA flats. Since 2014, all Housing Schemes launched by DDA have received poor response. The details depicted in the following charts show number of flats offered and remained unsold-

S.no	Name of Scheme	Flats offered	Remained Unsold in the Scheme
1.	Housing Scheme 2014	25,040	12,270
2.	Housing Scheme 2017	12,617	9,286
3.	Housing Scheme 2019	17,922	15,902
4.	Housing Scheme 2021	1,353	860

2. In the current scenario of the Real Estate Sector DDA is facing stiff competition with private builders/ developers to sell its flats. It has been observed that restrictions imposed by the Regulation 7 are adversely affecting sale of DDA flats from the demand side in terms of not able to sell flat to those who owns a flat or plot in Delhi even though they may be willing and have purchasing power to buy the flat. A private

Builder/Developer doesn't have such restrictions for selling their flats. Therefore it is need of the hour to provide DDA a level playing field for selling its built-up inventory of the flats which is getting accumulated year after year particularly in developing area like Narela. DDA has invested approximately Rs. 20,000 Crore in building/constructing flats/residential dwelling units and other infrastructure facilities in Narela Sub-city. Inventory of built-up flats in Narela sub-city is likely to add-up in the ensuing years. Therefore if adequate measures are not taken to dispose-off the built-up flats particularly in Narela, it will adversely affect the Financial health of the organization to a considerable extent.

3. Efforts have been made from time to time to make suitable changes in the regulations to dispose-off the flats. In order to sell CWG Flats to Government Departments, amendments were made in the Regulations in the year 2010 to make Central/State Government Departments, their subordinate & attached offices eligible to apply for the CWG flats only. Since relaxation in eligibility conditions was applicable in respect of CWG flats only, amendments in the regulation on the same line was proposed in the year 2018-19 to all flats of DDA in favour of central/state govts. Two agendas bearing no 16/2019 and 25/2019 were approved by the authority to incorporate certain provisions to sell unsold flats in Narela and Rohini. While Agenda no. 16/2019 was intended to make suitable amendments in the regulations for disposing/selling unsold flats located at Narela & Rohini to Government Departments/PSUs, the Agenda No. 25/2019 was mooted to incorporate a reasonable limit/area in terms of not more than 67sqm flat/plot to the prospective applicants. Notably, the existing Regulation 7 makes the applicant ineligible for allotment of flat even if he/she owns a EWS flat in Delhi. .

4. After approval of the Authority the proposals as contained in aforesaid agendas were referred to the MoHUA . During the discussions held at various level with the Officers of MoHUA and considering their observations, it has been decided to send a comprehensive proposal for Amendment/Modifications in the Regulations, 1968. Accordingly the draft Agenda has been prepared to make suitable changes in Regulation 7 titled as '**Eligibility of allotment**', Regulation 28 titled as 'Draw of Lots' & Regulation 2 under the title 'Definition'. The proposed amendments/modifications are intended to meet the following twin objectives:

a) Enable DDA to sell its unsold flats to all persons/applicants and government entities without any restrictions in terms of ownership of flat/plot in Delhi, and ;

b) To enable DDA to offer the unsold flats on 'First Come First Serve' basis so as to facilitate all interested persons to get the allotment of a flat of their choice at any time without waiting for launch of the housing scheme.

Proposed Amendments/modification:

Accordingly the following modifications in the regulations are proposed:

A. **Regulation 7** may be **substituted/modified** and read as:

Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person or his wife or vice-versa or any of his or her dependent relations including unmarried children do not own in full or in part of freehold or lease hold basis, a residential plot/s' area exceeding **67 sq. mtrs cumulatively** or flat/s' or built up house/s' having carpet area exceeding **67 sq. mtrs cumulatively** in the urban area of Delhi, new Delhi and Delhi Cantonment"

i) Provided that nothing in the rule shall affect allotment of unsold flat/dwelling unit located in developing area to any person or entity by way of sale.

Regulation 28 may be read as follows:

Regulations 28: Draw of Lots: The allotment of property to eligible applicants shall be made by draw of lots under supervision of the committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus **100 per cent** thereof serve as a waiting list.

Regulation 28 (a) is proposed to be added which is read as follows:

Regulations 28 (a). In addition to the mode prescribed in regulation 28, In case of unsold flats in a developing area, the allotment of property may be done through online mode on '**First Come First Serve**' basis to the eligible applicants.

B. Corresponding changes in Definitions are **made** and read as follows:

'Regulation 2(4): "Allottee" means a person or an entity to whom a property has been allotted by way of Sale.

'Regulation 2(5): "Applicant" means a person or an entity who has sent an application putting his or her or its representative's signature or affixing thumb impression thereon or through online mode.

'Regulation 2(16): "Eligible person" means a person who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations.

- C. The following definition may be **added** to give effect to the proposed changes in Regulation 7 & 28:-

'Regulation 2(30b) "Developing area" means an area/locality wherein more than 25% flats or dwelling units remain unsold of a scheme.

'Regulation 2(30c) "Unsold flats" mean flats which could not find buyer after closing of a scheme and shall also include surrendered/cancelled flats.

'Regulation 2(30d) "Entity" means:

- a) Central Government or State Government or union territories administration.
- b) Autonomous Body & Public Sector Undertakings(PSUs) constituted by Central Government or State Government or union territories administration or partly by Central Government and partly by one or more state government or union territories administration and
- c) local bodies, for remunerative or semi-remunerative or un-remunerative purpose.

'Regulation 2(30e) "Closing of Scheme" means 6 months from the conduct of draw of lots of the scheme.

- D. The following regulations may be **deleted** being redundant in the light of proposed changes/additions.:-

Regulation 2(4a): "Allottee" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats.

Regulation 2(5a): "Applicant" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats, who has/have sent application(s) putting signature and seal of authorized officer.

Regulation 2(16a): "Eligible Person" means/includes a person, Central Government/State Government, their subordinate Department and PSUs under them who is entitled to purchase of Commonwealth Games 2010 Village flats in accordance with the provisions of Commonwealth Games 2010 Project, Scheme and these Regulations.

- * A comparative chart showing details of existing provisions, proposed modifications in terms of additions/deletions is enclosed herewith as **'Annexure**

A1'.

PROPOSAL :

- (I) The amendments proposed above may be approved, and;
- (ii) Resolutions 16/2019 and 25/2019 be rescinded.
- (iii) The proposal be sent to MoHUA for approval and notification of the proposed amendments as per section 57 of the DD Act.

RESOLUTION

'Annexure A1'

*S No.	Existing Regulation	Modification	Addition	Deletion
1.	<p>Regulation 7 Eligibility of Allotment – A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependent relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment.”</p>	<p>Regulation 7 Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person or his wife or vice-versa or any of his or her dependent relations including unmarried children do not own in full or in part of freehold or lease hold basis, a residential plot/s' area exceeding 67 sq. mtrs cumulatively or flat/s' or built up house/s' having carpet area exceeding 67 sq. mtrs cumulatively in the urban area of Delhi, new Delhi and Delhi Cantonment”</p> <p>i) Provided <u>that</u> nothing in the rule shall affect allotment of unsold flat/dwelling unit located in developing area to any person or entity by way of sale.</p>	<p>i) 67 sqm cumulatively ii) Provided that the aforesaid eligibility condition shall not apply for allotment of unsold flat/s located in a developing area.</p>	<p>In eli: all (M of Re (D Ne Re (M of Re arr ii) dis all res: ha iii) Gc go</p> <p>Th dis fla & De Ce Ag</p>
2.	<p>Regulation 2(4) “Allottee” means a person to whom a property has been allotted by way of sale;</p>	<p>Regulation 2(4) “Allottee” means a person <u>or an entity</u> to whom a property has been allotted by way of Sale.</p>	<p>Regulation 2(4a):* “Allottee” means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Villager Flats. * Added in 2010 to sell CWG flats to Government entities.</p>	<p>Th dis fla & De Ce Ag</p>

'Annexure A1'

<p>Regulation 2(5) "Applicant" means a person who has sent an applicant putting his signature or affixing his thumb impression thereon.</p>	<p>Regulation 2(5) "Applicant" means a person or an entity who has sent an application putting his or her or its representative's signature or affixing thumb impression thereon or through online mode.</p>		<p>Regulation 2(5a): "Applicant" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats, who has/have sent application(s) putting signature and seal of authorized officer.</p>	
<p>Regulation 2(16) "Eligible person" means a person who is entitled to the purchase of a property in accordance with the provisions of the Scheme and these regulations.</p>	<p>Regulation 2(16) "Eligible person" means a person who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations.</p>		<p>Regulation 2(16a): "Eligible Person" means/includes a person, Central Government/State Government, their subordinate Department and PSUs under them who is entitled to purchase of Commonwealth Games 2010 Village flats in accordance with the provisions of Commonwealth Games 2010 Project, Scheme and these Regulations.</p>	
<p>Regulation 28 Draw of Lots: The allotment of property to eligible applicants shall be made by draw of lots under the supervision of Committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of number of properties available plus 25 per cent thereof serve as a waiting list.</p>	<p>Regulations 28: Draw of Lots: The allotment of property to eligible applicants shall be made by draw of lots under supervision of the committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 100 per cent thereof serve as a waiting list.</p>	<p>i) 25% replaced by 100%</p>		<p>Th we the fla Hc Cc</p>

'Annexure A1'

			<p>Regulations 28 (a). In addition to the mode prescribed in regulation 28, In case of unsold flats in a <u>developing area</u>, the allotment of property may be done through online mode on 'First Come First Serve' basis to the eligible applicants.</p>	
	<p><u>Regulation 2(30)</u> "Scheme" means a scheme prepared by the Authority the creation of one or more Housing Estates;</p>		<p>Regulation 2(30b) "Developing area" means an area/locality wherein more than 25% flats or dwelling units remain unsold of a scheme.</p> <p>Regulation 2(30c) "Unsold flats" mean flats which could not find buyer after closing of a scheme and shall also include surrendered/cancelled flats</p> <p>Regulation 2(30d) "Entity" means: a) Central Government</p>	<p>Th ad wc 'U 'Cl</p>

'Annexure A1'

or State Government or union territories administration.

- b) Autonomous Body & Sector Undertakings(PSUs) constituted by Central Government or State Government or union territories administration or partly by Central Government and partly by one or more state government or union territories administration and
- c) local bodies, for remunerative or semi-remunerative or un-remunerative purpose.

Regulation 2(30e) of "Closing of Scheme" means 6 months from the conduct of draw of lots of the scheme.

ITEM NO. 33/2023

Sub: - Amendment in Regulation 7 "Eligibility of Allotment" of DDA (Management and Disposal of Housing Estate) Regulations, 1968

F.1/0098/2023/Coord/O/o-DD(Coordination)

A. BACKGROUND

Allotment of built-up flats/dwelling units are regulated by the provision of DDA (Management and Disposal of Housing Estate) Regulations, 1968. At the time of promulgation of the Housing Regulations i.e., 1968, the allotment of DDA flats was done to only those individuals who didn't own a house or land property in Delhi as at that time most of the individuals did not have any property and also did not have many options to purchase a property in Delhi. Further, only DDA was engaged in constructing flats in Delhi and no private players were offering flats for sale in Delhi. Regulation 7 (Annexure 1) containing eligibility of allotment read as under:

Eligibility of Allotment – A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependent relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment."

2. Two agendas bearing no 16/2019 (Annexure 2) and 25/2019 (Annexure 3) were approved by the Authority to incorporate certain provisions to sell unsold flats in Narela and Rohini. While Agenda no. 16/2019 was intended to make suitable amendments in the Regulations for disposing/selling unsold flats located at Narela & Rohini to Government Departments/PSUs, the Agenda No. 25/2019 was mooted to incorporate a reasonable limit/area in terms of not more than 67sqm flat/plot to the prospective applicants. The limiting criteria of owning land/built up property upto 67 sqm was brought in to maintain parity with DDA (Disposal of developed Nazul Land) Rules, 1981 (Annexure 4).

3. After approval of the Authority the proposals as contained in aforesaid agendas were referred to the MoHUA. During the discussions held at various level with the Officers of MoHUA and considering their observations, it was decided to send a comprehensive proposal for Amendment/Modifications in the Regulations, 1968. Accordingly, the draft Agenda 17/2022 (Annexure 5) was submitted for suitable changes in Regulation 7 titled as 'Eligibility of allotment', Regulation 28 titled as 'Draw of Lots' & Regulation 2 under the title 'Definition'. Authority in its meeting on 11.03.2022 approved the agenda and subsequently after the approval of MoHUA, the Regulations were amended vide gazette notification S.O. 753(E) dated 17.02.2023 titled as "DDA (Management and Disposal of Housing Estates) Amendment Regulations, 2022" (Annexure 6). Vide this notification eligibility of allotment was amended inserting the clause of 67sqm thereby providing some relaxation to restrictions in terms of ownership of flat/plot in Delhi which reads as

under:

" Regulation 7: "Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who or his/her spouse or any of his or her dependent relations including unmarried children who do not own in full or in part on freehold or lease hold basis, a residential plot/s' area exceeding 67 sq. mtrs cumulatively or flat/s' or built up house/s' having carpet area exceeding 67 sq. mtrs cumulatively in the urban area of Delhi, New Delhi and Delhi Cantonment"

Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any person or entity by way of sale."

B. Examination

1. Currently, the limiting criteria of owning cumulatively 67 sqm land/built up property in Delhi is applicable to "non developing area" i.e. area where more than 25% of the inventory has been sold from 6 months of launching of the scheme. This criterion is not applicable to "First Come First Serve (FCFS)" Scheme where only unsold inventory of "developing areas" are offered for sale. Briefly speaking, this limiting criterion will be applicable to a regular Housing Scheme wherein fresh inventory is offered for sale including old inventory belonging to "developed areas" like Vasant Kunj.
2. So to say, a person owning a house/land in Delhi of more than 67sqm area cannot apply for allotment of DDA flat in a regular housing scheme where new inventory plus old inventory of good localities are offered for sale. The restrictions imposed by the Regulation 7 are adversely affecting the sale of DDA flats from the demand side as it is restricting the ambit of number of eligible persons. Such restrictions do not bound the private builders and other authorities in Delhi NCR. In the current scenario of real estate, there is an enormous growth in the property market in the last 25 years. The demand and supply situation has undergone a sea change during this period. The area of Delhi NCR has developed at a very fast pace and now buyers have multiple options to buy flats constructed by private builders/developers in satellite towns of Delhi like Gurgaon, Noida, Faridabad, Ghaziabad, etc where a huge inventory of unsold flats is available for sale at competitive prices. Impact of the aforesaid developments is seen in terms of lesser demand of DDA flats. The requirements of housing for an average household family in Delhi has increased multi-fold with a family requiring multiple house/flats due to the aspirational nature of society, economic growth and dynamic needs of burgeoning young classes of youth who require their own housing for maintaining independent life style. Since 2014, all Housing Schemes launched by DDA have received poor response. The details depicted in the following table show number of flats offered and remaining unsold: -

S.no	Name of Scheme	Flats offered	Remained Unsold in the Scheme	% Unsold Inventory
1.	Housing Scheme 2014	25,040	12,270	
2.	Housing Scheme 2017	12,617	9,286	49%
3.	Housing Scheme 2019	17,922	15,902	74%
4.	Housing Scheme 2021	1,353	917	89%
5.	Special Housing Scheme 2021	18,335	16,546	68%
6.	FCFS 2022	3,920	1,575	90%
7.	FCFS 2023 (Till 28.07.2023)	5,623	4,074	40%
				72%

3. Considering the fact that FCFS scheme is not bound by the limiting eligibility criteria of cumulatively owning a built up flat/land not exceeding 67sqm, the disposal of inventory in FCFS 2022 and FCFS 2023 (10.07.2023 to 28.07.2023) for the first 18 days of operation is quite good in comparison against the regular housing schemes where the unsold inventory stands as high as at the staggering figure of 90% where the criteria of 67 sqm is in operation.

4. In view of the relaxation in the Regulation for FCFS scheme for developing area which has shown encouraging results, there is a need to provide a level playing field for selling all kinds of DDA's built-up inventory of flats which is getting accumulated year after year. The tepid response to regular housing schemes necessitates a commensurate change in eligibility criteria so that maximum of fresh inventory of DDA gets sold in the initial stage itself leading to recovery of our capital, avoidance of repair/maintenance expenses and depreciation of inventory leading to their vintage nature.

5. In line with our terms and conditions eligibility of regular housing scheme (**Annexure 7**), the Regulation 7 also need to be amended to include that the person must be a citizen of India who has attained the age of majority i.e. 18 years of age.

C. PROPOSAL:

In view of the above, the following modifications in the regulations are proposed:

Regulation 7 may be **substituted/modified** and read as:

"Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who is a citizen of India and has attained the age of majority i.e. he/she has completed eighteen years of age as on the date of his/her application.

Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any entity by way of sale."

The proposal is submitted for kind consideration and approval of Authority. After approval of Authority, the proposal would be sent to MoHUA for approval and notification of the proposed amendment as per section 57 of the Delhi Development Act, 1957.

RESOLUTION

-50-

Item No: 7/2002. Sub: The Costing of Flats by DDA-Moving from Actual Cost to Standard Cost
F.21(1671)2001/HAC
PRECIS

I Present Methodology for Costing of Flats (Agenda Item No.28/94 and 151/93).

The present elements of costs are as follows:-

S.No.	Particulars	Remarks
A.	Cost of Construction	As intimated by Engineering Wing.
B.	Maintenance Charges	3.5% on (A) above for SFS, MIG and 3.25% for Janta, LIG
C.	Community Facilities charges	Rs.1 per square ft. subject to a maximum of Rs.750 for MIG/SFS and Rs.500 for LIG. No charges for Janta.
D.	Departmental Charges	10% for MIG/SFS and LIG 6.5% for Janata
E.	Administrative Charges	1% on MIG/SFS and LIG, no charges for Janata
F.	Interest Charges	@ 15% for 15 months for single or double storeyed flats and 18 months for 3 or more storeyed flats. Nil for SFS
G.	Cost of land	As approved from time to time
H.	Floor Equalization Charges	4.5% extra from allottees of ground floor Discount for First Floor 1% Discount for Second Floor 1.5% Discount for Third Floor 2%
I.	Surcharges	20% on flats in South Delhi for SFS flats
J.	Service Charges	2.5% of cost of land from the date of allotment till handing over of services to M.C.D.
K.	Actual Period Interest	In case of SFS flats 10% charged from the original start to the date when allottee joins the scheme.
L.	Other Charges	Documentation charges Rs.75 Share Money Rs.100 Water Charges Levied at the time of possession
M.	Ground Rent in respect of Hire-Purchase allotment	2.5% per annum of cost of land after two years

II. The Present system of Costing by DDA:

The costing is done by Housing Finance Wing with the approval of FM and VC. The method is that of actual cost or approved cost whichever is higher and not standard costs. Actual costs form the basis because the overall assumption is that of no profit no loss, which has been paraphrased to mean that each unit must be on no profit no loss. The data on actual expenditure and area of the housing units are supplied by the Engineering Wing to the Finance Department for costing purposes. On this Community Facilities, Departmental charges, Administrative charges, interest and land cost is added. This is at present the cost of the unit to which other charges, such as, document charges, service charges, share money, water charges etc. are further added on.

III. Need for Reform

- a. There is lack of synchronization and consequently delays in raising the demand.
- b. Data input on final cost often takes considerable time resulting in delay in receipt of basic data.

IV. Actual Cost to Standard Cost: Agenda for Reform.

1. The costing system would be restructured as follows:-
 - a. Finance Wing may fix costing on the basis of standard costing and not actual costing for each housing unit or cluster.
 - b. The Plinth Area Rate of construction would be announced twice in a year and would apply as on 1st April and 1st October each year.
 - c. The cost would be expressed in Rs. per square meter of plinth area.
 - d. The list of overheads would be pruned to only two elements i.e. departmental charges and service charges.
 - e. No floor equalization charges would be levied or discount for different floors may be given.
2. Standard Costing may mean the following:
 - a. Cost of a unit = Cost of construction + Departmental Charges + interest + Cost of land + Service Charges capitalized + Ground Rent capitalized or Free hold charges as the case may be + share money + cost of court yard (if any) + Cost of car/scooter garage, (if any)

i. **Cost of construction:-** The cost of construction per Square meter may be based on weighted average of actual cost of construction for the current year and total plinth area of the flats. This will be referred to as plinth area rate (PAR), it will include maintenance charges.. Separate PAR may be worked out for flats with lift and flats without lift. PAR for EWS/Janta/LIG/MIG/HIG/SFS may remain same within overall classification of with lift and without lift. The PAR so arrived will be updated by 5% for future increase and will remain valid till 31.3.2002. After this PAR will be decided on half yearly basis and will be applicable from 1st April and 1st October. PAR of 1st April will be based on actual costing data received upto 28/29th Feb and PAR of 1st October will be based on costing data received upto 31st August preceding 1st April and 1st October respectively. PAR of with lift flats are based on approved PEs of current year as actual costing has not been done in recent past. The PAR would be rounded off to multiple of 100.

ii. **Departmental charges** Departmental charges will include prepossession charges at present divided into Community Facilities, Departmental charges, Administrative charges, Documentation Charges and cost of water connection charges levied at the time of possession, which is proposed to be as under:-

Sl.No.	Category	%age of Construction Cost
1.	EWS/Janta	10%
2.	MIG/LIG/HIG	15%

iii. **Interest-** Interest during construction period may continue to be provided at the rate of 15% per annum on cost of construction and departmental charges for the following months:-

S.No.	Particulars	Number of months
i.	Single & double storey	18 months
ii	Three & four storey flats	24 months
iii	More than 4 storey flats	24 months (without lift) 30 months (with lift)

iv. **Cost of land:-** The cost of land per square meter will depend on developmental status of the area. This would be given by the Land

Costing Wing. Since the gross area of the scheme to the plinth area of the flats will depend on the number of storeys/ground coverage, hence the land rate may be multiplied with the following factors:-

Sl.No.	Particulars	Factor
1	One Storey	2.5
2	Two Storey	2.0
3	Three Storey	1.5
4	Four /Five Storey	1.0
5	More than Five Storey	0.6

- v. **Service charges:-** Service charges are presently collected @ 2.5% per year of land cost till services are handed over to MCD. If out of 2.5 % recovered as service charges, 0.75% is taken as transaction cost, the balance will be 1.75% of the land cost. Service charges would be charged in one lump sum for five years, being the average length of time taken for services to be transferred to MCD, it comes to 8.75% of land premium. It needs to be discounted at 9% per annum and discounting factor is 0.848. It gives 7.42% that would be rounded off to 7.5% of the land premium as capitalized value of service charges. In respect of old cases, the allottees would have paid at least 2.5% as service charges, included in the demand letter, hence option would be given to them to opt for capitalization of service charges in respect of unpaid and future charges, which would be 5% of the land premium. Where the allottee comes for conversion and the services are not transferred to the M.C.D. 5% of the land premium would be collected as capitalized value of service charges for unpaid and future dues. However, where he has already paid capitalized service charges, no further demand for the same will be raised. This will apply to Residential Housing Properties only.
- vi) **Ground Rent:-** Where Ground Rent is payable on lease hold properties being disposed off on installment basis it is charged at the rate of Rs.1 per year for first two years and thereafter @ 2.5% of the land cost, if 0.75% is taken as transaction cost the balance will be 1.75% of the land cost. This may be capitalized by discounting it @ 9% per annum. Discounting factors for 180 installments by taking first two years ground rent as nil works out to .528 and on 144 installments 0.589 and on 120 installments 0.635. The effective rate on land cost for 180 installments work out to 12%, 144 installments 10.3%, and for 120 installments 8.9%. However, for the purpose of simplification only one rate will be adopted i.e. 12% of the land cost. In respect of old cases, allottees will have the option to pay

capitalized value of ground rent @12% of the land cost in respect of unpaid and future dues of ground rent. This will apply to Residential Housing Properties only.

- vii) **Cost of court yard:-** Construction cost (PAR) of court yard would be taken as 25% of the PAR for the cost of flat including departmental charges and interest and land cost would be at 100% of land rate multiplied with Plinth area of court yard.
 - viii) **Cost of scooter/car garage:-** Construction cost (PAR) of scooter/car garage would be taken as 60% of the PAR for the cost of flat including departmental charges and interest. Land cost would be worked out by multiplying land rate with Plinth area of scooter/car garage and applicable land factor.
 - ix) **Share money:** This money go to Residents Welfare Association. It would be increased to Rs 500/- per flat for Janta/EWS/LIG flat and Rs.1000/- per flat for others.
- b. **Surcharge:** Surcharge for localities declared as prime localities by the Management will be levied @ 20% on total disposal cost which will include, Cost of construction +Departmental Charges + interest + Cost of land + +cost of court yard (if any) +Cost of car/scooter garage (if any). This will be currently applicable for SFS/HIG scheme and not applicable to other flats.
3. After the completion of the scheme, variation in actual cost with standard cost will be worked out and duly accounted for in the next exercise.
- V. **Moving to standard cost: Related issues**
- 1. As a weighted average forms the basis of the standard cost arrived at, in some cases the actual cost may be more than that realized under the standard cost.
 - 2. There may be resentment, as some allottees would end up paying higher cost of construction than what their specific scheme may have cost under the earlier formula.
 - 3. Adjustment in costs would be done twice in a year so as to achieve an overall break-even position over the long run.

VI. Standard Costing Rates for construction upto 31.3.2002 including maintenance, deficiency and rectification charges works out to:

PAR with lift = Rs.8000 per sq.mtr.
PAR without lift = Rs.5100 per sq.mtr.

VII. The above costing formula will also apply to all pending SFS schemes except for the interest portion. As far as the interest portion is concerned the existing procedure of charging of APT and BCI wherever applicable will apply.

VIII. Approval for authority
Approval of the authority is required on Para IV, VI & VII of the note above.

RESOLUTION

Proposals of costing of DDA flats on "standard cost" basis were approved by the Authority with the following observations:-

- (i) Efforts should be made to have one uniform land rate throughout Delhi, with a possible 20% surcharge on South Delhi lands,
- (ii) Land rates should continue to be subsidised for the flats under LIG/Jants/EWS etc, as per existing policy.
- (iii) Standard costing principles should fully dispense with the existing requirement of flat-wise costing by the Finance Department in separate files. Costing of each flat should now be possible through a computerized programme based on plinth area of each flat and the standard cost formula for the relevant period.

ITEM NO. 116/2016

File No : F1(Policy)File/Garage/Dwarka/SFS

Sub: Amendment in the policy of allotment of Scooter/Car Garages to the allottees/purchasers of DDA Flats.

Background:

- The allotment of SFS Flats under various schemes were made either on lease hold or freehold basis.
 - DDA also allots the left out Car/Scooter Garages by way of draw of lots to the original allottees of the flats or the purchasers having registered Sale Deeds or Agreement to Sale as per provision of DDA (Management & Disposal of Housing Estates) Regulation, 1968 subject to payment of cost as applicable, in the respective localities as per decision taken in Authority Resolution No. 2/2004 (Annexure 'A').
 - At present there are number of Car/Scooter Garages reportedly vacant in different localities of DDA as per list enclosed as Annexure 'B'.
2. In the Court Case titled Rajesh Arora Vs. DDA and Others, Hon'ble High Court vide Orders dated 05.10.2015 has directed as under:-
- "Keeping in view the limited relief that is sought in the present writ petition and the fact that car garages have been lying vacant since 2004, this Court directs the respondent - DDA to frame a policy with regard to an allotted car garages with regard to aforesaid Dwarka (SFS) flats within a period of eight weeks. The allotment shall be carried out within a further period of six weeks.*
- It is open to respondent - DDA to consider the option of auctioning the car garages to the residents/allottees/purchasers of the flats.*
- With the aforesaid directions, present writ petition stands disposed of.*
3. While the matter of framing the policy was under consideration, the petitioner filed contempt petition in which a status note has been filed by way of Affidavit stating that the policy is being formulated.

Examination:

4. As regard direction of Court to consider the option of auctioning the garages, it is stated that the Regulation 28 of the DDA (Management & Disposal of Housing Estate) Regulation 1968 provide for allotment of properties by way of draw of lots and not by way of auction (Annexure 'C')
5. The CIA observed that DDA has been given liberty to Auction garages to residents/allottees/purchasers of the flats. CIA further opined that while considering auction, Deptt. may like to put a condition that these garages are for allottees/purchasers of SFS flats and it would be used only for parking purpose.

6. The Finance Member has observed that allotment of garages is purely an administrative issue, however a call may be taken on whether or not DDA should consider auctioning the garages as per High Court's view on the subject.

Proposal:

7. It is accordingly proposed that the disposal of the available vacant unallotted Scooter/Car garages as freehold property be henceforth done by way of e-auction to those allottees/residents having registered Sale Deed/GPA and Agreement to Sell of the same Pocket & Block instead of draw of lots.
8. Only the original allottees or their legal heirs/successors (mutatees) and purchasers of SFS Flats by way of registered Sale Deed/GPA & Agreement to Sell of the locality/Block/Pocket/Sector of the area where the Scooter/Car garages are situated will be eligible to participate in e-auction/ tender for allotment of the Car/Scooter Garages, provided their flat is freehold allotment or the applicant shall get the flat converted into freehold before taking over the possession of the garage.
9. DDA will hand over the possession of Scooter /Car Garage only after the flat is got converted into freehold, failing which the allotment of garage to such applicant will automatically stand cancelled.
10. In the cases where the flats were allotted on freehold basis or the allottee has got the same converted into freehold, before selling the same, the purchaser of the flat will have to submit complete chain of documents i.e. copy of the registered sale/conveyance deed, proof of physical possession etc. to DDA to prove that he is the bonafide purchaser and thus eligible to purchase the garage.
11. There are some cases in the past where the allotments were made in the name of the original allottee but before taking possession of car/scooter garage the original allottee sold the flat and the bonafide purchaser has deposited the cost of the garage, the possession letter will be issued to such bonafide purchaser, after ascertaining the eligibility with regard to submission of documents as stated in above Para.
12. Only the Flat owners are entitled for allotment of Scooter/Car garages which will always remain as a part & parcel of the flat against which the same is purchased. The said car/scooter garage cannot be sold/disposed of as a separate unit. In cases where the flat has not been converted into free hold, the car/scooter garage will be converted into freehold along with the flat only. In cases where the flat has already been sold and the car/scooter garage is yet to be handed over/allotted, it will be mandatory for the owner/allottee to adhere to above guidelines.

Contd. 3/-

13. The Car/Scooter Garages purchased by the allottees/purchasers of the M&S Bays would be used by them only for parking purposes. The Car/Scooter Garage are liable to be cancelled if the same are found to be misused;
14. The auction of Car/Scooter Garages will be by way of inviting tender or by way of E-auction as per the above terms and condition.
15. The above proposal contained in paras 7 to 14 is submitted before the Authority for consideration and approval.

RESOLUTION

The proposal subject of the advertisement was approved

ITEM NO. 43/2019

Subject: Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968 to add e-auctioning as mode to dispose off the unsold/vacant EHS flats of Delhi.

No.F3(11)AE(P)/RPD-10/DDA

A. Background

The concept of EHS flats was launched in the year 1995 by DDA with the aim to provide homes that expand with one's need and affordability. These flats were designed and constructed in such a way that the existing construction takes care of the subsequent expansion/addition of room(s) that one is entitled to make.

Approximately 8,000 flats were at first offered to the general public under Expandable Housing Scheme, 1995. Thereafter, these were applied for and allotted through various schemes.

These EHS flats were also included in the Housing Scheme 2014. However, approximately 570 unsold EHS flats were excluded from the Housing Scheme, 2017 due to the following reasons:

- i. Allottees/ buyers have constructed multi-storeyed flats by amalgamation and demolition of allotted structures.
- ii. Construction of multi-storied building by amalgamating or demolishing two or more flats.

B. Examination

A request for Chief Engineer (Rohini) has been received for disposal of vacant/unallotted EHS flats located at Rohini Sector 21, 22, 24 & 25 by way of E-auction.

In this regard, a Committee was formed under the chairmanship of the Commissioner (Housing) and the matter was discussed at length. Following arguments were presented by the members of the committee:

- i. **The dilapidated condition of the flats:** The year of construction of these houses varies from 1994-96. Since the houses were constructed over 23 years back, the present condition of the houses is not very good.

- ii. **Non-Inclusion in any scheme:** These vacant flats cannot be included in any of the Schemes in their present condition as they are in a very bad condition and if included, in their present condition, it will only bring bad name o DDA.
- iii. **Renovation Cost:** The idea of renovating the flats and then selling the same was not advised keeping in view the tentative disposal cost of these flats.
- iv. **Various modes of Disposal:** The various modes of disposal of these flats like allotment through draw of lots and auctions were discussed at length.
- v. After due deliberations, it was unanimously decided by the Committee members to E-auction these flats on as-is-where-as basis without changing any of the terms and conditions of EHS flats. The applicant will be given the option to demolish the existing dilapidated structure and reconstruct them as per approved plan of EHS for the area. The decision taken will be applicable on all vacant/ un-allotted EHS flats of Delhi (A copy of the Committee's meeting minutes is Annexed).

In this regard, it is stated that the mode of allotment has been defined under Regulation-28 of by DDA (Management and Disposal of Housing Estates) Regulations, 1968, which is reproduced as under:

28. Draw of Lots - The allotment of property to eligible applicants shall be made by draw of lots under the supervision of the committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 25 per cent thereof serve as a waiting list.

The decision to E-Auction these flats will require amendment in above regulation as 'auction' is not defined as one of the method of allotment.

It is pertinent to mention that one such amendment has already been approved by Authority vide Agenda No. 16/2019 vide which Regulation- 28(a) was inserted, as under:

"Regulation 28(a): The allotment of property to eligible applicants shall include allotment through online mode on First Come First Serve Basis for the flats surrendered/un-allotted flats."

In view of the above, it is submitted that the usual mode of calling applications from general public and allotment by way of draw of lots will not be applicable for disposing of the vacant EHS flats.

Accordingly, following proposals are submitted for consideration please:

C. Proposal

i. E-auction of unallotted/ vacant EHS flats:

E-auction the unallotted/ vacant EHS flats on "as-is-where-is" basis without changing any of the terms and conditions of EHS flats. The applicant will be given the option to demolish the existing dilapidated structure and reconstruct them as per approved plan of EHS for the area. The applicant will also be allowed to amalgamate 2 EHS flats into one (Since the size of amalgamated unit will be less than 67 sq. mtrs, it will comply with existing provisions of allotment under DDA (Management and Disposal of Housing Estates) Regulations, 1968). The mode of E-auctioning is being proposed as it has the potential of disposing off the flats at market price, besides it is felt that the usual mode of allotting the flats will only bring financial implications to the organization. The FAR/ DCR for the above flats will be allowed as per the provisions contained in MPD-2021 as on date for the locality. Terms and conditions of E-auction will be finalized at a later stage and VC, DDA will be the competent authority for finalization of terms and conditions.

ii. Amendment in DDA (Management and Disposal of Housing Estates), 1968: Regulation-28 of DDA (Management and Disposal of Housing Estates), 1968 states that flats can be allotted to general public via Draw of lots only. In this regard, Insertion of Regulation-28(B) in DDA (Management and Disposal of Housing Estates) Regulations, 1968 is proposed as under:

28(B) E-Auction - The allotment of EHS flats (vacant/ un-allotted) to eligible applicants shall be made by E-auction.

This will be a One Time relaxation for disposal of vacant/ un-allotted EHS flats only.

After approval of Authority the amendment will be sent to ministry for approval and notification in the gazette as per Section 57 of DDA, Act 1957.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred to Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of DD Act, 1957.

Subject: - Diwali Special Housing Scheme 2023 (Online Scheme through e-Auction) for disposal of approx. 1130 newly constructed/soon to be completed flats at Dwarka (Sector 19B).

1. SCHEME: -

1.1 The Scheme is titled as “**Diwali Special Housing Scheme 2023 (Mode of disposal: e-Auction)**” of the Delhi Development Authority for disposal of newly built-up/soon to be completed flats through end-to-end online system.

2. Schedule of Bidding Process

e-Auction for Residential Flats

Sr. No.	Event	Date
1.	Date of advertisement/issue of notice for e-auction of flats	16.11.2023
2.	Registration & Submission of EMD Starts	20.11.2023
3.	Help Desk operational for training and information on e-auction	20.11.2023
4.	Last date of Online Registration for participating in e-auction & submission of online EMD	06.12.2023 (up to 6:00 P.M.)
5.	Commencement of online e-Auction (flat-wise schedule to be announced subsequently)	20.12.2023 onwards

(Any changes in above schedule will be notified only on DDA website www.dda.gov.in and <https://eservices.dda.org.in>)

3. DISCLAIMER

The information contained in this e-Auction document or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Delhi Development Authority (DDA in short) or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this e-Auction document and such other terms and conditions subject to which such information is provided.

This e-Auction document is not an agreement and is neither an offer nor invitation by DDA to the prospective Applicants or any other person. The purpose of this e-Auction document is to provide interested parties with information that may be useful to them in the formulation of their application for expressing their interest pursuant to this e-Auction (the "Application"). This e-Auction document includes statements, which reflect various assumptions and assessments arrived at by DDA in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each applicant may require. This e-Auction document may not be appropriate for all persons, and it is not possible for DDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this e-Auction document. The assumptions, assessments, statements and information contained in this e-Auction document may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this e-Auction document and obtain independent advice from appropriate sources.

Information provided in this e-Auction document to the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. DDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

DDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this e-Auction document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the e-Auction document and any assessment, assumption, statement or information contained therein or deemed to form part of this e-Auction document.

DDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this e-Auction document. DDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this e-Auction document.

4. GENERAL INSTRUCTIONS TO BIDDERS/PROSPECTIVE BIDDERS

- 4.1. Delhi Development Authority (DDA) invites e-Auction for the sale of Residential Flats as per details described at **ANNEXURE:A** under the Delhi Development Authority (Disposal of Housing Estates) Regulations, 1968, on 'as is where is basis' as per the Terms and conditions described in the Auction Document. It will be presumed that the bidder has visited the flat/site and satisfied himself/herself with the prevalent flat/site conditions in all respects including status and infrastructural facilities available, etc. before participating in the e-Auction and submitting the bid.
- 4.2. Only registered bidders, who are eligible and have paid EMD online, will be able to participate in this e-Auction which will be in online mode only.
- 4.3. **Format and Signing of Proposal:** Bidders shall provide all the information as per this e-Auction Document and in the specified formats. DDA reserves the right to reject any Proposal that is not in the specified formats.
- 4.4. **Proposal Preparation Cost:** The Bidder shall be responsible for all the costs associated with the preparation of his Proposal for bid and participation in the bidding process. DDA will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of bidding.
- 4.5. **Language and Currency:** The Proposal and all related correspondence and documents shall be available in both English & Hindi language. The currency for the purpose of the Proposal shall be the Indian Rupee (INR). If there is any discrepancy/contradiction in translation from English to Hindi, the language used in English version shall hold good.
- 4.6. **Cost of e-Auction Document:** The bidders have to download e-Auction Documents from DDA website www.dda.gov.in or <https://eservices.dda.org.in> free of cost.
- 4.7. **Clarifications:** To assist in the process of evaluation of Proposals, DDA may, at its sole discretion, ask any Bidder for clarification on its Proposal. The request for clarification and the response shall be in writing or by E-mail. No change in the substance of the Proposal would be permitted by way of such clarifications.
- 4.8. **Amendment of e-Auction Document:** At any time prior to the Proposal Due Date, DDA may, for any reason, whether at its own initiative or in response to clarifications

requested by a Bidder, modify the **e-Auction** Document, including the Reserve price of the flats. Any modification thus issued will be informed to all the prospective bidders by notifying on DDA website as well as e-Auction website. Such modification will be binding upon all bidders participating in e-Auction process.

- 4.9. **Confidentiality:** Information relating to the e-Auction process shall not be disclosed to any person not officially concerned with the process. DDA will treat all information submitted as part of Proposal in confidence and will not divulge any such information unless it is ordered to do so by any authority that has the power under law to require its disclosure.
- 4.10. **DDA's Right to Accept or Reject Proposal:** DDA reserves the right to accept or reject any or all of the Proposals/e-bids without assigning any reason whatsoever and to take any measure as it may deem fit, including annulment of the bidding process, at any time prior to award of Project, without liability or any obligation for such acceptance, rejection or annulment.
- 4.11. **Force Majeure:** If due to any "Force majeure" events or such circumstances beyond DDA's control, DDA is unable to handover the possession of the allotted residential flat within 6 months after issue of demand-cum-allotment letter, entire deposit made, depending on the stage of allotment will be refunded along with simple interest (however, no interest would be accrued for the EMD component) at the rate of 4% per annum.

5. ELIGIBILITY:

- 5.1. The applicant must be a citizen of India.
- 5.2. He/ She should have attained the age of majority i.e., an applicant should have completed 18 years of age as on the last date of submission of the application and legally competent to enter into a contract.
- 5.3. There shall be no restriction with regard to owning any land/built up property in Delhi.
- 5.4. The applicant should give particulars of his/her savings account in any Bank **in the name of the applicant only** in the 'Application Form'.
- 5.5. Applicant must have Permanent Account Number (PAN) allotted under the provisions of the Income Tax Act and the same must be quoted in the Application Form.

- 5.6. In case of joint application under SC/ST Reserved Category, the joint applicant/co-applicant should be from within the Family, as defined in clause (5.8) below.
- 5.7. In case of joint application under war widows, Persons with Disabilities (Divyangjan), ex-servicemen and other reserved categories, the applicant himself/herself should fall within the respective reserved category and the joint applicant/co-applicant should be from within the Family as defined in clause (5.8) below.
- 5.8. Family for clause (5.7) and (5.8) above means a person or his/her parents or his/her blood relatives or his/her spouse or any of his/her dependent relative/s including unmarried children.

6. E-AUCTION DETAILS FOR PRESENT AUCTION

- 6.1. Prospective bidders shall ensure the following before participating in e-Auction.
- 6.2. Participants have to get themselves registered on the e-auction portal which can be accessed on visiting <https://eservices.dda.org.in> & pay an amount for **Rs 2,360/- [Rs. 2000 + GST (18%)] which is non-adjustable & non-refundable, separately against each flat** they wish to bid for towards processing fee. Help is provided to the prospective bidders for registration at DDA Help Desk, Vikas Sadan, INA, New Delhi.
- 6.3. Participants shall safely keep their User ID and password, which will be issued by the online service provider upon registration, and which is necessary for e-bidding.
- 6.4. Bidders shall not disclose their User ID as well as password and other material information relating to the bidding to any one and safeguard its secrecy.
- 6.5. DDA will not be responsible for any unauthorized use of login credentials. It will be sole responsibility of the applicant to regularly check the portal i.e., www.dda.gov.in & <https://eservices.dda.org.in> for any updates.
- 6.6. Bidders are advised to change the password immediately on receipt from the e-Auctioning portal.
- 6.7. The process of Application, Issuance of Demand Letter, Cancellation, Possession letter, Conveyance Deed etc. and uploading of documents will be through On-Line Mode only. Applicants are advised to keep their login credentials safe with them and not to share the same with anyone. DDA will not be responsible for any unauthorized

use of login credentials. It will be sole responsibility of the applicant to regularly check the portal i.e., <https://eservices.dda.org.in/> for any updates.

6.8. Earnest Money Deposit (EMD)

6.8.1. In order to participate in the Bidding Process, the prospective Bidder is required to make online payment as mentioned in the table below towards Earnest Money Deposit **separately against each flat** they wish to bid for, through e-payment gateway of e-Auction portal, to be eligible for participation in the e-Auction.

Sno.	Flat Category	EMD
1	HIG	Rs. 12,00,000/-
2	Super HIG	Rs.15,00,000/-
3	Penthouse	Rs. 20,00,000/-

6.8.2. The EMD shall be payable on-line through NEFT/RTGS/E-PAYMENT on e-Auction portal which can be accessed on visiting <https://eservices.dda.org.in>. Detailed instructions to guide the bidder through the e-Payment steps are available on the said portal/website.

6.8.3. No offer/bid shall be accepted without successful payment of Earnest Money Deposit (EMD) within the stipulated time.

6.8.4. The Earnest Money Deposit will be adjusted in the payment against the premium of bid payable to the Authority by the successful Bidder (H-1 Bidder).

6.8.5. The Earnest Money Deposit paid by the bidders, whose offers have not been accepted shall be returned to them without any interest. The same shall be refunded electronically in their Bank account of the unsuccessful bidders generally within 30 days of the last date of the bidding. The advance deposit shall not be adjusted against any other scheme.

6.8.6. Only the Applicants making successful payments of EMDs within the stipulated date, shall be allowed to participate in the e-Auction process.

6.9. Submission of the Application Form:

- 6.9.1. The intending bidders can register/ participate in the bidding process once they get themselves registered on the e-Auction portal which can be accessed on visiting <https://eservices.dda.org.in>.
- 6.9.2. For participation in this process, the intending Bidders are required to submit/ pay EMD as stated in clause 6.8.1 above. All payments are required to be made online.
- 6.9.3. Bid received by Post /Courier shall not be entertained.
- 6.9.4. **Application form of each flat is to be submitted separately with separate EMDs & processing fee.**
- 6.10. To strengthen the bidding process, only those flats will be made available for bidding in which there are at least 3 registered bidders i.e., at least 3 people have paid EMDs against that flat. In case there are less than 3 EMDs received for a flat, that flat will not be included for the bidding and will be put up for next e-Auction of DDA.
- 6.11. Applicant may bid for multiple flats but he has to deposit EMD for each flat separately. In case the applicant succeeds as highest bidder in one bid then the bidding process for that applicant for his/ her other applications will get automatically locked. For example, during e-bid process if a person has applied for four flats, (say A, B, C, D) then he will have a visibility of only those four flats out of all the flats which are available for auction. And during the process if that person becomes highest bidder in one particular flat say on flat no. A, then his bidding capacity will get locked in other three flats i.e. in flat No. B, C & D. And finally, if that person is highest bidder in one flat, EMDs of other three flats will get refunded. If the person doesn't succeed in becoming highest bidder in anyone of the flats, then his EMDs of all the flats will get refunded.
- 6.12. It may be noted that **a single applicant is not entitled to more than one flat** in the e-Auction although the applicant can bid for multiple flats.
- 6.13. **Bid Timings & Reserved price**
- 6.13.1. The Bid timings for the e-Auction will be announced on DDA website & participants are requested to visit the DDA website regularly for any updates.

- 6.13.2. Once the e-bid is placed, the bidder cannot reduce or withdraw it for whatever reason. If done so, the EMD amount shall be forfeited.
- 6.13.3. The bidders are required to quote for the rate with reference to the flat put on e-Auction over and above the reserve price mentioned in the **Annexure-A**. e-Auction will start and end as per schedule mentioned in offer document. The bid for e-Auction shall start with minimum one increment above the reserve sale rate. The reserve price as mentioned in the document may not be treated as final price. Minimum increment of bid in e-Auction shall be as given in table below:

Category	Increment value per flat or multiple thereof
Penthouse flats	Rs. 2,00,000 (Increment Value)
Super HIG flats	Rs. 1,50,000 (Increment Value)
HIG Flats	Rs. 1,00,000 (Increment Value)

- 6.13.4. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him/her (including any wrongful bidding) and no complaint/representation will be entertained in this regard by the DDA/Service provider. Hence bidders are cautioned to be careful to check the bid amount, and alter/rectify their bid if required, before confirming the bid submitted.
- 6.14. **Time Extension:** If the bidding continues till the last 5 minutes of the scheduled/extended closing time of auction, the bidding time shall be automatically extended for further 5 minutes. The bidding will be extended for a maximum of 20 times.
- 6.15. **Training and Assistance Booth for the prospective Bidders:** For facility of the prospective bidders, a Helpdesk will be set up at Nagrik Suvidha Kendra, DDA Office, D-Block, Vikas Sadan, INA, New Delhi-23. Prospective bidders can get the required training and information on e-Auctioning process during working hours.
- 6.16. **Note of caution for the Bidders:**

6.16.1. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised to have reliable internet connection and ICT equipment and not to wait for the last moment for submitting your bid.

6.16.2. The Bidder is expected to carefully examine all the instructions, guidelines, terms and conditions and formats of the e-Auction. Failure to furnish all the necessary information as required or submission of a proposal not substantially responsive to all the requirements of the e-Auction shall be at Bidder's own risk and may be liable for rejection.

6.17. UNCONDITIONAL BIDS:

Bidders may note that DDA will not entertain any deviations from the e-Auction Document at the time of submission of the Proposal or thereafter. The Proposal to be submitted by the Bidders will be unconditional and unqualified and the Bidders would be deemed to have accepted the terms and conditions of the e-Auction Document with all its contents. Any conditional Proposal shall be regarded as non-responsive and would be liable for rejection.

6.18. REJECTION OF BIDS:

DDA reserves the right to reject any/all bids without assigning any reason thereof and without incurring any liability to the affected bidder(s) or any obligation to inform the affected bidder(s) of the grounds for such decision. The DDA may at its sole discretion and at any time during the evaluation of Proposal, disqualify any Bidder, if the Bidder has:

- i. Made misleading or false representations in the e-Auction reply or documents in support of mandatory criteria.
- ii. Submitted a proposal online that is not accompanied by required documentation or is non-responsive. In the absence of any document as required, the concerned party shall be considered as not eligible and in that eventuality their participation in the e-Auction shall not be considered.
- iii. Failed to provide clarifications related thereto, when sought;

- iv. Information relating to the examination, clarification and comparison of the proposals shall not be disclosed to any bidder or any other persons not officially concerned with such process until the selection process is over. The undue use by any Bidder of confidential information related to the process may result in rejection of their bid.
- v. Any superfluous documents/document not related to the mandatory criteria may result in summary rejection of bid. All participating bidders are clearly instructed to attach only those documents which are relevant to the scope of work/mandatory criteria as specified in the e-Auction document and not any other work.

6.19. **BIDDER'S RESPONSIBILITY** - The following due diligence/deliberation is the sole responsibility of the bidder:

6.19.1. The flats are being offered by DDA on As-Is-Where-Is Basis. The Bidder may carry out field visit to assess the flats offered at any time at his own cost.

6.19.2. The Bidder is expected to examine carefully the contents of all the documents provided. Failure to comply with the requirements of e-Auction Document will be at the Bidder's own risk.

6.19.3. It would be deemed that prior to the submission of Proposal, the Bidder has:

- i. Made a complete and careful examination of requirements, and other information set forth in this e-Auction Document;
- ii. Received all such relevant information as it has requested from DDA; and
- iii. Made a complete and careful examination of the various aspects of the Project that might affect the Bidder's performance under the terms of this e-Auction Document.
- iv. DDA shall not be liable for any mistake or error or neglect by the Bidder in respect of the above.

7. REFUND OF EMD TO APPLICANTS:

7.1. Successful Applicants (No refund in case of surrender)

7.1.1. The applicants are advised to satisfy themselves with regard to location, price, existing facilities in the surrounding area and other related issues before applying for allotment of a flat under this scheme. **In case of surrender of flat after successful declaration of H1 bidder through online e-Auction, full EMD (para 6.8.1) applicable will be forfeited.**

7.2. Unsuccessful Applicants

7.2.1. For getting the admissible refund of EMD in case of unsuccessful applicants in online e-Auction, the Applicant has to clearly mention his/her Saving Bank Account number, the IFSC Code etc. in the Application Form for refund of the applicable EMD. In case, the application is in joint name, refund will be made in the name of the first applicant only and therefore, only his/her Bank Account No. should be given in the Application Form. The Bank Account should not be an **NRE/NRO ACCOUNT/ CURRENT ACCOUNT.**

Note: The Applicants are requested to ensure that the Bank details provided for the applicable refund should match with the applicant's name mentioned in the online application form.

7.2.2. In case the EMD has been paid from the Account of the Firm/Company, etc. of the Applicant, still for the purpose of refund, only the applicant's Bank details have to be provided. In case of mismatch of account number, IFSC Code, payee's name, the bank would not be in a position to refund the EMD through ONLINE mode. In order to avoid such a situation, the applicant is advised to recheck the bank details before submitting the Application Form. **DDA will not be responsible for any delay of refund in cases of mismatch in the bank account details provided by the applicant.**

8. RESERVATIONS:

8.1. The details of reservations under this Scheme are as under:

8.1.1. 15% of the flats for applicants belonging to Scheduled Castes (SC); and

8.1.2. 7.5% of the flats for applicants belonging to Scheduled Tribes (ST);

- 8.1.3. 1% for War Widows and those receiving liberalized pension from Armed/Paramilitary Services (Next of Kin)
- 8.1.4. 5% reservation for Persons with Disability (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.
- 8.1.5. 1% for Ex-servicemen.
- 8.2. The reservations, as above, are admissible strictly with reference to the number of flats available in a locality.
- 8.3. In case number(s) of flats in respect of reserved category comes to a fraction i.e., less than 0.5 it would be rounded off to zero and if it is 0.5 or more it would be rounded off to one.
- 8.4. With regard to the flats for different reserved categories, the same will be carved out from the available inventory through draw of lots. The e-Auction will be carried out among the respective reserved categories.
- 8.5. If requisite numbers of applications are not received from the above mentioned five categories, all remaining flats shall be subsequently opened to all categories in the next phase of e-Auction which will be announced separately.

9. DOCUMENTS TO BE SUBMITTED AFTER ONLINE E-AUCTION & BEFORE POSSESSION OF FLAT:

9.1. For all categories:

- 9.1.1. Self-attested copy of PAN Card (Permanent Account Number) issued/allotted by Income Tax Department.
- 9.1.2. Identity Proof e.g., self-attested copy of passport, government Identity Card, Election ID card, Driving License, Ration Card with Photo (of the person whose photo is affixed) or Aadhaar Card. (Upload any one)
- 9.1.3. Proof of residence e.g., self-attested copy of passport, government Identity Card, Election ID card, Ration card, Driving License, Telephone Bill, Electricity Bill, Water Bill, House Tax Receipt, Bank Pass Book (page carrying name and address of the allottee) or Aadhaar Card. (Upload any one)

9.2. For reserved category:

- 9.2.1. In addition to documents mentioned in (6.1) above, successful applicants of the Categories as mentioned above have to submit the followings also:
- 9.2.2. An attested copy of the original caste certificate issued by the District Magistrate/Sub Divisional Magistrate of the area concerned in case the applicant belongs to the SC/ST Category.
- 9.2.3. An attested copy of the original handicapped certificate issued by the Medical Board or a Govt. Hospital in case the applicant is applying under the reserved category of Persons with Disability (Divyangjan). A self-attested copy of guardianship certificate issued by the competent authority, wherever applicable, is also to be attached.
- 9.2.4. An attested copy of Discharge Certificate from the competent authority of Ministry of Defence/Armed Forces in case of ex-Servicemen.
- 9.2.5. An attested copy of "Requisite Certificate" issued by the Ministry of Defence/Armed Forces/Para Military Forces, in case the successful applicant comes under category of War-Widows/Next of Kins which would include those receiving liberalized pension.
- 9.3. **Other Documents:**
 - 9.3.1. A Self-attested copy of Bank Account Pass Book/Bank Statement from which the price of the Flat has been deposited along with payment proof.
 - 9.3.2. Affidavit as per proforma given in **Annexure- 'C' of the scheme brochure.**
 - 9.3.3. Undertaking as per proforma given in **Annexure- 'D' of the scheme brochure.**
 - 9.3.4. **In addition to above the document mentioned in the Online Portal for Possession needs to be submitted with supporting documents, if any, required.**

10. RESERVE PRICE OF THE FLATS:

The tentative reserve price of the flats is given at Annexure "A". The reserve price of the flats is calculated in accordance with the DDA's standard costing policy as per the plinth area of the flats including common area. The reserve price does not include maintenance charges as detailed at para 16.2 and the same shall be charged at the issuance of DAL. The variation in reserved price within category, if any, is due

to variation in plinth area including common area of the flats. The reserve price for these flats has been arrived at as per the price applicable for FY 2023-24. **Bidding will not be permissible below the reserve price of the residential flat.** The disposal price will be the price quoted by the highest bidder i.e., H1 bidder at the end of the e-Auction process.

Note: The disposal price i.e., the amount quoted by the highest bidder doesn't include the maintenance charges, conversion charges for freehold property as applicable and water connectivity charges of Rs. 2000/-.

11. RESULT OF ONLINE E-AUCTION: -

- 11.1. The results of the online e-Auction shall be displayed on DDA's website i.e., www.dda.gov.in & <https://eservices.dda.org.in/>.
- 11.2. It shall be the sole responsibility of the applicant to check the result of the online e-Auction from the website of DDA.
- 11.3. The demand-cum-allotment letters will be issued to the successful H-1 bidder after approval of competent authority, through online mode of AWAAS portal <https://eservices.dda.org.in/> only and it will be the sole responsibility of the applicant to regularly check the online portal for any updates.
- 11.4. The flat which do not receive any bids will be offered by DDA subsequently as per its own discretion as decided by the Authority.

12. PERIOD OF PAYMENT: -

- 12.1. The price of the flat is to be deposited within 60 days from the date of issue of Demand-cum-Allotment letter.
- 12.2. The allotment belonging to persons with disability (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price, that has to be deposited within 60 days. Rest of the amount would be taken in monthly instalments over a period up to 15 years.
- 12.3. Further time of 30 days, over and above the period as stated in para 12.1 and 12.2 above, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.

- 12.4. If the demanded amount is not paid by the allottee within the time prescribed in Demand-cum allotment letter, the allotment of flat will stand cancelled without any notice and will be made available for allotment to others. In such an event, **the entire EMD will be forfeited.**
- 12.5. For the flats which are already completed and are in ready to move in condition, demand cum allotment letter will be issued for payment of 100% demand amount to be paid within period as stipulated in para 12.1, 12.2 and 12.3.
- 12.6. For the flats which are nearing the stage of completion, if the flats are not ready to be handed over within 3 months from the last date of e-Auction, then demand cum allotment letter (DAL) will be issued for only 75% of the demand amount/disposal price of the flat which will have to be paid by the allottee within 60 days of the issuance of this demand letter. Further time of 30 days, over and above this period of 60 days, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest).**
- 12.7. For the flats mentioned at para 12.6 above, a separate demand cum allotment letter will be issued for rest of the 25% demand amount as stated in the demand-cum-allotment letter at the time when the flats are ready for physical possession. This 25% will have to be paid by the allottee within 60 days of issuance of this demand letter. Further time of 30 days, over and above this period of 60 days, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest).**
- 12.8. If the flats are not ready for physical possession within 6 months of the issue of DAL as mentioned at para 12.6, then the allottee can avail the provision for refund of the total deposit paid at the rate of 4% simple interest per annum (no interest would be accrued for the EMD component). However, if the allottee wishes not to opt for refund then he will not be entitled for any interest for the intervening period till the time he gets the possession. In case delay in taking of physical possession is attributable on the part of allottee due to non-completion of codal formalities, non-payment, etc., then it shall be at the risk of allottee and DDA will not be liable to pay any interest for the delay period in case of refund.

- 12.9. It is clarified that no interest shall be charged while issuing the demand letter for this remaining 25% of the demand issued for the intervening period between the issuance of the 2 demand letters as stated at para 12.6 and para 12.7.
- 12.10. The delay in payment upto 2 days beyond 90 days (i.e. 60 days' interest-free period & 30 days' interest @10%) will be automatically condoned. The delay in payment up to further 90 days may be allowed with the approval of Competent Authority with penal interest @14 % subject to the condition that at least 25% of the price have been received as mentioned above. The delay will be regularized as per the delegation mentioned below:

Sno.	Period of delay	Competent Authority
1.	Up to 2 days	Automatically condoned (with 10% interest)
2.	3 to 90 days	Vice Chairman (with penal interest @14 % on the remaining amount subject to the condition that at least 25% of the price have been received as per DAL)

- 12.11. Beyond the stipulated time as mentioned (in above para 12.10) no request for further regularization will be entertained in any case & thereafter it shall be deemed as an automatic cancellation of allotment.

13. METHOD OF PAYMENT OF DEMANDED AMOUNT:

The EMD/application processing fee may be paid from any account through NEFT/RTGS/Net Banking **through online challan generation only**. Any charges, of whatever in nature, in this regard shall be borne by the allottee. Applicants should not use the same generated NEFT challan for multiple payments.

The allotment of flats shall be made on cash down basis only except by the applicants belonging to PwD (Persons with Disability (Divyangjan)) category who will

have the options of making payment either on "Cash Down" basis or in Equated Monthly Instalments (EMIs) on terms and conditions as applicable in their case.

14. MORTGAGE/AVAILING LOAN:

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA subject to the condition that the first lien will be of the DDA to the extent of recovery of all outstanding dues including disposal/demanded price. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Housing Branch, DDA, Vikas Sadan, New Delhi:

- 14.1. Government of India; State Government; Union Territory Administration;
- 14.2. Public Sector Undertakings / Autonomous Bodies;
- 14.3. Nationalized Banks;
- 14.4. Life Insurance Corporation of India; General Insurance Corporation of India;
- 14.5. Housing Development Finance Corporation;
- 14.6. Cooperative Banks;
- 14.7. MCD; NDMC;
- 14.8. All joint sector companies irrespective of the percentage of shareholding;
- 14.9. University of Delhi;
- 14.10. All organizations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company;
- 14.11. All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 Crores or so;
- 14.12. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;
- 14.13. All public companies with a capital base of Rs.5 Crores provided they have a Scheme for granting Housing Building Advance/Loan to their employees and the mortgage is required for grant of such advances.

15. MISUSE, ADDITIONS AND ALTERATIONS, ETC.:

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

16. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.: -

16.1. Every allottee shall be required to become a member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision of the law in force for the time being i.e., DDA (Management & Disposal of Housing Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her. **Only one RWA will be registered for one pocket which will be considered as one Housing Estate. All allottees of each pocket shall mandatorily have to become member of the concerned RWA.**

16.2. The following method regarding Maintenance charges is applicable for this scheme.

- i. **Upfront Payment as Corpus Fund:** An upfront maintenance charges would be collected as part of the price towards the flat for creation of a "Corpus Fund" as mentioned in the following table:

Unit Typology / Category	Amount of Corpus fund (in INR)
HIG	2,50,000
Super HIG	3,00,000
Penthouse	3,50,000

- The corpus fund will be used for major maintenance works carried out in the Housing Estate i.e., the concerned housing pocket.
- Once the RWA is formed for the concerned housing pocket, this fund will be handed over to them by DDA for future maintenance of the housing pocket.

- ii. **Monthly Maintenance Charges:**

- For regular day to day recurring maintenance of the housing pocket, a minimal charge of Rs 2.5 to Rs 3 per sqft per month (on plinth area) will be taken by the DDA.

Unit Typology / Category	Monthly Maintenance Charge per sqft per month (in Rs)
HIG	2.50
Super HIG	3.00
Penthouse	3.00

- The monthly charges will be taken up as an upfront payment for 1 year as part of the pricing. Moreover, in case the RWA is not formed within 1 year, the same will be taken up on actuals for consecutive years and the necessary arrangement for the same would be communicated to the residents for implementation.

Charges mentioned at (i) & (ii) above i.e., upfront payment as corpus fund & monthly maintenance charges for 1 year would not be included in calculation of the reserve price. The same would be charged in the demand at the time of issuance of demand cum allotment letter.

- 16.3. The demand cum allotment letter will include the Upfront Payment as Corpus Fund & Monthly Maintenance Charges for 1 (one) year as stated in para 16.2 being part of the reserve price. DDA will undertake day to day maintenance from the amount collected towards maintenance charges for a period of 1 (one) year or formation of RWA whichever is earlier. In case the RWA is formed before completion of 1 year the balance maintenance fund will be transferred to the RWA registered with DDA. The fund becomes operative from the date the first demand-cum-allotment letter is issued.
- 16.4. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.
- 16.5. Day to day maintenance including maintenance of green areas, cleanliness of campus/colony/housing pocket, replacement of light fittings in common areas, maintenance and operation of lifts, payment of electricity bill for common areas etc. will be the responsibility of concerned RWA.

- 16.6. For common areas which are common to several housing pockets/ colonies, the responsibility of maintenance will be with urban body, after the area is handed over to the urban body. Till such time that the area is handed over to urban body, maintenance will remain with DDA. While handing over, DDA will clearly mark the area to be maintained by the urban body and area to be maintained by RWAs.
- 16.7. Those facilities which are common to more than one RWA like Community Centre, Gyms etc. will be maintained by DDA.

17. MIS-REPRESENTATION OR SUPPRESSION OF FACTS: -

If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 5 or has falsely claimed the benefit of reservation or has given false affidavit/information including quoting wrong PAN number or suppressed any material fact at any time whatsoever, the application/ allotment will be rejected/cancelled summarily without issuing any show cause notice for the same and the entire amount deposited by the allottee will be forfeited. However, if by any chance multiple allotments are made in the e-Auction to a particular individual who has submitted multiple applications in such cases all the allotments to the particular individual would be cancelled and EMD forfeited. This would be without prejudice to DDA's right to take such other action as may be permissible in law, including lodging a police complaint/FIR for misrepresentation to a Govt. Authority.

18. POSSESSION OF FLATS: -

- 18.1. The allottee shall be entitled to take possession only after he/she has paid all the dues and completed all the requisite formalities, and furnished/executed all the required documents mentioned in the scheme brochure /the demand-cum-allotment letter.
- 18.2. **Possession letter will be issued through online mode only, and the allottee has to upload self-attested copies of the requisite documents.**
- 18.3. **After issuance of Possession letter, allottee has to take physical possession.** If the allottee does not take possession of the flat within 3 months from the date of issue of possession letter, he/she shall be liable to pay watch and ward

charges at the prescribed rates beyond the period of 3 months from the date of issue of possession letter.

18.4. The flats are being offered on "as is where basis". DDA will not entertain any request for additions or alterations or any complaints whatsoever, regarding property circumstances as defined in Regulation 19 of the DDA (Management & Disposal of Housing Estate) Regulation 1968. DDA shall also not entertain a complaint about price of flat, its design, the quality of material used, workmanship or any other defects.

18.5. **In case allottee has deposited the full price but has not submitted the requisite documents/ formalities within 3 months from the date of payment of full price, applicable watch and ward charges will be levied upon him/her for the period delayed beyond 3 months and up to the month in which the complete documents are submitted or formalities are completed.**

19. **CONVEYANCE DEED: -**

19.1. The Conveyance Deed (Free Hold Deed) papers will be issued **online** after receiving a request by allottee after taking over physical possession of the flat. The allottee may reserve a date for execution of Conveyance Deed online. The expenditure on e-stamping and other expenses on account of registration of Conveyance Deed, etc. in this regard shall be borne by the allottee.

19.2. The allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat before execution of Conveyance Deed. In the event of sale/ transfer being made without execution and registration of Conveyance Deed, such sale/transfer shall not be recognized by DDA and allotment of such flats will be cancelled.

19.3. The Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favor of the original allottee, only after taking over physical possession of the flat, which shall be registered with the Sub-Registrar as per law, upon receipt of all other dues provided the original allottee has not in any manner

sold, transferred or alienated the whole or any part of the flat by any agreement, of whatsoever nature and/or parted with possession thereof.

19.4. **Date of execution of Conveyance Deed will be reserved by allottee through online mode only. Allottees are required to upload the copy e-stamp papers of the requisite value before reservation of date of execution of conveyance deed. On the reserved date, Allottees will have to come with all the original documents for the purpose of verification.**

19.5. In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be executed in favor of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.

20. STATUS OF THE ALLOTTEE:

All allotments shall be made on free hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favor of the allottee and it is registered in the office of the sub-Registrar, GNCTD. For Persons with Disability (Divyangjan) Conveyance Deed will be executed after realization of entire price of flat along with interest and other dues if any in case they choose to get allotment on hire –purchase basis.

21. INSPECTION OF FLAT:

21.1. The applicants are advised to visit the site and inspect the flats and satisfy themselves with regard to location, size and price of flats before applying under this scheme.

21.2. Sample flats are located at following locations and will be available for inspection of Public on ALL SEVEN DAYS from 10:00 AM to 06:00 PM. During the period scheme is open a representative of DDA will be available On-site during these hours to facilitate inspection. The contact numbers and addresses of the concerned Divisional Executive Engineers to facilitate visit and inspection of the sample flat is as below:

Location	Type of flat	Address of sample flat	Name of Divisional Executive Engineer/ Nodal officer & Contact No.
Dwarka, Sector-19B	Penthouse	E-1202	1. Sh. Afzal Husain, AE(DPD-4): 8875044794
	Super HIG	E-201	
	HIG	E-203	2. Sh. Arvind Kumar Rai, AE(DPD-4):

			6204039380
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- 21.3. A dedicated call Centre will also start functioning at Vikas Sadan from the date of launch of the Scheme, for resolving the issues of general public, if any.

22. PREFERENTIAL ALLOTMENT: -

- 22.1. 5% reservation is kept for persons with disability (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016. While reserving the same, attempt shall be made to reserve such flats at ground floor wherever possible/available. However, in case of non-availability of ground floor flats, such reservation may be made on other floors.
- 22.2. The allotment belonging to persons with disability (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price i.e. H1 bid value. Rest of the amount would be taken in monthly instalments over a period up to 15 years.
- 22.3. 5% rebate in the price i.e. H1 bid value subject to a maximum of 1.00 lakh will be given to such allottees who are allotted flat under the above quota. The other conditions of allotment will remain the same. The conveyance deed papers will be executed in the name of original allottees only.
- 22.4. The letter of allotment of such flats would specifically state that alienation of possession of the flat prior to 15 years or payment of price of flats with interest and other dues whichever is earlier, from the delivery of possession to the allottee would result in automatic cancellation of the flat and under no circumstances such cancellation would be withdrawn. In addition, the Conveyance Deed for all such cases would also include the following specific clause which would be included in the letter of allotment itself and the allottee should by way of affidavit specifically agree to the same being a part of the conveyance deed before the possession of the flat is delivered to the allottee.
- 22.5. The proposed clause would be as follows:
"That the allottee/vendee specifically agrees that he shall not part with possession of the whole or any part of the flat at any time prior to the

expiry of 15 years or payment of price of flats with interest and other dues whichever is earlier from the date of actual delivery of possession thereof by the vendor to the allottee/vendee and to that limited extent, the title in the property shall be deemed to continue to vest in the vendor. It is further specifically agreed that the case the allottee/vendee violates terms of the present conveyance deed, the entire conveyance deed shall be deemed to be void and, in that eventuality, the vendor shall be entitled to take back possession of the demised property from the allottee/vendee”

- 22.6. In case the allottee/vendee dies prior to the expiry of the stated period of 15 years, his/her legal representatives and heirs shall be bound to honor the stated condition, but shall be entitled to occupy the said flat.
- 22.7. The concession shall be applicable to persons who come within the meaning of disability as defined in the Persons with disabilities (Equal Opportunities, protection of Rights and Full Participation) Act 2016 and duly certified by a Medical Board.
- 22.8. The permissible benefit under this clause will be given only to those applicants who have been allotted the flat under 5% reserved quota. If the flat is allotted under general category, the above benefit will not be extended to them in any case or manner whatsoever and they will neither claim such benefits nor any requests in this regard will be entertained by the DDA.

23. OTHER GENERAL CONDITIONS:

- 23.1. DDA reserves the right to alter any terms and conditions/clause of the Scheme brochure at its discretion as and when considered necessary.
- 23.2. DDA reserves the right to increase or decrease the number of flat on offer under the Scheme. DDA also Reserves the right to withdraw some/all flats depending on the circumstances.
- 23.3. The allotment under this Scheme shall be on the terms and conditions contained in this brochure, demand cum allotment letter and the DDA (Management & Disposal of Housing Estate) Regulations, 1968 as amended from time to time.
- 23.4. As per provisions contained in Regulations No.17 of DDA (Management & Disposal of Housing Estate) Regulations 1986, all rates' fees, taxes, charges

- assessment of municipal taxes and levies of whatsoever nature shall be borne by the allottee of the Registered Agency/ Association of Apartment Owners; as the case may be and shall be payable by the allottee of Association of Apartment Owners'/Registered Agency within the periods specified in this behalf.
- 23.5. Except pricing any dispute pertaining to the scheme shall be subject to the jurisdiction of Courts/Consumer Court at Delhi/New Delhi only.
- 23.6. In all the correspondence within DDA regarding allotment etc., the applicants are advised to quote their Application No., File No, etc., and such correspondence be addressed to Dy. Director concerned D'-Block, Vikas Sadan DDA, New Delhi-110023.
- 23.7. In case of any grievance, the applicant can contact Director (H)-I/Director (H)-II, Commissioner (Housing), Principal Commissioner (Housing) or the Vice Chairman, DDA during their Public Hearing days. However, on financial issues, the applicant is advised to first contact Financial Advisor (Housing), D-Block 1st Floor Vikas Sadan, New Delhi-110023.
- 23.8. It is not possible to check the eligibility of applicant at the time of acceptance of the application. Applicants in their own interest should carefully fully go through the eligibility conditions before submitting their application. Those applicants who do not fulfill eligibility criteria would not be entitled for allotment of flats if at a later stage it is detected that they are not eligible under the Scheme.
- 23.9. The demand-cum-allotment letter will be issued on the basis of information/document furnished by the applicant in the Application Form for allotment of flat. In case, it is found at any stage that the documents/ information furnished by the applicant are incorrect/ false/ untrue, the allotment shall stand cancelled automatically without any notice and the claim of the applicant in such cases will not be entertained. The whole amount, including EMD, will be forfeited.

Reserve Price (Please refer to clause 4)

Details of Flats, Tentative Reserved Price And Flat Codes					
S.No.	Locality	Locality Code	No. of Flats *	Approx. Range of Plinth Area of flat (in Sqm.) **	Broad Range of Tentative Reserve Price (Rs. In Lakh) ***
Penthouse					
1	Dwarka, Sector 19B, Phase-II (Penthouse)		14	424.767	501
Super HIG					
2	Dwarka, Sector 19B, Phase-II (Super HIG)		170	211.657	250
HIG					
3	Dwarka, Sector 19B, Phase-II		946	171.5 to 186.09	202 to 219
	GRAND TOTAL		1,130		

Note:

* Number of flats may change at the time of launching of the scheme and number of flats at particular Locality/Zone may be changed subject to availability. Vice-Chairman, DDA will be the competent authority to decide number of flats and updating the Annexure-A accordingly.

** Plinth Area includes common area and it may vary from flat to flat.

*** The demand letter for a flat will be issued as per eligible H1 bid received against that flat. Therefore, the demand amount will vary between flats depending on amounts of H1 bids. The tentative reserved price does not include maintenance charges (as per para 16.2), conversion charges and water connection charge. These charges will be included at the time of issuance of demand letter.

- The Standard/ Typical unit plan of Housing in respect of localities are annexed.

AFFIDAVIT

(NOTE: This affidavit should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- and shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

Affidavit of Sh. /Smt. _____ s/o/d/o/w/o Shri _____ r/o _____ solemnly affirm and state as under:

1. I am a citizen of India.
2. I understand that I shall not be eligible for allotment of more than one dwelling unit.
3. I have attained the age of majority at the time of applying under (Scheme Name). My Date of Birth is _____
4. That the joint applicant under the Scheme is my _____ (relationship), as per provision of Clause 5.8 of the Scheme Brochure.
5. I have not sold, transferred, assigned or parted with the possession of the whole or any part of the residence at No. _____ allotted to me against my Application No. _____ in the draw held on _____ by the DDA. That I have not executed any Sale Agreement, Power of Attorney or Agreement to Sale in favour of anybody.
6. That, I, _____ S/o D/o W/o Shri _____ r/o _____ applied for allotment of HIG/Super HIG/Penthouse flats under (Scheme Name) – vide Application No. _____ and that I have been allotted a flat No. _____, Pkt. _____, Sec. _____, Locality _____ vide allotment letter No. _____ dated _____. That I am entitled for possession of the flat.
7. I have read, understood and before filling the Application Form I have accepted all the terms and conditions of the (Scheme name).

DEPONENT

VERIFICATION:

I, _____, do hereby verify that the facts mentioned in Paras 1 to 10 above are correct to the best of my knowledge and belief and nothing is false therein and nothing material has been concealed.

DEPONENT

Place

Date

UNDERTAKING

(NOTE: This undertaking should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

WHEREAS, I, _____ S/o/D/o/W/o Shri
_____ R/o _____

_____ on an application made to the Delhi Development Authority under the Delhi Development Authority (Management & Disposal of Housing Estates) Regulations, 1968 (hereinafter called the said Regulation) have been allotted a _____ (hereinafter called the flat.

AND WHEREAS under the said Regulation, it is obligatory on my part to form a registered agency with the Vice-Chairman, DDA for the management and administration of the common portions and common services attached to the flats, execute the conveyance deed for the flat and joint lease deed for the land, under the appurtenant to the flats before the possession of the flat is handed over to me.

AND WHEREAS I in my own interest have applied to Delhi Development Authority for the possession of the flat allotted for immediate occupation, before the completion of the various formalities required to be performed by me under the said regulations and execution and Application of the documents provided in the Regulations.

I, _____ S/o/D/o/W/o Shri _____

R/o _____ on an application made to the Delhi Possession of the flat allotted being given to me earlier, I shall abide by all the terms and conditions that are set forth in the DDA (Management and Disposal of Housing Estates) Regulations, 1968, including the documents containing therein, or may be set forth in the Conveyance Deed for the flat and the joint lease deed for the land under the appurtenant to the flats by the Delhi Development Authority and shall sign and execute the same with the Delhi Development Authority and get the same registered at my own cost and expenses in the manner prescribed under the said Regulations within 90 days from the date of handing over the possession of the flat or such extended period as may be permitted by the Vice Chairman of Delhi Development Authority from time to time and that during the said period of 90 days of such extended period as may be permitted, I shall be responsible for looking after the maintenance of the common service attached to the flat allotted.

I, further undertake that we shall constitute and become, a member of the Registered Agency prescribed under the said Regulation and abide by the constitution, a model form of which I have read and understood.

I, also undertake not to make any addition and alteration in the dwelling unit allotted to me without obtaining prior and written permission from the DDA. It will be open to DDA to cancel the allotment and resume the possession of the dwelling unit, if I fail to fulfill the undertaking given herein.

Signed by me _____ on _____ day of _____ Two
Thousand Nineteen.

In the presence of witnesses:-

- 1.
- 2.

ALLOTTEE

Subject: - Diwali Special Housing Scheme 2023 (Online Scheme through Draw of Lots) for disposal of approx. 3239 newly constructed/soon to be completed flats at Dwarka (Sector 14 & 19B) & Loknayakpuram.

1. SCHEME: -

1.1. The Scheme is titled as “**Diwali Special Housing Scheme 2023 (Mode of disposal: Draw of Lots)**” of the Delhi Development Authority for disposal of newly built-up/soon to be completed flats through end-to-end online system. The time-lines of the scheme are as below:

Sr. No.	Event	Date
1.	Date of advertisement/issue of notice for draw of lots	16.11.2023
2.	Start of submission of application	20.11.2023
3.	Help Desk operational for training and information on draw of lots	20.11.2023
4.	Last date of submission of applications	20.12.2023
5.	Date of draw of lots	01.01.2024

2. ELIGIBILITY:

- 2.1. The applicant must be a citizen of India.
- 2.2. He/ She should have attained the age of majority i.e., an applicant should have completed 18 years of age as on the last date of submission of the application and legally competent to enter into a contract.
- 2.3. There shall be no restriction with regard to owning any land/built up property in Delhi.
- 2.4. **One person can submit only one application** either in his/her own name or as a joint/co-applicant with any other person. An applicant is not entitled to more than

- one flat under this mode of disposal i.e., draw of lots in the Diwali Special Housing Scheme 2023.
- 2.5. The family income of an applicant as well as of joint/co-applicant applying for EWS flats should not exceed Rs. 10 Lakh per annum in case of both the families considered separately. There is no income criterion for other categories except EWS. The applicant can apply according to his/her requirement and affordability. Family Income for this clause is defined to include the income of the applicant and his/her spouse, if married.
 - 2.6. The applicant should give particulars of his/her savings account in any Bank **in the name of the applicants only** in the 'Application Form'.
 - 2.7. Applicant must have Permanent Account Number (PAN) allotted under the provisions of the Income Tax Act and the same must be quoted in the Application Form.
 - 2.8. In case of joint application under SC/ST Reserved Category, the joint applicant/co-applicant should be from within the Family, as defined in clause 2.10 below.
 - 2.9. In case of joint application under war widows, Persons with Disabilities (Divyangjan), ex-servicemen and other reserved categories, the applicant himself/herself should fall within the respective reserved category and the joint applicant/co-applicant should be from within the Family as defined in clause 2.10 below.
 - 2.10. Family for clause 2.8 and 2.9 above means a person or his/her parents or his/her blood relatives or his/her spouse or any of his/her dependent relative/s including unmarried children.

3. HOW TO APPLY: -

- 3.1. The applications under this scheme shall be accepted **through online mode only**. For applying online, the applicant is required to visit DDA's website i.e., <http://www.dda.gov.in> & <https://eservices.dda.org.in/> and have to create login credentials using PAN and other details & thereafter login. Those already having login credentials can use the same to apply for the scheme.
- 3.2. The Booking Amount & the application processing fee for applying for flats under this Scheme shall be as under: -

Sno.	Flat Category	Booking Amount	Application Processing Fee (Non-refundable) *	Total
i.	EWS	Rs. 50,000/-	Rs.1,180/- (including GST)	Rs.51,180/-
ii.	LIG	Rs.1,00,000/-	Rs.2,360/- (including GST)	Rs.1,02,360/-
iii.	MIG	Rs.4,00,000/-	Rs.2,360/- (including GST)	Rs.4,02,360/-

* In case the applicant belongs to **Reserved Categories as mentioned in para 5.1** Application Processing Fee will be **Rs. 1,180/- including GST (non-refundable)**.

- 3.3. In case, an applicant wishes to apply in more than one category, he/she would be required to deposit Booking Amount and application processing fee payable in respect of the higher or the highest category, as the case may be.
- 3.4. Application once submitted cannot be withdrawn.
- 3.5. The process of Application, Issuance of Demand Letter, Cancellation, Possession letter, Conveyance Deed etc. and uploading of documents will be through On-Line Mode only. Applicants are advised to keep their login credentials safe with them and not to share the same with anyone. DDA will not be responsible for any unauthorized use of login credentials. It will be sole responsibility of the applicant to regularly check the portal i.e., <https://eservices.dda.org.in/> for any updates.
- 3.6. The applicant may give one or more preferences of his/her choice, subject to a maximum of 7 choices by filling the locality codes, given in Annexure 'A'. To be eligible to participate in draw of lots, it is mandatory to fill at least one preference for locality code. **It is presumed that applicant has seen/visited the locality/flat/pocket before giving preferences.** No preference for Sector/Pocket can be exercised by the applicant. No request for change of locality, sector, pocket shall be entertained by the DDA subsequent to the filling of application.
- 3.7. **Since the application will be accepted through online mode only, conditional application will not be accepted & deemed to be rejected outrightly.**
- 3.8. The applicant doesn't need to submit any document at the time of submission of application. Only the successful applicants will be required to submit the prescribed supporting documents.

4. REFUND OF BOOKING AMOUNT TO APPLICANTS:

4.1. Successful Applicants (No refund in case of surrender)

4.1.1. The applicants are advised to satisfy themselves with regard to location, price, existing facilities in the surrounding area and other related issues before applying for allotment of a flat under this scheme. **In case of surrender of flat after successful allotment after draw of lots, full Booking Amount (para 3.2) applicable to the Allotted Category will be forfeited.**

4.1.2. Refund will be issued for the differential amount between the application money deposited and the relevant Booking Amount for the successful allotment. DDA will not be responsible for any delay in refund of this differential Booking Amount due to wrong/mismatch in bank details provided by the applicant. **Surrender request will be accepted through Online Mode Only.**

(For Example: If an applicant has applied for both MIG and LIG, he has to pay the higher Booking Amount of Rs 4,00,000/- (for MIG). If in the draw the applicant is allotted an LIG flat for which the booking amount is Rs 1,00,000/-, and the applicant surrenders the flat then booking charges of Rs 1,00,000/- will be forfeited and the differential amount of Rs 3,00,000/- will be refunded. However, if MIG flat is allotted then the booking charge of Rs 4,00,000/- will stand forfeited, in case the flat is surrendered)

4.2. Unsuccessful Applicants

4.2.1. For getting the admissible refund of Booking Amount in case of unsuccessful applicants as well as the cases covered in para 4.1.2, the Applicant has to clearly mention his/her Saving Bank Account number and the IFSC Code etc. in the Application Form for refund of the applicable booking amount. In case, the application is in joint name, refund will be made in the name of the first applicant only and therefore, only his/her Bank Account No. should be given in the Application Form. The Bank Account should not be an **NRE/NRO ACCOUNT/ CURRENT ACCOUNT.**

Note: The Applicants are requested to ensure that the Bank details provided for the applicable refund should match with the applicant's name mentioned in the online application form.

4.2.2. In case the Booking Amount has been paid from the Account of the Firm/Company, etc. of the Applicant, still for the purpose of refund, only the applicant's Bank details have to be provided. In case of **mismatch of account number, IFSC Code, payee's name**, the bank would not be in a position to refund the Booking Amount through ONLINE mode. In order to avoid such a situation, the applicant is advised to recheck the bank details before submitting the Application Form. **DDA will not be responsible for any delay of refund in cases of mismatch in the bank account details provided by the applicant.**

5. RESERVATIONS: -

5.1. The details of reservations under this Scheme are as under: -

5.1.1. 15% of the flats for applicants belonging to Scheduled Castes (SC); and

5.1.2. 7.5% of the flats for applicants belonging to Scheduled Tribes (ST);

Note:

If adequate numbers of applications are not received from applicants belonging to ST Category, remaining flats shall be disposed of in favor of applicants belonging to SC Category and vice-versa.

5.1.3. 1% for War Widows and those receiving liberalized pension from Armed/Paramilitary Services (Next of Kin)

5.1.4. 5% reservation for Persons with Disability (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.

5.1.5. 1% for Ex-servicemen.

5.2. The reservations, as above, are admissible strictly with reference to the number of flats available in a locality.

5.3. In case number(s) of flats in respect of reserved category comes to a fraction i.e., less than 0.5 it would be rounded off to zero and if it is 0.5 or more it would be rounded off to one.

5.4. If requisite numbers of applications are not received from the above mentioned five categories, all remaining flats shall be offered to persons of Unreserved category.

6. DOCUMENTS TO BE SUBMITTED AFTER DRAW OF FLATS & BEFORE POSSESSION OF FLAT:

6.1. For all categories:

- 6.1.1. Self-attested copy of PAN Card (Permanent Account Number) issued/allotted by Income Tax Department.
- 6.1.2. Identity Proof e.g., self-attested copy of passport, government Identity Card, Election ID card, Driving License, Ration Card with Photo (of the person whose photo is affixed) or Aadhaar Card. (Upload any one)
- 6.1.3. Proof of residence e.g., self-attested copy of passport, government Identity Card, Election ID card, Ration card, Driving License, Telephone Bill, Electricity Bill, Water Bill, House Tax Receipt, Bank Pass Book (page carrying name and address of the allottee) or Aadhaar Card. (Upload any one)
- 6.1.4. **Proof of Income:** For EWS flats, annual family income should not exceed Rs. 10 lakhs as certified by Competent Officer/Authority. For other categories of flats, there is no income criteria.

6.2. For reserved category:

- 6.2.1. In addition to documents mentioned in (6.1) above, successful applicants of the Categories as mentioned above have to submit the followings also:
- 6.2.2. An attested copy of the original caste certificate issued by the District Magistrate/Sub Divisional Magistrate of the area concerned in case the applicant belongs to the SC/ST Category.
- 6.2.3. An attested copy of the original handicapped certificate issued by the Medical Board or a Govt. Hospital in case the applicant is applying under the reserved category of Persons with Disability (Divyangjan). A self-attested copy of guardianship certificate issued by the competent authority, wherever applicable, is also to be attached.
- 6.2.4. An attested copy of Discharge Certificate from the competent authority of Ministry of Defence/Armed Forces in case of ex-Servicemen.
- 6.2.5. An attested copy of "Requisite Certificate" issued by the Ministry of Defence/Armed Forces/Para Military Forces, in case the successful applicant

comes under category of War-Widows/Next of Kins which would include those receiving liberalized pension.

6.3. Other Documents:

- 6.3.1. A Self-attested copy of Bank Account Pass Book/Bank Statement from which the price of the Flat has been deposited along with payment proof.
- 6.3.2. Affidavit as per proforma given in **Annexure- 'C' of the scheme brochure.**
- 6.3.3. Undertaking as per proforma given in **Annexure- 'D' of the scheme brochure.**
- 6.3.4. **In addition to above the document mentioned in the Online Portal for Possession needs to be submitted with supporting documents, if any, required.**

7. MODE OF ALLOTMENT: -

- 7.1. All the eligible applicants shall be considered for allotment through a computerized draw based on random number technique. The draw shall be held in the presence of 3 independent Observers. The draw for the scheme will be web-streamed to facilitate the applicants to see the proceedings of the draw.

8. RESULT OF ALLOTMENT: -

- 8.1. The results of the draw shall be displayed on DDA's website i.e., www.dda.gov.in / <https://eservices.dda.org.in>.
- 8.2. It shall be the sole responsibility of the applicant to check the result of the draw from the website of DDA.
- 8.3. A separate wait list of the applicants equals to 100% of total flats on offer allotted under the draw will also be declared in order of priority. The waiting list will be valid only for 10 months from the date of issue of demand letters to successful applicants. **The booking amount of wait-listed applicants shall be refunded at the time of refund being made to the unsuccessful applicants.** However, before going for the draw for allotment of specific flat as per the priority already decided, for allotting the surrendered/cancelled flats, all such eligible wait-listed applicants shall be asked

to deposit the booking amount. A minimum of 30 days' time shall be given to them to do so and only those names shall be included for the draw who deposit their respective Booking Amounts before the prescribed date. No request for change for preference in the locality code shall be entertained at any stage including the stage of draw of lots for the waiting list.

- 8.4. The demand-cum-allotment letters will be issued through online mode only and it will be the sole responsibility of the applicant to regularly check the online portal for any updates.

9. DISPOSAL PRICE OF THE FLATS: -

The tentative disposal price of the flats is given at Annexure "A". The disposal price of the flats is calculated as per the plinth area of the flats including common area. The disposal price also includes maintenance charges as stated in para 14 below. The variation in price within category, if any, is due to variation in plinth area including common area of the flats. These flats are proposed to be disposed off at the price applicable for FY 2023-24 even if the financial year changes while issuing demand cum allotment letter. It is further clarified that the same price will also be applicable for successful allottees of the wait list even if the financial year undergoes a change.

Note: The disposal price doesn't include the conversion charges for freehold property as applicable and water connectivity charges of Rs. 2000/-. There are no conversion charges for EWS flats.

10. PERIOD OF PAYMENT: -

- 10.1. The price of the flat is to be deposited within 60 days from the date of issue of Demand-cum-Allotment letter.
- 10.2. The allotment belonging to persons with disability (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price, that has to be deposited within 60 days. Rest of the amount would be taken in monthly instalments over a period up to 15 years.

- 10.3. Further time of 30 days, over and above (10.1 and 10.2) above, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.
- 10.4. If the demanded amount is not paid by the allottee within the time prescribed in Demand-cum allotment letter, the allotment of flat will stand cancelled without any notice and will be made available for allotment to others. In such an event, **the entire Booking Amount will be forfeited**.
- 10.5. For the flats which are already completed and are in ready to move in condition, demand cum allotment letter will be issued for payment of 100% demand amount to be paid within period as stipulated in para 10.1, 10.2 and 10.3.
- 10.6. For the flats which are nearing the stage of completion, if the flats are not ready to be physically handed over within 3 months from the date of draw of lots then demand cum allotment letter (DAL) will be issued for only 75% of the demand amount/disposal price of the flat which will have to be paid by the allottee within 60 days of the issuance of this demand letter. Further time of 30 days, over and above this period of 60 days, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.
- 10.7. For the flats mentioned at para 10.6 above, a separate demand cum allotment letter will be issued for rest of the 25% demand amount as stated in the demand-cum-allotment letter at the time when the flats are ready for physical possession. This 25% will have to be paid by the allottee within 60 days of issuance of this demand letter. Further time of 30 days, over and above this period of 60 days, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.
- 10.8. If the flats are not ready for physical possession 6 months after the issue of DAL mentioned at para 10.6 then the allottee can avail the provision for refund of the total deposit paid at the rate of 4% simple interest per annum (no interest would be accrued for the EMD component). However, if the allottee wishes not to opt for refund then he will be not be entitled for any interest for the intervening period till the time he gets the possession. In case delay in taking of physical possession is attributable on the part of allottee due to non-completion of codal formalities, non-

payment, etc., then it shall be at the risk of allottee and DDA will not be liable to pay any interest in case of refund.

10.9. It is clarified that no interest shall be charged while issuing the demand letter for this remaining 25% of the demand issued for the intervening period between the issuance of the 2 demand letters as stated at para 10.6 and para 10.7.

10.10. The delay in payment upto 2 days beyond 90 days (i.e. 60 days' interest-free period & 30 days' interest @10%) will be automatically condoned. The delay in payment up to further 90 days may be allowed with the approval of Competent Authority with penal interest @14 % subject to the condition that at least 25% of the price have been received as mentioned above. The delay will be regularized as per the delegation mentioned below:

Sno.	Period of delay	Competent Authority
1.	Up to 2 days	Automatically condoned (with 10% interest)
2.	3 to 90 days	Vice Chairman (with penal interest @14 % on the remaining amount subject to the condition that at least 25% of the price have been received as per DAL)

10.11. Beyond the stipulated time as mentioned (in above para 10.10) no request for further regularization will be entertained in any case & thereafter it shall be deemed as an automatic cancellation of allotment.

11. METHOD OF PAYMENT OF DEMANDED AMOUNT: -

11.1. The Booking Amount/application processing fee may be paid from any account. through NEFT/RTGS/Net Banking **through online challan generation only**. Any charges, of whatever in nature, in this regard shall be borne by the allottee. Applicants should not use the same generated NEFT challan for multiple payments.

11.2. The allotment of flats shall be made on cash down basis only except by the applicants belonging to PwD (Persons with Disability (Divyangjan)) category who will

have the options of making payment either on "Cash Down" basis or in Equated Monthly Instalments (EMIs) on terms and conditions as applicable in their case.

12.MORTGAGE/AVAILING LOAN: -

12.1. The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA subject to the condition that the first lien will be of the DDA to the extent of recovery of all outstanding dues including disposal/demanded price. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Housing Branch, DDA, Vikas Sadan, New Delhi: -

- 12.1.1. Government of India; State Government; Union Territory Administration;
- 12.1.2. Public Sector Undertakings / Autonomous Bodies;
- 12.1.3. Nationalized Banks;
- 12.1.4. Life Insurance Corporation of India; General Insurance Corporation of India;
- 12.1.5. Housing Development Finance Corporation;
- 12.1.6. Cooperative Banks;
- 12.1.7. MCD; NDMC;
- 12.1.8. All joint sector companies irrespective of the percentage of shareholding;
- 12.1.9. University of Delhi;
- 12.1.10. All organizations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company;
- 12.1.11. All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 Crores or so;
- 12.1.12. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;
- 12.1.13. All public companies with a capital base of Rs.5 Crores provided they have a Scheme for granting Housing Building Advance/Loan to their employees and the mortgage is required for grant of such advances.

13.MISUSE, ADDITIONS AND ALTERATIONS, ETC.: -

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

14. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.: -

14.1. Every allottee shall be required to become a member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision of the law in force for the time being i.e., DDA (Management & Disposal of Housing Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her. **Only one RWA will be registered for one pocket which will be considered as one Housing Estate. All allottees of each pocket shall mandatorily have to become member of the concerned RWA.**

14.2. The following method regarding Maintenance charges is applicable for this scheme.

i. **Upfront Payment as Corpus Fund:** An upfront maintenance charges would be collected as part of the price towards the flat for creation of a "Corpus Fund" as mentioned in the following table:

Unit Typology / Category	Amount of Corpus fund (in INR)
EWS	75,000
LIG	1,00,000
MIG	1,50,000

- The corpus fund will be used for major maintenance works carried out in the Housing Estate i.e., the concerned housing pocket.
 - Once the RWA is formed for the concerned housing pocket, this fund will be handed over to them by DDA for future maintenance of the housing pocket.
- ii. **Monthly Maintenance Charges:**

- For regular day to day recurring maintenance of the housing pocket, a minimal charge of Rs 1.50 to Rs 2.00 per sqft per month (on plinth area) will be taken by the DDA.

Unit Typology / Category	Monthly Maintenance Charge per sqft per month (in Rs)
EWS	1.50
LIG	1.75
MIG	2.00

- The monthly charges will be taken up as an upfront payment for 1 year as part of the pricing of the flat. Moreover, in case the RWA is not formed within 1 year, the same will be taken up on actuals for consecutive years and the necessary arrangement for the same would be communicated to the residents for implementation.

Charges mentioned at (i) & (ii) above i.e., upfront payment as corpus fund & monthly maintenance charges for 1 year would be included in calculation of the disposal price.

14.3. The demand cum allotment letter will include the Upfront Payment as Corpus Fund & Monthly Maintenance Charges for 1 (one) year as stated in para 14.2 being part of the reserve price. DDA will undertake day to day maintenance from the amount collected towards maintenance charges for a period of 1 (one) year or formation of RWA whichever is earlier. In case the RWA is formed before completion of 1 year the balance maintenance fund will be transferred to the RWA registered with DDA. The fund becomes operative from the date the first demand-cum-allotment letter is issued.

14.4. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.

14.5. Day to day maintenance including maintenance of green areas, cleanliness of campus/colony/housing pocket, replacement of light fittings in common areas, maintenance and operation of lifts, payment of electricity bill for common areas etc. will be the responsibility of concerned RWA.

- 14.6. For common areas which are common to several housing pockets/ colonies, the responsibility of maintenance will be with urban body, after the area is handed over to the urban body. Till such time that the area is handed over to urban body, maintenance will remain with DDA. While handing over, DDA will clearly mark the area to be maintained by the urban body and area to be maintained by RWAs.
- 14.7. Those facilities which are common to more than one RWA like Community Centre, Gyms etc. will be maintained by DDA.

15. MIS-REPRESENTATION OR SUPPRESSION OF FACTS: -

If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 2 or has falsely claimed the benefit of reservation or has given false affidavit/information including quoting wrong PAN number or suppressed any material fact at any time whatsoever, the application/ allotment will be rejected/cancelled summarily without issuing any show cause notice for the same and the entire amount deposited by the allottee will be forfeited. In case multiple applications are received by any individual, such applications would be marked void before the final draw and Booking Amount would be refunded. However, if by any chance multiple allotments are made in the draw to a particular individual who has submitted multiple applications in such cases all the allotments to the particular individual would be cancelled and Booking Amount forfeited. This would be without prejudice to DDA's right to take such other action as may be permissible in law, including lodging a police complaint/FIR for misrepresentation to a Govt. Authority.

16. POSSESSION OF FLATS: -

- 16.1. The allottee shall be entitled to take possession only after he/she has paid all the dues and completed all the requisite formalities, and furnished/executed all the required documents mentioned in the scheme brochure /the demand-cum-allotment letter.
- 16.2. **Possession letter will be issued through online mode only, and the allottee has to upload self-attested copies of the requisite documents.**
- 16.3. **After issuance of Possession letter, allottee has to take physical possession.** If the allottee does not take possession of the flat within 3 months from

the date of issue of possession letter, he/she shall be liable to pay watch and ward charges at the prescribed rates beyond the period of 3 months from the date of issue of possession letter.

- 16.4. The flats are being offered on "as is where basis". DDA will not entertain any request for additions or alterations or any complaints whatsoever, regarding property circumstances as defined in Regulation 19 of the DDA (Management & Disposal of Housing Estate) Regulation 1968. DDA shall also not entertain a complaint about price of flat, its design, the quality of material used, workmanship or any other defects.
- 16.5. **In case allottee has deposited the full price but has not submitted the requisite documents/ formalities within 3 months from the date of payment of full price, applicable watch and ward charges will be levied upon him/her for the period delayed beyond 3 months and up to the month in which the complete documents are submitted or formalities are completed.**

17. CONVEYANCE DEED: -

- 17.1. The Conveyance Deed (Free Hold Deed) papers will be issued **online** after receiving a request by allottee after taking over physical possession of the flat. The allottee may reserve a date for execution of Conveyance Deed online. The expenditure on e-stamping and other expenses on account of registration of Conveyance Deed, etc. in this regard shall be borne by the allottee.
- 17.2. The allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat before execution of Conveyance Deed. In the event of sale/ transfer being made without execution and registration of Conveyance Deed, such sale/transfer shall not be recognized by DDA and allotment of such flats will be cancelled.
- 17.3. The Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favor of the original allottee, only after taking over physical possession of the flat, which shall be registered with the Sub-Registrar as per law, upon receipt of all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement, of whatsoever nature and/or parted with possession thereof.

- 17.4. **Date of execution of Conveyance Deed will be reserved by allottee through online mode only. Allottees are required to upload the copy e-stamp papers of the requisite value before reservation of date of execution of conveyance deed. On the reserved date, Allottees will have to come with all the original documents for the purpose of verification.**
- 17.5. In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be executed in favor of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.
- 17.6. **Since a number of concessions are being offered under EWS category while working the price of the flats, the allottees of EWS category flat would not be permitted to sell/ transfer or otherwise part with the possession of the flat in any manner for a period of Five (5) years from the date of taking over of physical possession of the flat.**

18. STATUS OF THE ALLOTTEE: -

All allotments shall be made on free hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favor of the allottee and it is registered in the office of the sub-Registrar, GNCTD. For Persons with Disability (Divyangjan) Conveyance Deed will be executed after realization of entire price of flat along with interest and other dues if any in case they choose to get allotment on hire –purchase basis.

19. INSPECTION OF FLAT: -

- 19.1. The applicants are advised to visit the site and inspect the flats and satisfy themselves with regard to location, size and price of flats before applying under this scheme.
- 19.2. Sample flats are located at following locations and will be available for inspection of Public on ALL SEVEN DAYS from 10:00 AM to 06:00 PM. During the period scheme is open a representative of DDA will be available On-site during these hours to facilitate inspection. The contact numbers and addresses of the concerned Divisional Executive Engineers to facilitate visit and inspection of the sample flat is as below:

Location	Type of flat	Address	Name of Divisional Executive Engineer/
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		sample flat	Nodal officer & Contact No.
Dwarka Sector-14	MIG	B-306	1. Sh. Dheeraj Kadyan, AEE(Civil): 9310735453 2. Ms. Asha, AE(Civil): 7985822238
	LIG	B-308	
	EWS	G-101	
Dwarka Sector-19B	EWS	L-201	1. Sh. Afzal Husain, AE(DPD-4): 8875044794 2. Sh. Arvind Kumar Rai, AE(DPD-4): 6204039380
Loknaya puram	MIG	D/G-4	1. Sh. Anurag Yadav, AE: 8960908231
	EWS	H-1/12	
	EWS	Flat no. 3, Blk-E1, Pkt 6	

19.3. A dedicated call Centre will also start functioning at Vikas Sadan from the date of launch of the Scheme, for resolving the issues of general public, if any.

20. PREFERENTIAL ALLOTMENT: -

- 20.1. 5% reservation is kept for persons with disability (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.
- 20.2. Attempt shall be made to make allotment of flats to persons with disability (Divyangjan) at ground floor. However, in case of non-availability of ground floor flats the allotment may be made on other floors. In case of multistoried housing pockets, the lowest floor will be considered as ground floor for this purpose.
- 20.3. The allotment belonging to persons with disability (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price. Rest of the amount would be taken in monthly instalments over a period up to 15 years.
- 20.4. 5% rebate in the price subject to a maximum of 1.00 lakh will be given to such allottees who are allotted flat under the above quota. The other conditions of allotment will remain the same. The conveyance deed papers will be executed in the name of original allottees only.

- 20.5. The letter of allotment of such flats would specifically state that alienation of possession of the flat prior to 15 years or payment of price of flats with interest and other dues whichever is earlier, from the delivery of possession to the allottee would result in automatic cancellation of the flat and under no circumstances such cancellation would be withdrawn. In addition, the Conveyance Deed for all such cases would also include the following specific clause which would be included in the letter of allotment itself and the allottee should by way of affidavit specifically agree to the same being a part of the conveyance deed before the possession of the flat is delivered to the allottee.
- 20.6. The proposed clause would be as follows:
“That the allottee/vendee specifically agrees that he shall not part with possession of the whole or any part of the flat at any time prior to the expiry of 15 years or payment of price of flats with interest and other dues whichever is earlier from the date of actual delivery of possession thereof by the vendor to the allottee/vendee and to that limited extent, the title in the property shall be deemed to continue to vest in the vendor. It is further specifically agreed that the case the allottee/vendee violates terms of the present conveyance deed, the entire conveyance deed shall be deemed to be void and, in that eventuality, the vendor shall be entitled to take back possession of the demised property from the allottee/vendee”
- 20.7. In case the allottee/vendee dies prior to the expiry of the stated period of 15 years, his/her legal representatives and heirs shall be bound to honor the stated condition, but shall be entitled to occupy the said flat.
- 20.8. The concession shall be applicable to persons who come within the meaning of disability as defined in the Persons with disabilities (Equal Opportunities, protection of Rights and Full Participation) Act 2016 and duly certified by a Medical Board.
- 20.9. The permissible benefit under this clause will be given only to those applicants who have been allotted the flat under 5% reserved quota. If the flat is allotted under general category, the above benefit will not be extended to them in any case or manner whatsoever and they will neither claim such benefits nor any requests in this regard will be entertained by the DDA.

21. OTHER GENERAL CONDITIONS: -

- 21.1. DDA reserves the right to alter any terms and conditions/clause of the Scheme brochure at its discretion as and when considered necessary.
- 21.2. DDA reserves the right to increase or decrease the number of flat on offer under the Scheme. DDA also Reserves the right to withdraw some/all flats depending on the circumstances.
- 21.3. The allotment under this Scheme shall be on the terms and conditions contained in this brochure, demand cum allotment letter and the DDA (Management & Disposal of Housing Estate) Regulations, 1968 as amended from time to time.
- 21.4. As per provisions contained in Regulations No.17 of DDA (Management & Disposal of Housing Estate) Regulations 1986, all rates' fees, taxes, charges assessment of municipal taxes and levies of whatsoever nature shall be borne by the allottee of the Registered Agency/ Association of Apartment Owners; as the case may be and shall be payable by the allottee of Association of Apartment Owners'/Registered Agency within the periods specified in this behalf.
- 21.5. Any dispute shall be subject to the jurisdiction of Courts/Consumer Court at Delhi/New Delhi only.
- 21.6. In all the correspondence within DDA regarding allotment etc., the applicants are advised to quote their Application No., File No, etc., and such correspondence be addressed to Dy. Director concerned D'-Block, Vikas Sadan DDA, New Delhi-110023.
- 21.7. In case of any grievance, the applicant can contact Director (H)-I/Director (H)-II, Commissioner (Housing), Principal Commissioner (Housing) or the Vice Chairman, DDA during their Public Hearing days. However, on financial issues, the applicant is advised to first contact Financial Advisor (Housing), D-Block 1st Floor Vikas Sadan, New Delhi-110023.
- 21.8. It is not possible to check the eligibility of applicant at the time of acceptance of the application. Applicants in their own interest should carefully fully go through the eligibility conditions before submitting their application. Those applicants who do not fulfill eligibility criteria would not be entitled for allotment of flats if at a later stage it is detected that they are not eligible under the Scheme.

21.9. The demand-cum-allotment letter will be issued on the basis of information/document furnished by the applicant in the Application Form for allotment of flat. In case, it is found at any stage that the documents/ information furnished by the applicant are incorrect/ false/ untrue, the allotment shall stand cancelled automatically without any notice and the claim of the applicant in such cases will not be entertained. The whole amount, including Booking Amount, will be forfeited.

Annexure A

Details of Flats, Tentative Price and Locality Codes					
S.No.	Locality	Locality Code	No. of Flats *	Approx. Range of Plinth Area of flat (in Sqm.) **	Broad Range of Tentative Disposal Price (Rs. In Lakh) ***
2 BHK/ MIG					
1	Dwarka, Sector 14, Phase II	11	316	120.876 to 131.176	132 to 143
2	Loknayakpuram	12	647	134.259 to 140.455	117 to 122
	TOTAL MIG		963		
LIG/One Bedroom					
3	Dwarka, Sector 14, Phase II	21	316	91.215 to 99.02	78 to 85
	TOTAL LIG		316		
EWS					
4	Dwarka, Sector 19B, Phase-II	31	728	50.043	26

5	Dwarka, Sector 14, Phase II	32	1,008	58.535	34
6	Loknayakanpuram	33	224	55.35 to 61.17	29 to 32
	TOTAL EWS		1,960		
	GRAND TOTAL		3,239		

Note: -

- * Number of flats may change at the time of launching of the scheme and number of flats at particular Locality/Zone may be changed subject to availability, Vice-Chairman, DDA will be the competent authority to decide number of flats and updating the Annexure-A accordingly.
- ** Plinth Area includes common area and it may vary from flat to flat.
- *** The demand letter will be issued as per actual plinth area of the individual flat & therefore the disposal price of flats may vary depending on plinth area. The tentative cost does not include conversion charges and water connection charge.
- The Standard/ Typical unit plan of Housing in respect of localities are annexed.

ANNEXURE-C

AFFIDAVIT

(NOTE: This affidavit should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- and shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

Affidavit of Sh. /Smt. _____ s/o/d/o/w/oShri _____ r/o _____ solemnly affirm and state as under:

1. I am a citizen of India.
2. I am applying for allotment of only one dwelling unit.
3. I have attained the age of majority at the time of applying under (Scheme Name). My Date of Birth is _____
4. That the joint applicant under the Scheme is my _____ (relationship), as per provision of Clause 2.10 of the Scheme Brochure.

5. That my wife /husband has also applied for allotment of a flat under the (Scheme Name) vide Application No._____. She /He was declared successful. He/She has surrendered the said flat on _____ or she/he has not been declared successful. (Strike out which is not applicable).

6. I have not sold, transferred, assigned or parted with the possession of the whole or any part of the residence at No. _____ allotted to me against my Application No. _____ in the draw held on _____ by the DDA. That I have not executed any Sale Agreement, Power of Attorney or Agreement to Sale in favour of anybody.

7. That, I, _____ S/o D/o W/o Shri _____ r/o _____ applied for allotment of EWS/LIG/MIG/HIG flats under DDA Housing Scheme – vide Application No. _____ and that I have been allotted a flat No. _____, Pkt. _____ Sec. _____, Locality _____ vide allotment letter No. _____ dated _____. That I am entitled for possession of the flat.

8. That Smt. _____ d/o Shri _____ is my legally wedded wife.

9. I have read, understood and before filling the Application Form I have accepted all the terms and conditions of the (Scheme Name).

DEPONENT

VERIFICATION:

I, _____, do hereby verify that the facts mentioned in Paras 1 to 10 above are correct to the best of my knowledge and belief and nothing is false therein and nothing material has been concealed.

DEPONENT

Place

Date

UNDERTAKING

(NOTE: This undertaking should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

WHEREAS, I, _____ S/o/D/o/W/o Shri
 _____ R/o _____
 _____ on an application made to the Delhi Development Authority under the Delhi Development Authority (Management & Disposal of Housing Estates) Regulations, 1968 (hereinafter called the said Regulation) have been allotted a _____ (hereinafter called the flat.

AND WHEREAS under the said Regulation, it is obligatory on my part to form a registered agency with the Vice-Chairman, DDA for the management and administration of the common portions and common services attached to the flats, execute the conveyance deed for the flat and joint lease deed for the land, under the appurtenant to the flats before the possession of the flat is handed over to me.

AND WHEREAS I in my own interest have applied to Delhi Development Authority for the possession of the flat allotted for immediate occupation, before the completion of the various formalities required to be performed by me under the said regulations and execution and Application of the documents provided in the Regulations.

I, _____ S/o/D/o/W/o Shri _____

R/o _____ on an application made to the Delhi Possession of the flat allotted being given to me earlier, I shall abide by all the terms and conditions that are set forth in the DDA (Management and Disposal of Housing Estates) Regulations, 1968, including the documents containing therein, or may be set forth in the Conveyance Deed for the flat and the joint lease deed for the land under the appurtenant to the flats by the Delhi Development Authority and shall sign and execute the same with the Delhi Development Authority and get the same registered at my own cost and expenses in the manner prescribed under the said Regulations within 90 days from the date of handing over the possession of the flat or such extended period as may be permitted by the Vice Chairman of Delhi Development Authority from time to time and that during the said period of 90 days of such extended period as may be permitted, I shall be responsible for looking after the maintenance of the common service attached to the flat allotted.

I, further undertake that we shall constitute and become, a member of the Registered Agency prescribed under the said Regulation and abide by the constitution, a model form of which I have read and understood.

I, also undertake not to make any addition and alteration in the dwelling unit allotted to me without obtaining prior and written permission from the DDA. It will be open to DDA to cancel the allotment and resume the possession of the dwelling unit, if I fail to fulfill the undertaking given herein.

Signed by me _____ on _____ day of _____ Two
Thousand Nineteen.

In the presence of witnesses:-

- 1.
- 2.

ALLOTTEE

Subject: - Diwali Special Housing Scheme 2023 [Online Scheme through First Come First Serve (FCFS) Basis] for disposal of approx. 28,316 newly constructed/soon to be completed flats at Narela.

1. SCHEME: -

1.1. The Scheme is titled as “**Diwali Special Housing Scheme 2023 (Mode of disposal: First Come First Serve (FCFS) Basis)**” of the Delhi Development Authority for disposal of newly built-up/soon to be completed flats through end-to-end online system. The time-lines of the scheme are as below:

Sr. No.	Event	Date
1.	Date of advertisement/issue of notice for draw of lots	16.11.2023
2.	Start of registration	20.11.2023
3.	Help Desk operational for training and information on draw of lots	20.11.2023
4.	Flat booking starts from	05.12.2023 onwards
5.	Closure of scheme	31.03.2024

2. ELIGIBILITY:

- 2.1. The applicant must be a citizen of India.
- 2.2. He/ She should have attained the age of majority i.e., an applicant should have completed 18 years of age as on the last date of submission of the application and legally competent to enter into a contract.
- 2.3. There shall be no restriction with regard to owning any land/built up property in Delhi.
- 2.4. The family income of an applicant as well as of joint/co-applicant applying for EWS flats should not exceed Rs. 10 Lakh per annum in case of both the families considered separately. There is no income criterion for other categories except EWS. The applicant can apply according to his/her

- requirement and affordability. Family Income for this clause is defined to include the income of the applicant and his/her spouse, if married.
- 2.5. The applicant should give particulars of his/her savings account in any Bank in **the name of the applicants only** in the 'Application Form'.
- 2.6. Applicant must have Permanent Account Number (PAN) allotted under the provisions of the Income Tax Act and the same must be quoted in the Application Form.
- 2.7. In case of joint application under Persons with Disabilities (Divyangjan), the applicant himself/herself should fall within the respective reserved category and the joint applicant/co-applicant should be from within the Family. Family means a person or his/her parents or his/her blood relatives or his/her spouse or any of his/her dependent relative/s including unmarried children.

3. HOW TO APPLY: -

- 3.1. Interested persons have to visit official website of DDA i.e., www.dda.gov.in & <https://eservices.dda.org.in> and have to create login credentials using PAN and other details & thereafter login with the same and register themselves for **Diwali Special Housing Scheme 2023 (FCFS)** by paying a sum of Rs. 2,360/- (Rs. 2,000/- towards registration charges & Rs 360/- as GST on the same). This amount is to be paid online and is **non-refundable**. The registration opens with effect from **20th November, 2023**. Those applicants who have already registered themselves in FCFS Phase IV need not register again. Persons already registered in FCFS Phase IV and new applicants successfully registered for this FCFS scheme will be able to book the flats on offer.
- 3.2. Interested persons can check all relevant details like size of the flats, location of the pocket, price, Lay out plan of the flat/pocket online at <https://eservices.dda.org.in>. Most of these flats are in **ready to move in** condition.
- 3.3. The desirous persons can apply online and will have a choice to book a specific flat on 'First Come First Serve' basis.
- 3.4. Once a specific flat is selected online, he/she will be given a window of 15 minutes time to deposit booking amount in online mode (Internet Banking, Debit/Credit Card only), through a single transaction only. During the period of 15 minutes, that specific flat will not be available for selection by other persons.

Hence, all applicants are advised to ensure availability of required funds in their bank account and enable necessary transaction limit of the requisite amount on their debit/credit cards as well as internet banking, as the case may be.

3.5. As soon as Booking Amount as mentioned in para (3.6) below is successfully deposited by the applicant within the window of 15 minutes' period and confirmed by the bank, the selected flat will be reserved/booked for the applicant and Demand-cum-allotment letter will be issued accordingly within a period of 24 hours except for those flats which are not ready for possession.

3.6. The booking amount (**non-refundable**) for FCFS Phase IV is given below: -

S.No	Category	Booking Amount (Rs)
1	EWS	50,000/-
2	LIG	1,00,000/-
3	MIG	4,00,000/-
4	HIG	10,00,000/-

Note: The booking amount paid will be adjusted against the price of the flat in case of successful booking but this amount **will be non-refundable and shall stand forfeited in case of surrender/cancellation/non-payment of rest of the demand as per demand schedule.**

3.7. **Payment of price of the flat:** Maximum interest free period for deposit of price of flat will be 60 days from the date of issue of demand cum allotment letter block start date. 30 days beyond the interest free period shall also be available to the allottee for deposit of the price subject to levy of interest @11% p.a. The allotment of flat shall stand cancelled without leaving any further intimation by authority to applicant, with forfeiture of the entire booking amount, in case, the price along with interest, as the case may be, is not deposited within the specified period of 90 days.

3.8. The allotment belonging to persons with disability (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price, that has to be deposited within 60 days. Rest of the amount would be taken in monthly instalments over a period up to 15 years.

3.9. Demand-cum-allotment letter will be issued in online mode only, to the successful applicants, within 24 hours of realization of booking amount. An information to this effect will also be sent vide SMS & Email through given mobile & Email. It will be the responsibility of the applicant to regularly check-up for the same on the online portal. No request for condonation of delay in depositing of demand amount on ground of non-receipt of demand-cum-allotment letter in physical mode would be entertained by DDA.

4. DOCUMENTS TO BE SUBMITTED AFTER DRAW OF FLATS & BEFORE POSSESSION OF FLAT THROUGH ONLINE MODE ONLY:

- 4.1. Affidavit (duly attested) certifying citizenship, age of majority, etc. as per
- 4.2. Annexure 'C' given below (by allottee and co-allottee, if any).
- 4.3. Undertaking (duly attested) declaring to not make any addition/alterations in dwelling unit subject to principles of amalgamation of two adjacent flats as per Annexure 'D' given below and to constitute RWA (by allottee and co-allottee, if any).
- 4.4. Identity proof e.g. Self-attested copy of Passport, Aadhaar card, Government identity card, Election card, Driving license, Ration Card with photo. (Any One)
- 4.5. Address proof e.g. Self-attested copy of Passport, Aadhaar Card, Government identity card, Election card, Ration Card, Driving license, Telephone bill, Electricity Bill, Water bill, House tax receipt etc of same address as given in application form, Bank Passbook (Page carrying Name and Address).(Any One).
- 4.6. Self-attested copy of PAN Card for allottee (Co-allottee, if any) and spouse (if any).
- 4.7. Copy of Loan Sanction Letter duly attested by bank manager (if any).
- 4.8. Copy of bank statement mentioning the name and account number from which margin money (apart from loan) has been deposited to DDA. (if any).
- 4.9. In case of EWS category, Income certificate of family to be submitted.
- 4.10. In addition to above, persons applying under reserved PwD (Persons with Disability) category have to submit an attested copy of the original certificate issued by the Medical Board or a Govt. Hospital in case the applicant is applying under the reserved category of Persons with Disability. A

self-attested copy of guardianship certificate issued by the competent authority, wherever applicable, be attached.

4.11. Copy of TDS Certificate (if applicable).

5. DISPOSAL PRICE OF THE FLATS: -

The tentative disposal price of the flats is given at Annexure "A". The disposal price of the flats is calculated as per the plinth area of the flats including common area. The disposal price also includes maintenance charges as stated in para 9.2 below. The variation in price within category, if any, is due to variation in plinth area including common area of the flats. These flats are proposed to be disposed off at the price applicable for FY 2023-24 during the currency of the scheme even if the financial year changes while issuing demand cum allotment letter.

Note: The disposal price doesn't include the conversion charges for freehold property as applicable and water connectivity charges of Rs. 2000/-. There are no conversion charges for EWS flats.

6. METHOD OF PAYMENT OF DEMANDED AMOUNT: -

6.1. The Booking Amount/application processing fee may be paid from any account through NEFT/RTGS/Net Banking **through online challan generation only**. Any charges, of whatever in nature, in this regard shall be borne by the allottee. Applicants should not use the same generated NEFT challan for multiple payments.

6.2. The allotment of flats shall be made on cash down basis only except by the applicants belonging to PwD (Persons with Disability (Divyangjan)) category who will have the options of making payment either on "Cash Down" basis or in Equated Monthly Instalments (EMIs) on terms and conditions as applicable in their case.

7. MORTGAGE/AVAILING LOAN: -

7.1. The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA subject to the condition that first lien will be of the DDA to the extent of recovery of all outstanding dues including disposal/demanded price. However, an intimation regarding

institution to which it has been mortgaged must be sent to concerned Housing Branch, DDA, Vikas Sadan, New Delhi: -

- 7.1.1. Government of India; State Government; Union Territory Administration;
- 7.1.2. Public Sector Undertakings / Autonomous Bodies;
- 7.1.3. Nationalized Banks;
- 7.1.4. Life Insurance Corporation of India; General Insurance Corporation of India;
- 7.1.5. Housing Development Finance Corporation;
- 7.1.6. Cooperative Banks;
- 7.1.7. MCD; NDMC;
- 7.1.8. All joint sector companies irrespective of the percentage of shareholding;
- 7.1.9. University of Delhi;
- 7.1.10. All organizations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company;
- 7.1.11. All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 Crores or so;
- 7.1.12. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;
- 7.1.13. All public companies with a capital base of Rs.5 Crores provided they have a Scheme for granting Housing Building Advance/Loan to their employees and the mortgage is required for grant of such advances.

8. MISUSE, ADDITIONS AND ALTERATIONS, ETC.: -

- 8.1. The flat shall be used only for residential purpose and cannot be put to any other use. I also understand that if I/we buy two adjacent flats in offer in the scheme of Diwali Special Housing Scheme 2023 (FCFS) or buy a flat which is adjacent to a flat which is already owned from an earlier scheme or I/we purchase a flat which is in adjacent to another flat which is purchased by or owned by my immediate family members, I/we have the liberty of amalgamating these two flats by opening a common door through the common wall between them subject to necessary structural approvals.

9. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.: -

9.1. Every allottee shall be required to become a member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision of the law in force for the time being i.e., DDA (Management & Disposal of Housing Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her. **Only one RWA will be registered for one pocket which will be considered as one Housing Estate. All allottees of each pocket shall mandatorily have to become member of the concerned RWA.**

9.2. The following method regarding Maintenance charges is applicable for this scheme.

- i. **Upfront Payment as Corpus Fund:** An upfront maintenance charges would be collected as part of the price towards the flat for creation of a "Corpus Fund" as mentioned in the following table:

Unit Typology / Category	Amount of Corpus fund (in INR)
EWS	75,000
LIG	1,00,000
MIG	1,50,000
HIG	2,50,000

- The corpus fund will be used for major maintenance works carried out in the Housing Estate i.e., the concerned housing pocket.
- Once the RWA is formed for the concerned housing pocket, this fund will be handed over to them by DDA for future maintenance of the housing pocket.

ii. **Monthly Maintenance Charges:**

- For regular day to day recurring maintenance of the housing pocket, a minimal charge of Rs 1.50 to Rs 2.50 per sqft per month (on plinth area) will be taken by the DDA.

Unit Typology / Category	Monthly Maintenance Charge per sqft per month (in Rs)
EWS	1.50
LIG	1.75
MIG	2.00
HIG	2.50

- The monthly charges will be taken up as an upfront payment for 1 year as part of the pricing of the flat. Moreover, in case the RWA is not formed within 1 year, the same will be taken up on actuals for consecutive years and the necessary arrangement for the same would be communicated to the residents for implementation.

Charges mentioned at (i) & (ii) above i.e., upfront payment as corpus fund & monthly maintenance charges for 1 year would be included in calculation of the disposal price.

- 9.3. The demand cum allotment letter will include the Upfront Payment as Corpus Fund & Monthly Maintenance Charges for 1 (one) year as stated in para 16.2 being part of the reserve price. DDA will undertake day to day maintenance from the amount collected towards maintenance charges for a period of 1 (one) year or formation of RWA whichever is earlier. In case the RWA is formed before completion of 1 year the balance maintenance fund will be transferred to the RWA registered with DDA. The fund becomes operative from the date the first demand-cum-allotment letter is issued.
- 9.4. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.
- 9.5. Day to day maintenance including maintenance of green areas, cleanliness of campus/colony/housing pocket, replacement of light fittings in common areas, maintenance and operation of lifts, payment of electricity bill for common areas etc. will be the responsibility of concerned RWA.
- 9.6. For common areas which are common to several housing pockets/ colonies, the responsibility of maintenance will be with urban body, after the area is handed over to the urban body. Till such time that the area is handed over to urban body, maintenance will remain with DDA. While handing over, DDA will

clearly mark the area to be maintained by the urban body and area to be maintained by RWAs.

9.7. Those facilities which are common to more than one RWA like Community Centre, Gyms etc. will be maintained by DDA.

10. MIS-REPRESENTATION OR SUPPRESSION OF FACTS: -

10.1. If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 2 or has falsely claimed the benefit of reservation or has given false affidavit/information including quoting wrong PAN number or suppressed any material fact at any time whatsoever, the application/ allotment will be rejected/cancelled summarily without issuing any show cause notice for the same and the entire amount deposited by the allottee will be forfeited. In case multiple applications are received by any individual, such applications would be marked void before the final draw and Booking Amount would be refunded. However, if by any chance multiple allotments are made in the draw to a particular individual who has submitted multiple applications in such cases all the allotments to the particular individual would be cancelled and Booking Amount forfeited. This would be without prejudice to DDA's right to take such other action as may be permissible in law, including lodging a police complaint/FIR for misrepresentation to a Govt. Authority.

11. POSSESSION OF FLATS: -

11.1. The allottee shall be entitled to take possession only after he/she has paid all the dues and completed all the requisite formalities, and furnished/executed all the required documents mentioned in the scheme brochure /the demand-cum-allotment letter.

11.2. **Possession letter will be issued through online mode only, and the allottee has to upload self-attested copies of the requisite documents.**

11.3. **After issuance of Possession letter, allottee has to take physical possession.** If the allottee does not take possession of the flat within 3 months from the date of issue of possession letter, he/she shall be liable to pay watch and ward charges at the prescribed rates beyond the period of 3 months from the date of issue of possession letter.

- 11.4. The flats are being offered on "as is where basis". DDA will not entertain any request for additions or alterations or any complaints whatsoever, regarding property circumstances as defined in Regulation 19 of the DDA (Management & Disposal of Housing Estate) Regulation 1968. DDA shall also not entertain a complaint about price of flat, its design, the quality of material used, workmanship or any other defects.
- 11.5. **In case allottee has deposited the full price but has not submitted the requisite documents/ formalities within 3 months from the date of payment of full price, applicable watch and ward charges will be levied upon him/her for the period delayed beyond 3 months and up to the month in which the complete documents are submitted or formalities are completed.**

12. CONVEYANCE DEED: -

- 12.1. The Conveyance Deed (Free Hold Deed) papers will be issued **online** after receiving a request by allottee after taking over physical possession of the flat. The allottee may reserve a date for execution of Conveyance Deed online. The expenditure on e-stamping and other expenses on account of registration of Conveyance Deed, etc. in this regard shall be borne by the allottee.
- 12.2. The allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat before execution of Conveyance Deed. In the event of sale/ transfer being made without execution and registration of Conveyance Deed, such sale/transfer shall not be recognized by DDA and allotment of such flats will be cancelled.
- 12.3. The Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favor of the original allottee, only after taking over physical possession of the flat, which shall be registered with the Sub-Registrar as per law, upon receipt of all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement, of whatsoever nature and/or parted with possession thereof.
- 12.4. **Date of execution of Conveyance Deed will be reserved by allottee through online mode only. Allottees are required to upload the copy e-**

stamp papers of the requisite value before reservation of date of execution of conveyance deed. On the reserved date, Allottees will have to come with all the original documents for the purpose of verification.

12.5. In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be executed in favor of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.

12.6. **Since a number of concessions are being offered under EWS category while working the price of the flats, the allottees of EWS category flat would not be permitted to sell/ transfer or otherwise part with the possession of the flat in any manner for a period of Five (5) years from the date of taking over of physical possession of the flat.**

13. STATUS OF THE ALLOTTEE: -

13.1. All allotments shall be made on free hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favor of the allottee and it is registered in the office of the sub-Registrar, GNCTD. For Persons with Disability (Divyangjan) Conveyance Deed will be executed after realization of entire price of flat along with interest and other dues if any in case they choose to get allotment on hire –purchase basis.

14. INSPECTION OF FLAT: -

14.1. The applicants are advised to visit the site and inspect the flats and satisfy themselves with regard to location, size and price of flats before applying under this scheme.

14.2. Sample flats are located at following locations and will be available for inspection of Public on ALL SEVEN DAYS from 10:00 AM to 06:00 PM. During the period scheme is open a representative of DDA will be available On-site during these hours to facilitate inspection. The contact numbers and addresses of the concerned Divisional Executive Engineers to facilitate visit and inspection of the sample flat is as below:

Location	Type of flat	Address of sample flat	Name of Divisional Executive Engineer/ Nodal officer & Contact No.
Narela Sector A1-A4	HIG	208, Blk. G, Pkt. 4	1. Sh. Umesh Kumar, AE: 9149351699
		202, Blk. E, Pkt. 7	
	MIG	202, Blk. A, Pkt. 4	
		202, Blk. A, Pkt. 7	
	EWS	109, Blk. H, Pkt. 4	
		101, Blk. F, Pkt. 7	
Narela Sector G2/G6	LIG	C-09, Pkt 1	1. Sh. Nitish Kumar, AE(Civil): 9999289930 2. Sh. Vivekkumar Singh, AE(Civil): 7091403047
	LIG	A-28, Pkt 4	
	EWS	E1-01, Pkt 1	
	EWS	E1-01, Pkt 4	
Narela Sector G-7	LIG	Flat no. 8, Blk-F, Pkt 6	1. Sh. Arun Kumar, AE (NPD-1): 7042938029 2. Sh. Hitesh Khatri, JE(NPD-1): 9968444405
	EWS	Flat no. 3, Blk-E1, Pkt 6	

14.3. A dedicated call Centre will also start functioning at Vikas Sadan from the date of launch of the Scheme, for resolving the issues of general public, if any.

15. PREFERENTIAL ALLOTMENT: -

15.1. The allotment belonging to persons with disability (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price. Rest of the amount would be taken in monthly instalments over a period up to 15 years.

15.2. 5% rebate in the price subject to a maximum of 1.00 lakh will be given to such allottees who are allotted flat under the above quota. The other conditions of allotment will remain the same. The conveyance deed papers will be executed in the name of original allottees only.

15.3. The letter of allotment of such flats would specifically state that alienation of possession of the flat prior to 15 years or payment of price of flats with interest and other dues whichever is earlier, from the delivery of possession to

the allottee would result in automatic cancellation of the flat and under no circumstances such cancellation would be withdrawn. In addition, the Conveyance Deed for all such cases would also include the following specific clause which would be included in the letter of allotment itself and the allottee should by way of affidavit specifically agree to the same being a part of the conveyance deed before the possession of the flat is delivered to the allottee.

15.4. The proposed clause would be as follows

"That the allottee/vendee specifically agrees that he shall not part with possession of the whole or any part of the flat at any time prior to the expiry of 15 years or payment of price of flats with interest and other dues whichever is earlier from the date of actual delivery of possession thereof by the vendor to the allottee/vendee and to that limited extent, the title in the property shall be deemed to continue to vest in the vendor. It is further specifically agreed that in the case the allottee/vendee violates terms of the present conveyance deed, the entire conveyance deed shall be deemed to be void and, in that eventuality, the vendor shall be entitled to take back possession of the demised property from the allottee/vendee"

15.5. In case the allottee/vendee dies prior to the expiry of the stated period of 15 years, his/her legal representatives and heirs shall be bound to honor the stated condition, but shall be entitled to occupy the said flat.

15.6. The concession shall be applicable to persons who come within the meaning of disability as defined in the Persons with disabilities (Equal Opportunities, protection of Rights and Full Participation) Act 2016 and duly certified by a Medical Board.

15.7. The permissible benefit under this clause will be given only to those applicants who have been allotted the flat under 5% reserved quota. If the flat is allotted under general category, the above benefit will not be extended to them in any case or manner whatsoever and they will neither claim such benefits nor any requests in this regard will be entertained by the DDA.

16. OTHER GENERAL CONDITIONS: -

16.1. DDA reserves the right to alter any terms and conditions/clause of the Scheme brochure at its discretion as and when considered necessary.

- 16.2. DDA reserves the right to increase or decrease the number of flat on offer under the Scheme. DDA also Reserves the right to withdraw some/all flats depending on the circumstances.
- 16.3. The allotment under this Scheme shall be on the terms and conditions contained in this brochure, demand cum allotment letter and the DDA (Management & Disposal of Housing Estate) Regulations, 1968.
- 16.4. As per provisions contained in Regulations No.17 of DDA (Management & Disposal of Housing Estate) Regulations 1986, all rates' fees, taxes, charges assessment of municipal taxes and levies of whatsoever nature shall be borne by the allottee of the Registered Agency/ Association of Apartment Owners; as the case may be and shall be payable by the allottee of Association of Apartment Owners'/Registered Agency within the periods specified in this behalf.
- 16.5. Any dispute shall be subject to the jurisdiction of Courts/Consumer Court at Delhi/New Delhi only.
- 16.6. In all the correspondence within DDA regarding allotment etc., the applicants are advised to quote their Application Form No., File No, etc., and such correspondence be addressed to Dy. Director concerned D'-Block, Vikas Sadan DDA, New Delhi-110023.
- 16.7. In case of any grievance, the applicant can contact Director (H)-I/Director (H)-II, Commissioner (Housing), Principal Commissioner (Housing) or the Vice Chairman, DDA during their Public Hearing days. However, on financial issues, the applicant is advised to first contact Financial Advisor (Housing), D-Block 1st Floor Vikas Sadan, New Delhi-110023.
- 16.8. It is not possible to check the eligibility of applicant at the time of acceptance of the application. Applicants in their own interest should carefully fully go through the eligibility conditions before submitting their application. Those applicants who do not fulfill eligibility criteria would not be entitled for allotment of flats if at a later stage it is detected that they are not eligible under the Scheme.
- 16.9. The demand-cum-allotment letter will be issued on the basis of information/document furnished by the applicant in the Application Form for allotment of flat. In case, it is found at any stage that the documents/ information furnished by the applicant are incorrect/ false/ untrue, the allotment

shall stand cancelled automatically without any notice and the claim of the applicant in such cases will not be entertained. The whole amount, including Booking Amount, will be forfeited.

Annexure A

Details of Flats, Tentative Price and Locality Codes					
S.No.	Locality	Locality Code	No. of Flats *	Approx. Range of Plinth Area of flat (in Sqm.) **	Broad Range of Tentative Price (Rs. In Lakh) ***
HIG					
1.	Narela ,Pocket 3, Sector A1 to A4		368	160.539 to 184.829	150 to 173
2.	Narela ,Pocket 4, Sector A1 to A4		352	160.554 to 185.07	144 to 165
3.	Narela ,Pocket 7, Sector A1 to A4		192	160.931 to 185.221	140 to 161
4.	Narela ,Pocket 14, Sector A1 to A4		272	160.441 to 184.731	141 to 161
	TOTAL HIG		1184		
2 BHK/ MIG					
5	Narela ,Pocket 3, Sector A1 to A4		648	126.096 to 140.496	108 to 120
6	Narela ,Pocket 4, Sector A1 to A4		512	126.096 to 140.496	110 to 122
7	Narela ,Pocket 7, Sector A1 to A4		328	126.397 to 140.496	105 to 117
8	Narela ,Pocket 14, Sector A1 to A4		488	118.259 to 140.496	100 to 118
	TOTAL MIG		1976		
LIG					
9	Narela ,Pocket 1,3,4,5,6 Sector G2		7913	49.9	23.17 to 23.25
10	Narela ,Pocket 6,7,11 Sector G7		11,767	49.9	28
	TOTAL LIG		19,680		
Other Flats					
11	Narela ,Pocket 3, Sector A1 to A4		384	65.841 to 66.321	35
12	Narela ,Pocket 4, Sector A1 to A4		320	61.51 to 61.99	33
13	Narela ,Pocket 7, Sector A1 to A4		200	61.48 to 61.96	32
14	Narela ,Pocket 14, Sector A1 to A4		296	61.25 to 61.73	32
15	Narela ,Pocket 1,3,4,5,6 Sector G2		1,696	34.76 to 35.08	11.54 to 11.67
16	Narela ,Pocket 6,7,11 Sector G7		2,580	34.76 to 35.08	14

	TOTAL EWS		5,476	
	GRAND TOTAL		28,316	

Note: -

* Number of flats may change at the time of launching of the scheme and number of flats at particular Locality/Zone may be changed subject to availability. Vice-Chairman, DDA will be the competent authority to decide number of flats and updating the Annexure-A accordingly. **The flats will be offered in phased manner** depending on demand situation.

** Plinth Area includes common area and it may vary from flat to flat.

*** The demand letter will be issued as per actual plinth area of the individual flat & therefore the disposal price of flats may vary depending on plinth area. The tentative cost does not include conversion charges and water connection charge.

- The Standard/ Typical unit plan of Housing in respect of localities are annexed.

E-Stamp Certificate No: _____

AFFIDAVIT

(NOTE: This affidavit should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- and shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

Affidavit of Sh. /Smt. _____ s/o/d/o/w/o Shri _____ r/o _____ solemnly affirm and state as under:

1. I am a citizen of India.
2. I have attained the age of majority at the time of applying under DDA Online Running Scheme 2023 on First Come First Serve (FCFS) Basis Phase IV. My Date of Birth is _____
3. That the joint applicant _____ under the Scheme is my _____ (relationship), as per provision of Clause 2(xi) of the Scheme Brochure.
4. I have not sold, transferred, assigned or parted with the possession of the whole or any part of the residence at No. _____ allotted to me against my Application No. _____. That I have not executed any Sale Agreement, Power of Attorney or Agreement to Sale in favor of anybody.
5. That, I, _____ S/o D/o W/o Shri _____ r/o _____ applied for allotment of EWS/Janta /LIG/MIG/HIG flats under DDA Housing Scheme – vide Application No. _____ and that I have been allotted a flat No. _____, Pkt. _____, Sec. _____, Locality _____ vide allotment letter No. _____ dated _____, That I am entitled for possession of the flat.
6. That Sh./Smt. _____ s/od/o Shri _____ is my legally wedded wife/husband.
7. I have read, understood and before filling the Application Form I have accepted all the terms and conditions of the Circular/ Brochure of DDA Online Running Scheme 2023 on First Come First Serve (FCFS) Basis Phase IV.

DEPONENT

VERIFICATION:

I, _____, do hereby verify that the facts mentioned in Paras 1 to 7 above are correct to the best of my knowledge and belief and nothing is false therein and nothing material has been concealed.

DEPONENT

Place

Date

E-Stamp Certificate No: _____

UNDERTAKING

(NOTE: This undertaking should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs.5/- should be affixed thereon.)

WHEREAS, I, _____ S/o/D/o/W/o Shri _____
R/o _____ on an application made to the Delhi Development Authority under the Delhi Development Authority (Management & Disposal of Housing Estates) Regulations, 1968 (hereinafter called the said Regulation) have been allotted a _____ (hereinafter called the flat).

AND WHEREAS under the said Regulation, it is obligatory on my part to form a registered agency with the Vice-Chairman, DDA for the management and administration of the common portions and common services attached to the flats, execute the conveyance deed for the flat and joint lease deed for the land, under the appurtenant to the flats before the possession of the flat is handed over to me.

AND WHEREAS I in my own interest have applied to Delhi Development Authority for the possession of the flat allotted for immediate occupation, before the completion of the various formalities required to be performed by me under the said regulations and execution and Application of the documents provided in the Regulations.

I, _____ S/o/D/o/W/o Shri _____

R/o _____ on an application made to the Delhi Possession of the flat allotted being given to me earlier, I shall abide by all the terms and conditions that are set forth in the DDA (Management and Disposal of Housing Estates) Regulations, 1968, including the documents containing therein, or may be set forth in the Conveyance Deed for the flat and the joint lease deed for the land under the appurtenant to the flats by the Delhi Development Authority and shall sign and execute the same with the Delhi Development Authority and get the same registered at my own cost and expenses in the manner prescribed under the said Regulations within 90 days from the date of handing

over the possession of the flat or such extended period as may be permitted by the Vice Chairman of Delhi Development Authority from time to time and that during the said period of 90 days of such extended period as may be permitted, I shall be responsible for looking after the maintenance of the common service attached to the flat allotted.

I, further undertake that we shall constitute and become, a member of the Registered Agency prescribed under the said Regulation and abide by the constitution, a model form of which I have read and understood.

I, also undertake not to make any addition and alteration in the dwelling unit allotted to me without obtaining prior and written permission from the DDA. It will be open to DDA to cancel the allotment and resume the possession of the dwelling unit, if I fail to fulfill the undertaking given herein.

I also understand that if I/we buy two adjacent flats in offer in the scheme of Diwali Special Housing Scheme 2023 (FCFS) or buy a flat which is adjacent to a flat which is already owned from an earlier scheme or I/we purchase a flat which is adjacent to another flat which is purchased by or owned by my immediate family members, I/we have the liberty of amalgamating these two flats by opening a common door through the common wall between them subject to necessary structural approvals.

Signed by me _____ on _____ day of

_____. In the presence of witnesses:-

- 1.
- 2.

ALLOTTEE

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 15.11.2023 at 12.30 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Subhasish Panda

MEMBERS

1. Shri Vijay Kumar Singh
Finance Member, DDA
2. Shri Ashok Kumar Gupta
Engineer Member, DDA
3. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
4. Shri Somnath Bharti, MLA
5. Shri Gyanesh Bharti
Commissioner, Municipal Corporation of Delhi

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Hort., Personnel, Landscape & Coordn.),
DDA
3. Shri Chittaranjan Dash
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land
Pooling & PM-UDAY)

5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD
6. Shri Manish Kumar Gupta
Addl. Chief Secretary (UD), GNCTD
7. Chief Planner
Town and Country Planning Organization

Copy also to:

1. Shri Surendra Singh
Secretary to Lt. Governor, Delhi
2. Smt. Harleen Kaur
Special Secretary to Lt. Governor, Delhi
3. Smt. Sonika Singh
PS to Lt. Governor, Delhi
4. Shri Abhijeet Rai
Press Secretary to Lt. Governor, Delhi

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Item No. 39/2023

DDA Diwali Special Housing Scheme 2023
F/1/0133/2023/Coord/O/o-DD (Coordination Housing)

At the outset, relevant extracts of Housing Regulations, 1968 and copies of Presentation were circulated to Hon'ble Members of Authority (copies enclosed). The detailed proposals in the Agenda Item No. 39/2023 along with additional points for consideration of the Authority forming part of the presentation were discussed in detail and approved by the Authority with few amendments as follows:

- I. Proposal (para 18(I) of Agenda): Authority may decide if by virtue of Regulation 5, the High-end property at Dwarka Sector 19B can be disposed off through e-Auction or Ministry's approval is required for amendment of Regulation 28.

Decision: It was apprised to the Hon'ble Members of the Authority that while Regulation 5 provides for disposal of flats in such terms and

conditions as decided by the Authority, Regulation 28 provides for draw of lots as method of disposal. In view of the omnibus powers given by the substantive provisions of Regulation 5, Authority felt that it can decide on any mode of disposal of housing inventory including e-Auction and FCFS besides draw of lots, which is procedural in nature. Authority decided that the high-end property at Dwarka Sector 19B shall be disposed off through e-Auction. It further directed that subsequently an amendment in Housing Regulation providing for e-Auction as a mode of disposal of flats may be submitted to the Ministry of Housing and Urban Affairs, Govt. of India for post facto approval & notification under section 57 of DD Act, 1957.

II. Proposal [para 18(II) of Agenda]: Disposal of Affordable Housing at Dwarka Sector 14 & 19B, Loknayakpuram through Draw of Lots.

Decision: Considering the high quality of inventory, good localities and demand for the same, the Authority decided that instead of draw of lots, the inventory of MIG flats at Dwarka Sector 14 & Loknayakpuram shall also be disposed off through e-Auction as above at (I) to optimize revenues of DDA. Further, the Authority decided that LG flats at Dwarka Sector 14 & EWS flats at Dwarka Sector 19B, Sector 14 & Loknayakpuram shall be disposed off through First Come First Serve mode.

III. Proposal [para 18(III) of Agenda]: Authority may decide if by virtue of Regulation 5, the new Inventory at Narela can be disposed off through FCFS mode by considering it as developing area or Ministry's approval is required for amendment of Regulation 28(a).

Decision: It was apprised to the Authority Members that Regulation 28(a) of Housing Regulation, 1968, already provides for FCFS as a mode for disposal of unsold flats in 'developing area'. Further, 'developing area' has been defined in Regulation 2(30b) as an area where more than 25% of flats remain unsold 6 months after conduct of draw of lots for the scheme. It was informed to the Authority Members that currently out of the total unsold inventory of 12,270 flats, an inventory of 9,879 flats i.e. 81% is from Narela despite being offered in successive housing schemes since 2014 and out of new inventory of 32,635 flats, an inventory of 28,316 flats i.e. 87% is from Narela and overall 85% of existing inventory is from Narela.

Considering substantial investments of more than Rs. 15,000 Cr status locked up in Narela in housing inventory as well as the physical and social infrastructure due to lack of adequate demand and piling up of huge inventory and recurring expenses on maintenance and wear and tear of assets, the Authority decided that for all practical purposes, Narela constitutes a 'developing area' and the new inventory at Narela shall also be disposed off through FCFS mode in the Diwali Special Housing Scheme 2023.

Authority also directed that subsequently an Amendment in the Housing Regulation may be submitted providing for FCFS as a mode of disposal also for areas which are not 'developing area' as per the definition given in the Regulation to Ministry of Housing and Urban Affairs, Govt. of India for post facto approval & notification under section 57 of DD Act, 1957.

- IV. **Proposal [para 18(IV) of Agenda]:** Authority may decide if requirement of owning cumulatively 67 sqm of land/built-up in Delhi can be done away with for this Scheme or Ministry's approval should be awaited.

Decision: It was apprised to the Hon'ble Members of the Authority, that the agenda item no 33/2023 already approved by the Authority, is under the consideration of the Ministry for formal approval and notification. Considering the changed demand-supply scenario in real-estate market in Delhi and the substantial inventory lying with DDA and in order to have adequate demand, Authority decided that DDA shall launch the Diwali Special Housing Scheme 2023 without any restriction on prior ownership of land/built up property in all modes of disposal under the scheme. At the same time, matter may be taken up with the Ministry for expeditious formal approval & notification of the proposal vide agenda item no 33/2023 under section 57 of DD Act, 1957.

- V. **Proposal [para 18(V) of Agenda]:** To adopt PDR applicable to HIG category of flats for Super HIG & Penthouse also.

Decision: The Authority approved the PDR applicable to HIG category of flats for Super HIG & Penthouse as well for the purpose of calculation of costing.

VI. Proposal [para 13(V) of Agenda]: To adopt standard costing policy of DDA while determining reserve price of flats for e-Auction.

Decision: The Authority approved the standard costing policy of DDA for determining reserve price of flats for e Auction. It further approved that as proposed the upfront payment towards corpus fund and monthly charges towards maintenance for 1 year shall not be made part of the reserve price of flats for e Auction and the same shall be charged separately at the time of issue of Demand cum allotment letter.

VII. Proposal [para 13(VI) of Agenda]: To adopt costing of Finance based on RPE and markup of 5-6% as final cost for disposal of flats nearing completion.

Decision: The Authority approved the costing done by Finance adopting the standard costing procedure based on Revised Preliminary Estimate (RPE) and markup of 5-6% as final cost for disposal of flats nearing completion.

VIII. Proposal [para 13(VII) of Agenda]: To charge upfront payment towards corpus fund for major repairs/monthly maintenance per sq.ft basis.

Decision: The Authority approved the proposed maintenance policy for charging upfront payment towards corpus fund for major repairs & monthly maintenance per sq.ft basis for one year for regular maintenance works as follows:

Flat category	Amount of Corpus Fund (in Rs.)	Monthly maintenance charges per sqft (in Rs.)
EWS	75,000	1.50
LIG	1,00,000	1.75
MIG	1,50,000	2.00
HIG	2,50,000	2.50
Super HIG	3,00,000	3.00
Penthouse	3,50,000	3.50

- X. Proposal [para 18(VIII) of Agenda]: For staggered payment i.e. initially 75% and 25% at PL stage.

Decision: The Authority approved that for flats which are nearing completion but where it may not be possible to hand over physical possession within 3 months of the date of e-Auction or date of booking of flats in FCFS, initially DAL will be issued for 75% of disposal price and rest 25% would be demanded at the time when the flats are ready for physical possession (PL).

- XI. Proposal [para 18(VIII) of Agenda]: Refund with SI@4% in case PL not handed over within six months of DAL.

Decision: The Authority approved for provision of refund with Simple Interest @ 4% per annum for amounts deposited towards the disposal price of the flat in case of both e-Auction and FCFS (however, interest won't be applicable on EMD and booking amount), in case PL is not handed over within six months of issuance of DAL.

- XII. Proposal [para 19 of Agenda]: To Authorise VC for relaxing terms & conditions and deciding number of flats to be offered in scheme.

Decision: The Authority decided that for relaxing the terms & conditions and deciding the number of flats to be offered in the scheme and other such related matters for implementation of the Scheme, a Committee constituted by the VC along the lines of the Committee provided for in Regulation 26 of Housing Regulation, 1968, shall be authorized to take appropriate decisions, including determining the pricing structures for various houses, taking into account market dynamics following the adoption of standard costing.

Further, the Committee may preferably consist of Vice Chairman, Finance Member, Principal Commissioner (Housing), Commissioner (Housing) and Financial Advisor (Housing).

- XIII. Further, the following additional points were approved by the Authority.

- a. For seamless disposal of old as well as new inventory simultaneously, the Authority approved the continuation of FCFS IV scheme side by side with the Diwali Special Housing Scheme (FCFS) along with authorisation to VC to determine when the FCFS Phase IV scheme is to be closed.

- b. New registrants on FCFS to be charged registration fee of Rs. 2,500 (inclusive of GST) and old registrants need not have to pay any registration fees for accessing the scheme since the same IT platform is being used.
- c. Charging uniform registration fee/ processing fee of Rs. 2,500/- (inclusive of GST) for all categories (including all reserved categories) instead of the proposed Rs. 2,360/-
- d. Considering the persistent lack of demand for identical flats in the same sector of Narela, new LIG flats at Sector G2/G7 Narela to be offered under Diwali Scheme (FCFS) after reduction in disposal price by 10% instead of offering separate discount afterwards.
- e. After deciding that MIG flats at Dwarka sector 14 and Loknayakpuram are also to be disposed of through e-Auction, the Authority directed that EMD amounts in e-Auction shall stand revised as follows:

SN	Flat Category	EMD Proposed	EMD Revised
1.	MIG	-	10,00,000/-
2.	HIG	12,00,000/-	15,00,000/-
3.	Super HIG	15,00,000/-	20,00,000/-
4.	Penthouse	20,00,000/-	25,00,000/-

- f. With regard to the proposal that one applicant would only be entitled to one flat, the Authority directed that there shall be no restriction on the number of flats that can be purchased by an applicant in e-Auction as well as in FCFS mode to ensure minimal restrictions, maximum demand, quick disposal of property and keeping view changing aspirations of average urban family.
- g. DDA till now has been selling flats either through draw of lots or FCFS and so, the disposal price has always been based on the standard costing. Considering that in e-auction, the price fetched would be anyway at least one increment over the reserve price and thus it would be more than price fetched in draw of lots or FCFS, the Authority directed that even if there is a single bidder (only one

EMD received against a property), the Auction shall take place & even if there is a single bid above the reserved price, the Auction shall proceed to decide the H1 bidder.

- b. The Authority decided that the increment value in e-Auction proposed as follows in the agenda document are to be adopted. Further, for the MIG flats the incremental value shall be Rs 50,000/-

S. No.	Flat Category	Incremental value
1.	MIG	50,000/-
2.	HIG	1,00,000/-
3.	Super HIG	1,50,000/-
4.	Penthouse	2,00,000/-

- XIII. In addition, the Authority approved Annexure X (scheme brochure for carrying out e-Auction) and Annexure Z (scheme brochure for carrying out FCFS) with the above stated modifications.

Other Points


Shri Somnath Bharti

1. Though the PM-UDAY scheme would have been formulated essentially for poor people who are in occupation of government lands, several well to do people have taken advantage of the scheme and have got Conveyance Deed/ Authorization Slip issued for unauthorizedly occupied government lands. In one such instance, a person in his constituency has occupied a 2000 sq. m. plot.

Hon'ble Lt. Governor directed that the number of such cases be examined and submitted.

2. DJB has developed a system of checking whether a construction has been booked for unauthorized construction by MCD before providing water connection. A similar system should be put in place for checking unauthorized construction before providing electricity connection.

3. Development of Chhath Puja ghats on DDA properties be expedited.



Hon'ble Lt. Governor thanked all the Members, Special Invitees and senior officers for participating in the meeting.

The meeting ended with a vote of thanks to the Chair.
