

COSTING CIRCULARS

- ◆ Office order dated 4.2.02/25.2.02 regarding Standard Costing.
- ◆ Office order dated 9.4.02 regarding Standard Costing.
- ◆ Office Order dated 15.11.02/18.11.02 regarding Standard Costing.
- ◆ Office Order dated 8th January, 2003 regarding Standard Costing.
- ◆ Office order dated 8.7.03 regarding Standard Costing.
- ◆ Office order dated 4.11.03/14.11.03 regarding Costing of flats.
- ◆ Office order dated 19.11.03 regarding Standard Costing.
- ◆ Office order dated 5.4.04 regarding Standard Costing.
- ◆ Office order dated 13.10.04 regarding Standard Costing.
- ◆ Office order dated 13.4.05 regarding Standard Costing.
- ◆ Office order dated 28.10.05 regarding Standard Costing.
- ◆ Office order dated 31.3.06 regarding Standard Costing.
- ◆ Office Order dated 7.9.06 regarding Standard Costing.
- ◆ Office order dated 20th June, 2007 regarding Standard Costing.
- ◆ Office order dated 13th November, 2007 regarding Standard Costing.
- ◆ Office order dated 24th April, 2008 regarding Standard Costing.
- ◆ Office order dated 23rd January, 2009 regarding Standard Costing.
- ◆ Office order dated 29th June, 2009 regarding Standard Costing.

DELEGATION OF POWERS TO FINANCE/MANAGEMENT OFFICERS:

- ◆ Office order dated 1st August, 2001 regarding simplification of procedure & delegation of financial powers for issue of NOC for possession.
- ◆ Office Order dated 5/7.12.01 regarding delegation of powers to Housing A/Cs and Management Wing.
- ◆ Office order dated 16th November, 1998 regarding exercising of powers by the officers of Housing Dept.

IMPORTANT POLICIES/CIRCULARS

- ◆ Circular dated 6.10.1998 regarding policy relating to formation of Association/Agency in the Housing Estate of DDA.
- ◆ Circular dated 19.10.1998 regarding guidelines for allotment of small piece of land within the boundary of a Housing Estate to Association/agencies.
- ◆ Ministry of Urban Development letter dated 19th June, 2000 regarding out of turn allotment of DDA flats.
- ◆ Office order dated 27.11.2003 regarding Revalidation of the possession letters.
- ◆ Authority Resolution vide item no.46/2001 regarding cost principle to be applied in cases of restoration.
- ◆ Authority Resolution vide item no.29/2005 regarding Policy for restoration of cancelled DDA flats.
- ◆ Office order dated 25.2.05 regarding issues relating to issuance of demand letter at wrong address.
- ◆ Office order dated 14.3.05 regarding the powers for restoration/regularisation of delay.
- ◆ Circular dated 22nd June, 2005 regarding request of the allottee for issuance of certified copies of docs.
- ◆ Office order dated 13.2.06 regarding amendment in compliance of Delhi High Court judgement.
- ◆ Circular dated 6.6.2006 regarding principle of costing.
- ◆ Circular dated 17th October, 2008 regarding charges for issue of duplicate certified copy of the documents.
- ◆ Office Order dated 14.9.09 regarding simplification of procedure and delegation of powers.
- ◆ Circular dated 29.10.09 regarding entertaining only the original allottees for possession.

(174)
28/2

DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

No F 21(1671)2001/HAC/13

4.2.2002

OFFICE ORDER

Sub: STANDARD COSTING

Authority have passed the resolution on Standard Costing vide Resolution No. 7/2002. The Resolution has become operative with immediate effect as per the orders of the Chairman, DDA, dated 24.01.2002. The decisions taken, in brief, are as under:

1. The cost of the unit will be:-
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)
2. The costing of the flat will now be based on the standard costing and not on actual costing of the flats. The cost of construction based on Plinth Area Rate (PAR) for this purpose including maintenance, deficiency and rectification charges will be Rs.5,100/- per sq. meter for flats without lift and Rs.6000/- per sq. meters for flats with lift upto 31.3.2002. The PAR for courtyard and garages would be 25% and 50% respectively of the PAR for flats.
3. The PAR of construction would be announced twice in a year and would apply as on 1st April & 1st October each year. 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. The PAR would be rounded off to multiple of 100. HAC Branch will maintain the data in respect of actual PAR. After completion of the scheme variation in actual cost with standard cost will be worked out and duly accounted for in the next exercise.

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2/3 (45)

4. **Departmental charges:-** Departmental charges will include prepossession charges i.e. community facilities, Departmental charges, Administrative charges, Documentation Charges and cost of water connection charges levied at the time of possession. The consolidated Departmental charges would be levied at the following rates:-

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

5. **Interest-** Interest during construction period would be provided at the rate of 10% 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)

6. **Cost of land-** The cost of land per square meter would be given by the Land Costing Wing. The land rate would be multiplied with the following factors, depending upon the number of storeys:-

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	0.5

In the case of courtyard, land cost would be at 100% of land rate multiplied with Plinth area of court yard.

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in the case of garages, land cost would be worked out by multiplying land rate with Plinth area of scooter/car garage and applicable land factor.

7. **Service charges**- Service charges would be collected @ 7.5% of the land premium as capitalized value. In respect of old cases, option would be given to the allottees 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 MCD, 5% of the land premium would be collected as capitalized value of service charges for unpaid and future dues. This will apply to Residential Housing Properties only.
8. **Ground Rent**- Where Ground Rent is payable on lease hold properties being disposed off on instalment basis, it would be charged at the rate of 12% of the land cost as capitalized ground rent. 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.
9. **Share money**: It would be Rs 500/- per flat for JANTA/EWS/LIG categories and Rs. 1000/- per flat for others.
10. **Surcharge**: Surcharge for localities declared as prime localities by the Management would 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) and Cost of car/scooter garage (if any). This would be currently applicable for SFS/HIG scheme and not applicable to other flats.

2/2

- 11. The above costing formula will also apply to all pending HPA schemes except for the interest portion. As far as the interest portion is concerned the existing procedure of charging of API, wherever applicable, will apply. The rate of interest of charging API is as per separate office order of even date.
- 12. Now the costing of flat will be done by computerized system. Files for the same will not be sent to Finance.
- 13. Files for working out PAR to be announced with the approval of Authority, will be submitted in 1st week of March & September for approval of FMVC.

[Signature]
 [D.B. GUPTA]
 Commissioner (H)

Copy to:

- 1. VC for information
- 2. FM for information
- 3. FA(H)
- 4. Director(H) I & II | *[Signature]*
- 5. J.FA(H) I & II
- 6. All J./Deputy Directors (H)
- 7. All Sr. Asst/Asst of Housing Accounts Wing

DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

No.F.21(1571)2001/HAC/35

8-4-2002

OFFICE ORDER

Subj: STANDARD COSTING

This has reference to office order of even no. dated 25.2.2002 giving details of working out costing of the flats on the basis of standard cost, as approved by the Authority vide Resolution No. 07/2002. The plinth area rate mentioned in the said order were applicable for demand letter issued upto 31st March 2002.





2. The Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f 1-4-2002 till 30-9-2002 will be as under:-

- Flats with lift = Rs.6000 per sq. mtr.
- Flats without lift = Rs.5400 per sq. mtr.

3. Where Engineering Member declares flats with richer specification, additional PAR for such flats will be charged with the approval of Vice Chairman, D.D.A. In absence of any certificate it will be presumed that flats are without richer specifications.


[D.B. GUPTA]
Commissioner (H)

Copy to:

1. VC for information.
 2. FM for information.
 3. EM for information.
 4. Commissioner (System) 
 5. FA(H) All Chief Engineers 
 6. Director(H) I & II J/LFA(H) I & Dy FA(H)
 7. CMC 
- 

(16)

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)**

HLF 21/1071203/HAC

(15)
OFFICE ORDER

19.11.2002

Sub: STANDARD COSTING

This has reference to office order of even no. dated 17.10.2002 indicating following Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f 1.10.2002 or 31.3.2003. This PAR was earlier decided with the approval Hon'ble Lieutenant Governor, now this has been approved by the Authority vide resolution number 96/2002.

- | | | |
|--------------------|---|----------------------|
| Flats with lift | = | Rs. 8000 per sq. mt. |
| Flats without lift | = | Rs. 5800 per sq. mt. |

2. Office order of even no. dated 17.10.2002 states that where Engineering Member declares flats with richer specification, additional PAR for such flats will be charged with the approval of Vice Chairman, D.D.A. In absence of any certificate it will be presumed that flats are without richer specifications. Here it has been decided that this certificate will be given by the respective Chief Engineer instead of Engineering Member.

(Signature)
(D.B. GUPTA)
Commissioner (H)

Copy to

1. VC for information.
2. FM for information
3. EM for information
4. FA(H) All Chief Engineers
5. Director(H) 1 & Sr. J. FA(H) 1 & Dy FA(H)
6. Sr A.O. (HAC)
7. Dir (System)/Dy Dir (System) CMC

AAO
(Signature)

2 Form 2
(Signature)
3/11

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (Housing)**

N.F.21(1671)2001/Constn.02 / 4

D. 24th January, 2003

OFFICE ORDER

SUB: Standard Costing

This has reference to office order of even number dated 18.11.02 indicating the Plinth Area Rate (PAR) of cost of construction. The Authority in its meeting held on 20.12.02 has approved the following revised plinth area rate of construction including maintenance deficiency and rectification charges w.e.f. 20.12.02 till 31.3.03 vide resolution No. 110/2002.

<u>Category</u>	<u>Plinth Area Rate (Per sq. mtr. (in Rs.))</u>
Area	1250
LK	4020
MID	1380
HQ/SFS	1680

2. The Authority has also revised the land factors for 4/5 story flats which will be applicable w.e.f. 20.12.02. The land factor for 4/5 story flats as indicated at sl. no.4 to para (b) of office order of even number dated 25.07.02 is modified as under -

<u>Category</u>	<u>Land factor of 4/5 story flats</u>
Area	1
LK	1
MID	0.85
HQ/SFS	0.85

- 3. The other provisions on the subject will remain unchanged.
- 4. These will apply to demand letters issued w.e.f. 20.12.2002. Demand letters already issued will not be revised. This bears approval on file No. 21(1671)2001/HAC.


 (D.R. Gupta)
 Commissioner (Housing)

- Copies to:
- 1. LEAH
 - 2. Director (Housing) FA(H)/Dy. FA(H)
 - 3. Director (System) Dy. Director (System)/CMC
 - 4. SR.A.D/HAC
 - 5. PS to VC/PM/EM for information
 - 6. PS to Commissioner-cum-Secretary

441-196
15-1-03

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF PRINCIPAL COMMISSIONER**

No.F.21/1671/2001/HAC

6.7.03

OFFICE ORDER

Sub: STANDARD COSTING

This has reference to office order of even no. dated 8.1.03. The Parth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f 1.4.03 till 30.9.2003, as approved by Authority in its meeting held on 28.3.03 are as under:-

Flats with lift	=	Rs. 8000 per sq. mtr.
Flats without lift	=	Rs. 5250 per sq. mtr for Janta/EWS/One room tenements Rs. 4820/- per sq mtr for LIG Rs. 5380/- per sq. mtr for MIG Rs. 5680/- per sq mtr for HIG/SFS

Note: For flats with richer specification additional PAR would be charged.

[Signature]
[D.B. GUPTA]
Principal Commissioner

Copy to:

1. VC for information.
2. FM for information.
3. EM for information.
4. PC cum Secy (w.r.t. to A.R.No 72003)
5. Commissioner (System)
6. FA(H) All Chief Engineers
7. Director(H) I & II, J.FA(H) I & Dy FA(H)
8. Sr. A.O (HAC)
9. M/s CMC/S. G. Math & Co. - for updation of PAR

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DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

No.F.21(187)2001HAC

4.11.2002

Subj: - Costing of flats.

Authority have passed a Resolution on the costing of the flats by DDA- starting from actual cost to awarded cost to its meeting held on 21.1.2002 vide Resolution No. 32002. This was further modified for interest during construction period and land factor for flat survey flats vide Resolution No. 942002, 1180002. The authority in its meeting held on 28.9.2002 have approved the following vide resolution number:

- a. Collection of share money as approved vide Authority Resolution No. 73002 has been disposed with.
- b. No service charges/capitalized service charges to separately listed on flats. This will be part of total cost as indicated by Land Costing wing.
- c. Authority had left the decision on interest during construction period to the Vice Chairman who has decided that interest during construction period be charged @ 10% p.a.
- d. The above would apply on demand letters yet to be issued. Demand letters already issued will not be revised.

Commissioner (Housing)

Copy to:

1. VC for information.
2. FMEM for information.
3. PC for information.
4. Commissioner (System)
5. FAHQ Dy(LC)
6. Director(H) I & II, FAHQ I & Dy FAHQ
7. Sr A.O.(HAC)
8. Ms OAC

DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

No.F.21/1871/2001/HAC/H/1

19.11.03

OFFICE ORDER

Sub: STANDARD COSTING

This has reference to office order of even no. dated 8.7.03. The Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f. 1.10.03 @ 31.3.2004 as approved by Authority in its meeting held on 26.9.03 are as under:-

Flats with lift	=	Rs. 5000 per sq. mt.
Flats without lift	=	Rs. 5250 per sq. mt. for Janta/EWS/One room tenements
		Rs. 4800/- per sq.mtr for LIG
		Rs. 5380/- per sq.mtr for MIG
		Rs. 5800/- per sq.mtr for HIG/SPS

Note: For flats with richer specification additional PAR would be charged.


[J.R.K. Singh]
Commissioner (Housing)

Copy to :

1. VC for information
2. FMEM for information
3. PC for information
4. Commissioner (System)
5. FA(H) All Chief Engineers
6. Director(H) I & II J.FA(H) I & Dy FA(H)
7. Dy A.O. (HAC)



DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

No.F.21(1871)2001/HAC/16

5.04.04

OFFICE ORDER

Sub: STANDARD COSTING

This has reference to office order of even no. dated 18.11.2003. The Plinth Area Rate (PAR) of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f. 1.4.2004 to 30.9.2004, as approved by Authority in its meeting held on 11.03.2004 vide resolution number 20/2004, continue to be as under:-

Flats with IR	=	Rs. 3000 per sq. mt.
Flats without IR	=	Rs. 5250 per sq. mt. for Janta/EWS/ Rs. 4800/- per sq.mtr for LIG Rs. 5300/- per sq.mtr for MIG Rs. 5800/- per sq. mtr for HIG/SFS

Note: For flats with richer specification additional PAR would be charged.


(Anand Menyar)
Commissioner (Housing)

Copy to:

1. VC for information.
2. FMIEMPC for information.
3. FA(H) Commissioner (System)
4. All Chief Engineers
5. Director(H) I & II, J.FA(H) I & Dy FA(H)
6. Sr A.O. (HAC)

DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

No F 21(167) (2004) HAC/HY

12.10.04

OFFICE ORDER

Sub STANDARD COSTING

This has reference to office order of even no. dated 8.04.2004 indicating the following Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f 1.04.2004 till 30.9.2004.

- Flats with lift = Rs. 6000 per sq. mt.
- Flats without lift = Rs. 5250 per sq. mt. for Janta/EWG/
Rs. 4800/- per sq. mt. for LIG
Rs. 5380/- per sq. mt. for MIG
Rs. 5680/- per sq. mt. for HIG/SFS

The Hon'ble LG has approved to continue to charge above Plinth Area Rate (PAR) of construction till 31.3.2005.

Note: For flats with richer specification additional PAR would be charged.

[Janta Manoj]
Commissioner (Housing)

Copy to

1. VC for information.
2. FMEMPC for information.
3. FA(H) Commissioner (System)
4. All Chief Engineers
5. Director(H) I & W & FA(H) I & Dy FA(H)
6. Sr A.O. (HAC)

15/10/04

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15/10/04



DELHI DEVELOPMENT AUTHORITY
OFFICE OF PRINCIPAL COMMISSIONER

No.F 21(187)2001HAC / 16

13.4.05

OFFICE ORDER

Sub: STANDARD COSTING

This has reference to office order of even no. dated 12.10.2004, the Authority in its meeting held on 28.3.05, vide item no. 25/2005, has approved the revised Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f. 1.4.05 till 30.9.2005, as under:-

- | | | |
|--------------------|---|---|
| Flats with lift | • | Rs. 5000/- per sq. mt. |
| Flats without lift | • | Rs. 5300/- per sq. mt for Janta/EWS/
One room tenements,
Rs. 5400/- per sq. mt for LG,
Rs. 5600/- per sq. mt for MG,
Rs. 6000/- per sq. mt for HIG/SPG. |

Note: For flats with richer specification additional PMT would be charged.

(Amit Kumar)
Commissioner (Housing)

Copy to:

1. VC for information.
2. FMEM/PCPC-cum-Secy/CLAC/DVD for information.
3. FA(H) Commissioner (System)
4. All Chief Engineers
5. Dy(H) & M/De (System) & FA(H) I & Dy FA(H)
6. Sr A.O.(HAC)

Handwritten notes and signatures:
Amit Kumar
13/4/05
187/2001HAC/16

DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)

NO.F.21(167)2011/HAC/233

28.10.05

OFFICE ORDER

Sub: STANDARD COSTING

This has reference to office order of even no. dated 13.04.05, the Authority in its meeting held on 18.10.05, vide item no. 780005, has approved

1. Flats constructed on Turkey basis or Mega projects would have separate PAR.
2. Costing in respect of covered car garage to be done on the same basis as is adopted in the case of Scooter Garage.
4. Additional PAR to be charged for flats with underground common parking.
5. The revised Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f. 1.10.05 to 31.03.2006, as under:-

Flats with lift	Rs. 5000/- per sq. mt.
Flats without lift	Rs. 5500/- per sqm for Janta/EN/Stone room tenements. Rs. 6000/- per sqm for LIGHTS Type - A, Rs. 7000/- per sqm for MCG/ENS Type - B Rs. 7500/- per sqm for HGR/SFS. Rs. 7000/- per sqm for LIG Flats constructed on Turkey basis/mega project Rs. 8000/- per sqm for MDG Flats constructed on Turkey basis/mega project Rs. 250/- per sqm additional for underground common parking.

Note: For flats with richer specification additional PAR would be charged.

(Amit Kumar)
Commissioner (Housing)

Copy to:

1. VC for information.
2. FWM for information.
3. FC/PC-cum-Secy/CVO for information.
4. FAHQ Commissioner (System)/CLA for information.
5. All Chief Engineers.
6. DyHQ & W/ Dy (System)/E FAHQ I & Dy FAHQ.
7. Sr A.O (HAC)

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)**

No.F.31(1471)2001/HAC

31.03.06

OFFICE ORDER

Sub: STANDARD COSTING

This has reference to office order of even no. dated 28.10.05, the Authority in its meeting held on 24.03.2006, vide item no. 21/2006, has approved the revised Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters issued to be issued w.e.f 1.4.06 till 30.06.2006, as under:-

Flats with lift	Rs 11500/- per sq. mt
Flats without lift	Rs.6000/- per sqm for Janta/EWS/one room tenements, Rs 7000/- per sqm for LIG/EHS Type - A, Rs.8250/- per sqm for LIG flats constructed on turnkey basis/mega project, Rs 8500/- per sqm for MIG/EHS Type - B Rs.8750/- per sqm for MIG flats constructed on turnkey basis/mega project Rs 9000/- per sqm for HIG/SFS Rs 500/- per sqm additional for underground common parking

Note: For flats with richer specification additional PAR would be charged.


[Anam Manzar]
Commissioner (Housing)

Copy to:

1. VC for information
2. F/SEM for information
3. PC/PC-cum-Exec/CVO for information
4. FA/FA Commissioner (System)/CLA for information
5. All Chief Engineers
6. Dir/Dir & Dy (System)/J/FA/Dir I & Dy FA/Dir
7. Sr.A.O.(HAC)

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (CLAS)**

REGD. NO. 11/2007/CLAS

REGD. NO. 11/2007/CLAS

7/2007

*7/06
2006-0*

Sub: STANDARD COSTING

This case reference is office order of even no. dated 03/01/2006, the Authority in its meeting held on 2/06/2006, vide item no. 88/2006, has approved the revised Floor Area Rate (FAR) of cost of construction, including maintenance, efficiency and rehabilitation charges for demand letters to be issued w.e.f. 1/10/06 @ ~~Rs. 20,000/-~~ as under:

TYPE AND NO.	Rs. 2000/- per sq. ft.
Floor without lift	Rs. 15000/- per sqm for JALPAWALA area
with lift	Rs. 7500/- per sqm for LIG/HR Type - A, Rs. 8700/- per sqm for LIG flats constructed on turnkey leasehold project, Rs. 9000/- per sqm for MIDRISE Type - B Rs. 10000/- per sqm for MID flats constructed on turnkey leasehold project Rs. 8500/- per sqm for MIDRIFE. Rs. 500/- per sqm additional for underground parking.

Note: For flats with better specification additional FAR will be charged.

(Signature)
Commissioner (CLAS)

- Copy to:
1. VC for information.
 2. P&RA for information.
 3. M&S/CLAS/CLAS/CLAS for information.
 4. P&R Commissioner (Systems/CLAS) for information.
 5. All Chief Engineers.
 6. B&S & C (Systems/CLAS) & CLAS.
 7. B & CLAS.

*1-4-07 To 20-9-07
Rates are from Rs above.*

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER, HOUSING**

378

No. F.21(187)(200)HAC/A/C

Dated 20th June 2007

OFFICE ORDER

Subject:- STANDARD COSTING

This has reference to Office Order of even No dated 07/09/2005. The Plinth Area Rate (PAR) of construction including maintenance, deficiency and rectification charges for demand letters issued/ to be issued w.e.f. 01/04/2007 to 30/06/2007 as approved by the Authority in its meeting held on 31st May, 2007 vide item No. 12/2007 continued to be as under:-

Flats with lift	-Rs. 12,000/- per sq. mt.
Flats without lift	-Rs. 8,500/- per sqm. for Janta/ EWS/Char Ration Tenement.
	-Rs. 7,500/- per sqm. for LIG/EPD Type-A
	-Rs. 8,700/- per sqm. for LIG flats constructed on territory based Mega project.
	-Rs. 9,000/- per sqm. for MIG/EPD Type-B flats.
	-Rs. 9,500/- per sqm. for MIG flats constructed on Turn key basis/mega project.
	-Rs. 9,500/- per sqm. for HIG/EPD flats.
	-Rs. 500/- per sqm. additional for underground common parking.

Notes:- (1) As the rates for the flats constructed on turn key basis, the cost is fixed on higher rates due to richer specifications and extra charges for the same are applicable, but this will continue to be applicable in other category flats.

(2) If any discrepancy is notified in FAR, V.C. DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.


[Anand Kumar]
Commissioner (Housing)

Copy for kind information to:-

1. Vice-Chairman, DDA.
2. PM/EA, DDA.
3. PC/PC-Cum-Secretary/CVO, DDA.
4. FA/FC-Commissioner (System) CLA, DDA.
5. All Chief Engineers.
6. Director(H-I & II) Div (System) P.A. (H-I & Dy. P.A. (H-I)
7. Sr. A.O. (HAC)

**BELGI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER (HOUSING)**

NO. F/2014/12281/2014 / 2 / 10

Dated 18 November 2017

Subject: STANDARD COSTING

The Authority in its meeting held on 10-10-2017, vide item No. 10/2017, has approved the revised Floor Area Rates (FAR) of Cost of Construction including maintenance, deficiency and modification charges for standard houses to be issued w.e.f. ~~10-10-2017~~ 11-10-2017 as under:

Floor with lift	Rs. 12,000/- per sqm.
Floor without lift	Rs. 8,000/- per sqm. for JANTA/NEWS/One Room Tenements
	Rs. 8,000/- per sqm. for LGDHS Type-I
	Rs. 7,500/- per sqm. for LGD Flats constructed on Turkey housing project.
	Rs. 9,000/- per sqm. for MIDC/RE Type-II
	Rs. 10,000/- per sqm. for MID Flats constructed on Turkey housing project.
	Rs. 10,500/- per sqm. for HD/DFE Flats
	Rs. 500/- per sqm. additional for underground Common parking.

Note:-

(i) For Flats with other specifications additional FAR would be charged except for the flats constructed on Turkey housing project with other specifications, as separate higher rates for the same are already notified.

(ii) If any objection is received in FAR, Vice-Chairman, DDA is authorized to modify the same with the approval of Hon'ble L.C.D. Member Panel.

Commissioner (Housing)

Copy to:-

- 1. Vice-Chairman, DDA for kind information.
- 2. Member, DDA for kind information.
- 3. CPC - cum Secy/CYO for kind information.
- 4. PAM/Commissioner, Systems/CLM for kind information.
- 5. Asst. Chief Engineer, DDA.
- 6. Director-I & II, Control Systems/Ch. P.A./H&B.
- 7. S.A. DDA/CLM/Ch. P.A./H&B.

Handwritten notes:
10/11/17
11/11/17

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER(HOUSING)**

No. F.21(1871)2007/HACPM/148

Date: 27, April, 2008

Subject: STANDARD COSTING

The Authority in its meeting held on 10-04-2008, vide Item No. 192008, has approved the revised Plinth Area Rates (PAR) of Cost of Construction including maintenance, deficiency and rectification charges for demand letters to be issued w.e.f. 01-04-2008 till 30-09-2008, as under:-

Flats with lift:	Rs. 12,200/- per sqm.
Flats without lift:	Rs. 8,800/- per sqm. for JANTAENH One Room Tenements.
	Rs. 8,800/- per sqm. for LGENB Type-A
	Rs. 9,200/- per sqm. for LIG flats constructed on turnkey basis/Mega Project
	Rs. 8,900/- per sqm. for MGENB Type-B
	Rs. 10,200/- per sqm. for MID flats constructed on Turnkey basis/Mega Project
	Rs. 10,500/- per sqm. for HQ/SPS Flats.
	Rs. 600/- per sqm. additional for under-ground Common parking.

Note:-

1) For Flats with richer specifications additional PAR would be charged except for the flats constructed on Turn key basis/Mega Project with richer specification, as separate higher rates for the same are already worked out.

2) If any deviation is noticed in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble U.Governor, Delhi.


(Name Manner)
Commissioner(Housing)

Copy to:-

1. Vice Chairman, DDA for kind information.
2. FMEM, DDA for kind information.
3. PCIPC cum Secy/CVO for kind information.
4. FA(H)/Commissioner(System)/CLA for kind information.
5. All Chief Engineers, DDA
6. Director(H-I & II Director(System)/Dy.P.A./H & II T.S./A.G.(HAC)
7. P.S. to Commissioner(Housing).

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER (HOUSING)**

No. F.11(DEFI)2001/RAC/74-53, Dated 22 January 2004

Subject: STANDARD COSTING

The Authority in its meeting held on 17-12-2003, vide Item No. 71/2003, has approved the revised Floor Area Rates (FAR) of Cost of Common-Use, including maintenance, safety and rectification charges for demand letters to be issued w.e.f. 01-01-2004 till 31-03-2004, as under:

Floor with lift	(i) For operating schemes Rs. 22,700/- per sqm. [Inclusive of staircase cost component for operation and maintenance charges for lift and fire fighting equipment and the like for a period of 5-6 years].
	(ii) For existing schemes Rs. 18,000/- per sqm.
Floor without lift	Rs. 7,400/- per sqm. for Janta/EWS/one room Tenements Rs. 9,400/- per sqm. for LIG/PMU - Type-A Rs. 10,000/- per sqm. for LIG flats constructed on Priority basis/regular basis Rs. 10,500/- per sqm. for MIG/PMU - Type-B Rs. 10,700/- per sqm. for MIG flats constructed on Priority basis/regular basis Rs. 11,000/- per sqm. for MIG/VPD flats Rs. 700/- per sqm. Additional for underground Common Parking.

Contd...P/3...

Note:

(1) For Plans with other specifications additional P&B would be charged except for the bids constructed on Turn-key basis/Mege Project with other specifications, as separate higher rates for the same are already worked out.

(2) If any discrepancy is noticed in P&B, Vice-Chairman, DDA is authorized to rectify the same with the approval of Member in Charge, DDA.



(Anil Kumar)
Commissioner(Housing)

Copy to:

1. Vice Chairman,DDA for kind information.
1. PM/DM, DDA for kind information.
1. PC/PC-cum Secy, DDA for kind information.
1. P&B/Commissioner(Systems)/CLA for kind information.
1. All Chief Engineers,DDA
1. Director(I & S /Director(Systems)/ Dy P&B I & S
Pradip Das / P&B P&B
1. P.S. or Commissioner(Housing)

**WILDI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER (SOUKING)**

No. P2102711200/NAOP-4/199 Date: 27 June 2009

Subject: STANDARD COSTING

The Authority in its meeting held on 27th June 2009, vide item No. 14/2009, has approved the revised Ninth Area Rates (NAR) of Cost of Construction, including maintenance, efficiency and replacement charges for demand letters to be issued w.e.f. 01-04-2009 till 30-03-2010 as under:

- Fees with lift**
- i) For upcoming schemes:
Rs.12,700/- per sqm. (inclusive of machine and cost component for operation and maintenance charges for lifts and fire fighting equipment and the like for a period of five years).
 - ii) For Existing Schemes:
Rs.12,200/- per sqm.
- Fees without lift**
- Rs.7,400/- per sqm. for Janta/EMU/ low rise Tenements.
 - Rs.8,800/- per sqm. for LIC/EMU - Type-A
 - Rs.12,200/- per sqm. for LIC flats constructed on turning lands/raaga project.
 - Rs.12,200/- per sqm. for MIC/EMU - Type-B
 - Rs.12,700/- per sqm. for MIC flats constructed on Turning lands/ raaga project.
 - Rs.11,200/- per sqm. for MIC/ EPD flats.
 - Rs.700/- per sqm. Additional for underground Common Parking.

Cont. P/2

Note:

1) No additional/extra charges are leviable in respect of Survey
Scale/Maps projects constructed flat with other specifications.
However additional /extra charges would be leviable in respect of
other flat with other specifications as to be intimated by the
Engineering Wing.

2) If any alteration is required in P&A, Vice-Chairman, DOA is
authorized to carry the same with the approval of Director, in
Government, Delhi.


Commissioner (Revenue)

Copy to:

- 1. Vice Chairman, DOA for kind information.
- 2. P&A, DOA for kind information.
- 3. P&A, Govt. Secy, P&A for kind information.
- 4. P&A, Commissioner (Systems), DOA for kind information.
- 5. Asst. Chief Engineer, DOA.
- 6. Director (H-1 & II), Director (Systems), Dy. P&A (H-1 & II).
- 7. Dy. P&A (NAC).
- 8. P&A to Commissioner (Revenue).

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER (HOUSING)

NO. F 21022004/Comm/HR/PW 7 C-1

Dated: 14 August, 2007

OFFICE ORDER

SUB: Simplification of procedure and delegation of enhanced powers for issue of NOC for possession.

An Office Order No. FMS/FA/HR/Comm/HR/2000 dated 13.7.2000 was issued by FA/HR to simplify the procedure for working out the outstanding dues/issue of No Objection Certificate so as to expedite the disposal of pending conversion applications.

In order to simplify the procedure for issue of No Objection Certificate for other purposes, it has been decided to extend the circular d.13.7.2000 referred earlier to FA, NOCs for any other purposes, provided application has been received from the original allottee and genuineness is verified by the officer not below the rank of Dy. Director, in the Management wing.

This bears approval of FMVC on file No. MC.24/134537/COMR


Omendra Bhushan Gupta
Commissioner (Housing)

1. PS to V.C. DDA
2. PS to FM, DDA
3. Financial Advisor (Housing)
4. Director (Housing)-I
5. Director (Housing)-II
6. All Jt. Dy. Directors of Housing Department.
7. J. Law Officer (Housing).
8. Genl. File.

(25)

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)**

No.F.2(10)/Circular/N&C(H)/241/350

06.12.2001

OFFICE ORDER

In super session of Office Order No. PAJLFA(H)/ Conversion/ 2000 dt. 13.7.2000 regarding simplification of procedure and delegation of enhanced powers for disposal of conversion cases. It is decided that in order to mitigate the public grievances as also expedite the disposal of cases urgently, it has become necessary to liberalize our existing procedure so that the delay in issue of NOCs for conversion or other purposes could be minimized and refund to the allottees wherever required is made expeditiously. To meet out the above purpose it has been decided to delegate the following enhanced powers to the officers of Housing Accounts and Management Wing.

PRESENT DELEGATION	ENHANCED DELEGATION
1. In case the final outstanding dues in respect of any flats are upto Rs.50/-, the same will be treated as written off and NOC will be issued by the zonal AO without insisting for this payment.	In case the final outstanding dues in respect of any flat are upto Rs.200/-, the same will be treated as written off and NOC will be issued by Zonal AO/Dy. Director (Housing) without insisting for this payment.
2. All the payments made by the allottees are required to be verified from the D&C register or Cash (H). However, in the cases where the allottees are asked to deposit some outstanding dues and if	All the payments made by the allottees are required to be verified from the D&C register or Cash (Housing). However, in the cases where the allottees are asked to deposit some outstanding dues and if the payment involve is upto

6

<p>the payment involve is upto Rs.4000/- the procedure of verification of payments will be dispensed with and the payment will be treated as received on submission of original 3rd/4th copy of challan as proof of payment.</p>	<p>Rs.5000/- the procedure of verification of payments will be dispensed with by Director (H) and the payment will be treated as received by the Management Wing on submission of original 3rd/4th copy of challan as proof of payment. This would be applicable only in respect of final dues for the purpose of conveyance deed/NOC after possession.</p>
<p>3. Where the payments made are more than 3 years old the same may be treated as verified on production of proof of payment and Indemnity Bond duly attested by the Notary Public. It has also been decided to delegate the following enhanced powers to the officers of Housing Accounts Wing for the above purposes:-</p> <p>a)</p> <ul style="list-style-type: none">i. Zonal A.Os upto Five instalmentsii. Dy./JLFA(H): upto ten instalmentsiii. FA(H) : upto twenty instalments <p>(subject to overall monetary limit of Rs.25,000/-)</p>	<p>Where the payments made are more than 3 years old, the same may be treated as verified on production of proof of payment as 3rd/4th copy of challan or bank certificate and Indemnity Bond duly attested by the Notary Public in respect of number of monthly instalments already decided and existed in each individual case to be exercised by different officers. However, the overall limit is decided to be enhanced from Rs.25, 000/- to Rs.50, 000/- in each individual case at DFA/JFA level. For amount over Rs.50,000/- irrespective of number of instalments decision will be taken by FA(H)/Commissioner (Housing) for an amount upto Rs. 2 lakhs.</p>

<p>b) GROUND RENT, SERVICE CHARGES, ETC.</p> <p>i. Zonal AO & upto Ra.2500/-</p> <p>ii. Dy./JL FA(H): Upto Ra.7500/-</p> <p>iii. FA(H): Upto Ra.15,000/-</p>	<p>No change in the existing delegations.</p>
<p>c) For exercising the powers in respect of monthly instalments, AOs will maintain a detailed record and once the actual verification cycle is completed, this will get tallied and report is sent to the respective JLFA(H)s for onward transmission to FA(H)/FM.</p>	<p>The existing system of follow up verification may be discontinued. However, entries of such unverified challans will be made in a register in each unit for audit by Internal Inspection Cell and for reconciliation by a separate unit. In case of any loss, the provisions of Indemnity Bond shall be invoked and money recovered from the indemnifier.</p>
<p>4. The present delegations are applicable for conversion cases issued by office order No. PA/JLFA(H)/Conversion/2000 dt. 13.7.2000. The delegations were made applicable for issue of NOCs for any purposes provided application has been received from the original allottee and the genuineness is verified by the officer not below the rank of Dy. Director in the Management Wing vide</p>	<p>It is now decided that the delegation may be made applicable to NOCs to be issued for conversion cases, penalty relief cases or Amnesty cases and all other purposes. The delegation may also apply in all cases whether pertains to original allottees or SPA/GPA cases where GPA has applied for conversion in his own name subject to verification of genuineness by Management Wing.</p>

	<p>applicant against any loss/fraud to DDA.</p> <p>iii. A certificate from Management Wing that no allotment has been made against the registration to the applicant.</p> <p>Further, the following enhanced powers are decided to be delegated to different officers in respect of refund of other deposits.</p> <p>Acc/Sr.Acc - Rs.25,000/- Dy./Jt.FA(H) - Rs.50,000/- FA(H) - Rs. 2 lakhs F.M. - Full powers.</p>
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In the past, possession of the flats in a few schemes were handed over to the allottees by the Management Wing without verification of the initial deposit, the cash down payments and other payments due for possession. This practice perhaps was adopted to facilitate expeditious handing over possession to the allottees to minimize harassment. However, now when the allotted flat is proposed to be transferred legally through execution of conveyance deed, it would be appropriate to get such pre-possession payments verified. This may take some additional time i.e. a few days but keeping in view the final transfer of property by DDA to the allottee, this should not be dispensed with. A few chances have come to the notice in the past where the forged challans have been submitted by the allottees and it is to be ensured that no such case goes through in the process of liberalization of procedure. There may also be cases where the allottee has made the payment but Bank might not have credited that to the DDA's account. In case some payments could not be got verified the procedure of Indemnity Bond can be adopted and case disposed off with the orders of the Competent Authority.

but where possessions have been given long back without verification of payments and verification not got done even after handing over of possession, DDA may not be in a position to recover amount from the allottees unless it is established that it was based on fraudulent challans.

Hence it is decided that pre possession payments need not be verified where possession has been given upto 31.12.1995. It will apply to all cases including cash down allotments, SF5, initial deposit of Hire Purchase allottees.

PRACTICES

It is decided that all the NOCs which shall henceforth be issued by the Accounts Wing shall indicate the dues viz. cost, instalment, ground rent, service charges, interest, etc. The element of interest shall be worked out presuming that the payment shall be made within next three months and interest for the next three months shall be added in the balance dues while issuing No Dues Certificate. In addition the rate of interest payable for delay shall also be indicated simultaneously. This would facilitate the allottee as well as Management Wing to work out delayed payment interest without referring the case to the Finance Wing. The Accounts Wing shall henceforth issue No Dues Certificate in cases where the final dues on account of ground rent/service charges/cost/instalment/interest, etc. are up to Rs. 5,000/- subject to the payment to be made by the allottee by the prescribed date as indicated in the certificate itself and further action may be taken by Management Wing subject to their satisfaction of receipt of payments from allottee.

In cases of Self Finance Scheme where allocations have been made and the allottees have made payment of four instalments as per demand-cum-allocation letter the files shall be sent by the Management Wing to the Accounts Wing, in batches for verification of payments made and working out interest on late payments, etc., if any. The completion of this exercise in advance shall facilitate the timely issuance of the final demand letters once the specific draw of flats held and costing of the flats is finalized.

MONITORING

In order to ensure that the cases are dealt with expeditiously at all level and there are no grievances to allottees on these pending cases regarding No Dues Certificate, the exercise shall be monitored by a Committee on weekly/fortnightly basis. The Committee will be comprises of the following members:

1. Commissioner (H)
2. FA(H)
3. Director (System)
4. Representative from LI Cell
5. J.FA(H)-I - Member Secretary

The Committee shall select one case each from one unit in every week and shall see that the exercise of delegation of powers for expeditious clearance of cases is being done. The Committee shall also study the system bottlenecks and shall come up with suggestions of their removal, on a regular basis.

ON LINE VERIFICATION

It is decided that Director (System) will make endeavor to improve upon the discrepancies/errors in the present data operation work. In order to ensure that data base is accurate. Further the on line system of verification of payments in the Housing Accounts Wing or by Management Wing under the direct control of AO/AD respectively will be introduced expeditiously on the recommendation of the Director (System) in order to cut short the delays in verifications.

This issues with the approval of VC, DDA in file No.22(24)2001/Coordn.(H)/R


 (D.B. Gupta)
 Commissioner (Housing)

Copy 4 -

DH-I	DD MIG	EHSTW
DH-II	DD LIC	DTA
DD SFS CH	J. D. Choudhary	PSG CCH
Director (System)	LABCH	J.O. Central

Date: 11/18/54

MEMO

In accordance with Office Order of even number dated the 11th March, 1954 and in order to further streamline the working of the Housing Department, functional responsibilities as defined herein have been reorganized and it has been desired that certain functions which have previously been performed by the offices of the Housing Department in the following manner:

TO: Director OFFICE ASSIGNED TO: Director's Office

1. REORGANIZATION

- a) ~~Request for assignment of members of the Housing Department to other offices or assignments~~ Administrative
 Requests will be processed only when necessary. If change is requested after approval, the assignment will have to be cancelled and request will have to be renewed.
- b) ~~Request for change of registration forms by areas, districts or cities and the forms, subject to the form of approved type~~ Administrative for new forms. (1) Only one form per office registration is required.
- c) ~~Request for cancellation of registration on the names of registered~~ Administrative
- d) ~~Request for change of address~~ Administrative
- e) ~~Cancellation of registration owing to non-payment of taxes~~ Administrative
- f) ~~Request for registration of properties having no tax records in the name of the owner~~ Administrative
 One request per office for registration. The request for registration registered list must be kept current. This work will be done in all offices only in accordance with the instructions of the Director.

2. ASSIGNMENT

- a) ~~Cancellation of address due to non-payment of taxes~~ Administrative

11/18/54

A NEW APPROACH TO THE

- 1) Request for cancellation of student at the request of student
- 2) Request for suspension of student for failing courses by the college for individual reasons in case of ~~student~~ ~~requesting to study case~~ ~~of the case~~
- 3) Case of student transfer
- 4) Case of demeritization of student
- 5) Case of student leave
- 6) ~~Request for student transfer~~

~~Request for cancellation of student at the request of student~~

~~Request for suspension of student for failing courses by the college for individual reasons in case of student requesting to study case of the case~~

~~Request for student transfer~~

~~Request for demeritization of student~~

~~Request for student leave~~

~~Request for student transfer~~

Request for cancellation of student at the request of student

~~Request for cancellation of student at the request of student~~

~~Request for suspension of student for failing courses by the college for individual reasons in case of student requesting to study case of the case~~

~~Request for student transfer~~

~~Request for demeritization of student~~

~~Request for student leave~~

~~Request for student transfer~~

- 7) Request for cancellation of student at the request of student
- 8) Request for suspension of student for failing courses by the college for individual reasons in case of student requesting to study case of the case
- 9) Case of student transfer
- 10) Case of demeritization of student
- 11) Case of student leave
- 12) Request for student transfer

~~Request for cancellation of student at the request of student~~

~~Request for suspension of student for failing courses by the college for individual reasons in case of student requesting to study case of the case~~

~~Request for student transfer~~

~~Request for demeritization of student~~

~~Request for student leave~~

~~Request for student transfer~~

1) Registration of affected areas of system in future action lists and other documents made before initiation of non-military operations on, within,

~~Commissioner~~ - 30 days.
~~Vice-Chairman~~ - beyond 30 days.

2. General

a) Transfer of registration/other contribution to latest received after the issue of subsequent actions

~~Commissioner~~ ✓

b) Transfer of list of way of sale and registration of sale

~~Commissioner~~

c) Revision of conveyance deed (non-land)

~~Commissioner~~

d) Issue of new state notice in case of unauthorised construction/other/other/other sale

~~Commissioner~~ ✓

e) Cancellation of previous writing out of (a) above

~~Commissioner~~ ✓

f) Suspension of previous writing out of (a) above for valid reasons to be recorded in writing

~~Commissioner~~

g) Fixation of date of stop for official/official

~~Commissioner~~

h) Approval for mutual exchange of land

~~Commissioner~~ - within 30 days
~~Vice-Chairman~~ - after 30 days

i) Validity of deeds/writings and other charges

~~Commissioner~~ - in cases where office is in fact.
~~Vice-Chairman~~ - other cases.

This issue with the approval of Vice-Chairman, ODA.

[Handwritten signature]
Commissioner

Date: 1971

Secretary to LG for information.
CC to Vice-Chairman for ODA's attention.

~~Commissioner~~, ODA.

~~Commissioner~~, ODA.

cc Deputy Commissioner, ODA.

cc Assistant Commissioner, ODA.

cc Superintendent, ODA (Legal & Administrative).

cc Commissioner, ODA.

cc [unclear]

[Handwritten signature]
Director (Planning)

C I R C U L A R

Re: Policy relating to formation of association/agency in the Housing Estates of DA, refund of share money and allotment of funds for association/agency office/community hall.

In coming into force of Delhi Apartment Ownership Act, 1956, the matter relating to registration/recognition of associations of flat owners of the various housing estates of the DA, has been under consideration for quite some time. Linked with this is also the matter relating to allotment of lands to the associations/agencies for construction of offices/community halls and refund of share money deposited by the allottees.

Previously these matters were being dealt with under the provisions of DA (Management & Disposal of Housing Estates) Regulations 1963. The matter has been examined at length and following decisions have been taken in this regard.

(A) REGISTRATION OF ASSOCIATION/AGENCIES

The Delhi Apartment Ownership Act, 1956 has been enacted as a progressive legislation for the welfare of the allottees. Section 15(1) of this act makes it compulsory in respect of the apartment owners for formation of a association for administration of affairs in relation to the apartment and the property appertaining thereto for the management of the common areas and facilities. For this purpose, it may adopt the model bye-laws. In the other hand, DA (Management & Disposal of Housing Estates) Regulations 1963, which have not been repealed, make it compulsory for the agencies/agencies to get these regulations with the authority and further Vice Chairman may direct them to register with Registrar of Society.

Keeping in view the above provisions and to ensure that associations/agencies are formed in the Housing Estates of DA to perform functions assigned to them under the law, it has been decided that DA will start recognition/registering associations/agencies by issuing the certificates as an incentive and encourage them for registration with

Contd.....P/2

(ii) REVENUE

DA has charged the share money from the flat letters since 1961-62 under the terms and conditions of allotment @ Rs. 100/- per allotment. From DA issues a certificate of recognition to the association/agency. DA will also start refunding the amount of share money, if deposited, to the association/agency on request. The amount is to be spent for the welfare of allottees/members as per provisions of the bye-laws.

(iii) ALLOTMENT OF LAND

DA receives reports from the association/agencies and verifies through their association of DA housing colonies, for allotment of a small piece of land within the boundary of a housing estate, as may be available in each case for construction of office premises for smooth running of the agency as well as maintenance of the estate. Sometimes, reports are also received for allotment of land for community use. It has been decided in such cases, where approval of the DA has been identified land and funds are available for an office/community hall or both facilities, that such piece of land will be allotted to the respective agencies on prescribed charges fee. The construction will be undertaken by the Association/Agency itself and from its own resources. The guidelines evolved for this purpose are being issued separately.

3. This letter is for the approval of Vice Chairman.

(Signature)
General S. Duggal
Joint Secretary (Housing)

Copy to:-

- 1. O.S.D. to T.O., DA
- 2. P.S. to P.A.
- 3. Chief Engineer, DA, Vikas Nagar.
- 4. A.E., Chief of Works, DA Vikas Nagar.
- 5. P.A. (Housing), DA
- 6. Director, P.W.D.
- 7. Dy. P.A. (Housing), P.W.D.
- 8. P.D. (Housing) P.W.D.
- 9. P.S. to Controller (Housing), P.W.D.
- 10. *(Signature)*

CIRCULAR

Sub: Guidelines for allotment of a small piece of land within the boundary of a Housing Estate to recognised associations/agencies, for the purpose of office space/community hall.

Public Development Authority has been receiving requests from the Residents Welfare Agencies/associations registered under the DDA Housing Estates Regulations for allotting them space for setting up an office/community hall within the boundary of a Housing Estate. The policy circular Ho.P.1(5)/70/W/Agency/Pt. dated 4.10.75 relating to functioning of association/agency in the Housing Estates of DDA provides that guidelines have to be evolved for allotment of land for the purpose of office space/community hall and are being issued separately.

2. After detailed examination of the issue, Vice-Chairman has been pleased to approve that the following factors shall be taken into account while allotting land for above purposes to recognised associations/agencies:-

- (a) Only those Residents Welfare Associations which are recognised by DDA will be considered for allotment of land for agency office/community hall.
- (b) The individual agency/association to be allotted land not exceeding more than 5% of the area.
- (c) In case of any new building to be constructed by the DDA and is not in use, it shall be allotted for agency office. The construction cost of the same will be charged from the agency if not already recovered.
- (d) The feasibility of allotment of land will be established by the Architect Wing of the DDA and decision of DDA shall be final in this regard.
- (e) The criterion for allotment will be adopted on first come first served basis.

if the land to be allotted has
charged from the allottees. The
allotment will be made on licence fee of
Rs.1/- per annum. The licence fee can be
revised after a period of 30 years. Where the
cost of land has not been charged from allottees
of the housing pocket, now also licence fee
in this case will be charged in consultation with
Finance Deptt. of DDA. In the case of built up
space, the construction cost of each space will
be charged from the Association/agency.

- (g) The membership strength of an association
will not be a material factor, the guiding
principle will be whether agency/association is
recognised or not.
3. This issue with the concurrence of Finance.

Mishra

(Kunal Mishra)
Joint Secretary (Housing)

Copy to:-

1. O.S.D. to V.C., DDA
2. P.S. to P.A.
3. Chief Architect, DDA, Vikas Nagar
4. Asst. Chief Architect, DDA, Vikas Nagar
5. P.A. (Housing), DDA
6. Director (H.I & II)
7. E.O.III to S.A., DDA, Vikas Nagar, B-Block,
letter No. CHS (1) 80/20/1/5/2/7435-56 dt.
18.9.95 refers.
8. Dy. P.A. (H.I & II)
9. D.O. (MIG) / Smta / P-18 / Institutional, DDA
10. P.A. to Commr. (H)
11. Contd. File.



No. K-20014/3/98-VA/CD DA

विशेष सूचना

Government of India

विशेष सूचना और वसति प्रोग्राम विभाग

Ministry of Urban Development & Poverty Alleviation

(Room) 1207A, Delhi Division

File No. 2/2000
Date 2/7/2000

अनुसूचित जाति (अनुसूचित जाति) का अर्थ है 2/7/2000

Harmon House, New Delhi-110 021.
Dated the 17th June, 2000.

The Vice-Chairman,
Delhi Development Authority,
Vasant Vihar,
INA Colony,
New Delhi - 110 023.

जिसके संबंध में

Subject: Out-of-turn allotment of DDA flats.

1. I am directed to state that detailed instructions governing out-of-turn allotment of DDA flats were issued vide this Ministry's letter of even number dated the 17th January, 1997. Under these guidelines, 1% of DDA flats were earmarked for allotment to certain categories like physically handicapped, war widows of soldiers of Delhi districts, dependents of persons who lose their lives as a result of terrorist activities, recipients of various awards/medals and other deserving persons who had rendered distinguished service to the nation. It has been our experience that a large number of applications are received under these categories and all sorts of claims for out-of-turn allotments are made. These guidelines, in fact, are in violation of the spirit behind the Scheme of Large-scale Acquisition and Disposal of Land and the Scheme for construction of flats for Low Income and Middle Income Groups.

They like to be included in the list of eligible persons.

2. After taking the aforesaid facts into consideration, the Government have decided to abolish the quota altogether for the said categories. Now, only widows of Government Servants who died in harness or widows of those killed by terrorists and where the family needs to stay in Delhi due to reasons of employment/education, etc. would be eligible for out-of-turn allotment of DDA flats provided -

अनुसूचित जाति (अनुसूचित जाति) का अर्थ है 2/7/2000

- (i) she or her dependent children are not eligible for allotment/regulation of Govt. accommodation consequent upon the death of her husband;
- (ii) in the case of Government official, the death should have occurred while the official was posted in Delhi; and
- (iii) no member of the family should own a house or plot in Delhi or in the NCT.

हस्ताक्षर
2/7/2000

Not more than 7% DDA's flats in Janta/UG/MID Category would be earmarked for allotment under this category during each year. It has also been decided to abolish the Empowered Committee that was constituted for consideration of out-of-turn allotment cases for various categories. As a substitute for the Committee, VC, DDA may recommend suitable cases on merits limited only to the above-mentioned guidelines to this Ministry for formal approval. Apart from the above, any other non-registered category should not be entertained at all.

Yours faithfully,

(Dr. Nivedita P. Hazari)
 Director (DD)
 Tel. 301 9028

Copy for information and necessary action to the

1. PS to LDI/PS to MO(SU)
- ✓ 2. Secretary to LG, Govt. of NCT of Delhi, Raj Bhawan, Delhi.
3. Commissioner (Housing), Delhi Development Authority, Vasant Sagar, INA Colony, New Delhi - 110 023.
4. Sr. PPS to Secy. LDI/PS to AS(LDI/PS) to Director (DD)

Nivedita P. Hazari
 (Dr. Nivedita P. Hazari)
 Director (DD)

MEMORANDUM FOR THE DIRECTOR

DATE: 1-10-55

REVISIONS

Re: Application of the processing letters.

Office order No. F. D. (10) / 2004 / (2) dated 10-4-55 says that the Director of the site office will recommend the processing letters within 15 minutes from the date of issue of processing letters, after charging the entire cost of charges beyond 3 minutes upto 15 minutes, as per the policy and no restoration charges will be taken for delay upto one year.

Further, in case of delay of more than 15 minutes the case are to be referred to the Housing Department and in such cases, restoration charges will also be taken in addition to what are said charges, if restoration is done by the competent authority. Amount will be cancelled if the delay is more than 3 years. In case even if restoration is not beyond 3 years by the competent authority, the first week is to be paid over to the applicant as it is not to repair until the restoration before building starts.

Presently all such cases of delay beyond one year are routine/regularized at the level of the Vice Chairman DDA.

As ordered by the Vice Chairman in file No. F. 112(12) / 11/10/12/11 and by virtue of the powers delegated by the Vice Chairman vide order No. F. 112(12) / 11-11-54 dated 10-4-55 the powers for regularizing/restoration of processing letters will hereafter be exercised by Principal Commissioner.

(S. S. JAIN)
Commissioner (Housing)

- 1. Mr. D. D. Singh
- 2. Mr. D. D. Singh
- 3. Mr. D. D. Singh
- 4. Mr. D. D. Singh
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- 30. Mr. D. D. Singh
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- 98. Mr. D. D. Singh
- 99. Mr. D. D. Singh
- 100. Mr. D. D. Singh

Page No. 14/2001

With Cost principle to be applied in cases of restoration. F.14087/96/SC/Legal. **1996**

As per the present policy of DCA announced vide our office order dated 21/3/96, if the allocated plot in South Delhi is restored, the price of the plot would be "old cost plus interest or current cost, whichever is higher". This clause will be applicable in cases for which demanded amount is received after 22.5.96 and delay is required. In other cases of all categories of plots, the restoration shall be at old cost plus interest. Accordingly, once the cancelled allotment is restored, apart from restoration charges, we charge the cost of the plot on the above principle.

However, due to the above principle, we have found so many cases where even for delay of two days, the allottee has to pay the current cost for South Delhi Area and in certain other cases old cost plus interest sometimes exceeds the current cost by a substantial amount. We come across cases where the fault was of the DCA, like abnormal delay in opening the mutation in cases of death of the original allottee, wrong addresses on the demand letters, double allotment etc., where a long time has been taken to finalize the matter and due to that the old cost plus interest has substantially exceeded the current cost. Once we ask for this higher price, the allottees appear before the various authorities of the DCA and many of them have also gone to courts and invariably we have been forced to reduce the final cost.

Furthermore, also keeping in mind the marketable cost of the plot, the above decision has to be reviewed. If the money due from the allottee is not deposited in time and cancellation takes place because of the quillity, then if we allow the plot to some other person at best we can take the current cost of the plot. Thus, charging any cost beyond the current cost does not seem very justifiable.

We have restricted our restoration policy to one year except in those cases where delay is due to the fault of the DCA, such cases can only be regularized at the level of Vice-Chairman, DCA. Therefore, due to the restricted policy, it is unlikely that in many cases of restoration old cost plus interest will exceed the current cost in future. Once we allow restoration upto one year then DCA may continue to charge the restoration charges along with old cost plus normal interest. Since only those cases, where it is established that DCA was at fault, will be considered for restoration having a delay of more than one year, there is no justification asking from the allottee any amount more than the current cost. Looking to that it is proposed that now the principle for charging the cost in cases of restoration may be amended to "old cost plus interest or current cost, whichever is lower."

PROPOSAL

It is proposed that in cases of restoration of allotment, in supersession of previous orders, herewith, the cost of the plot would be calculated on the basis of "old cost plus interest or current cost, whichever is lower." This would come into effect from the date of approval given by the Authority and no settled cases would be required.

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Proposals contained in the spreadsheet were approved by the authority, subject to the following stipulations:

- (1) These decisions shall apply only to the future cases - i.e. proposals where DCA is at fault.

(ii) Commissioner (Housing) shall be competent to approve restoration for delays in payment up to one year.

(iii) No restoration shall be normally allowed where delays are beyond one year. However, the Vice Chairman shall be competent to approve restorations for delays up to three years, in deserving cases.

(iv) Restorations beyond three years can be permitted only in extremely deserving cases by the Vice Chairman, with the prior approval of the Chairman.

[Handwritten signature]
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Secretary
Housing

44

**WATER DEVELOPMENT AUTHORITY
INSTRUCTIONS**

Doc No. 22/2005

**Subject: Policy for Restoration of cancelled DDA Status.
REF: Water/2005/2001/INACT**

The Authority vide its resolution No. 46/2005 (Appendix - A) dated 24.05.05 resolved as under:

- (i) These decisions shall apply only to the future cases of restoration where DDA is at fault.
- (ii) Consentment(s) shall be ~~required~~ to approve restoration for delay in payment up to one year.
- (iii) No restoration shall be normally allowed where delays are beyond one year. However, the Vice-Chairman/DDA shall be competent to approve ~~restoration~~ for delays upto 2 years, in deserving cases.
- (iv) Restorations beyond three years can be permitted only in extremely deserving cases by the Vice-Chairman with the prior approval of Chairman.

It has been observed that as per above stipulation (ii), restoration is to be done where DDA is at fault which shows that where the matter is at fault, no restoration is allowed. This is contrary to the stipulations mentioned at SL No. (ii) to be to be by the said resolution as the Vice-Chairman and the Chairman, DDA are the only Competent Authority to ~~approve~~ ~~restoration~~ ~~in~~ ~~deserving~~ ~~cases~~. In the case where DDA is at fault, then DDA has to restore the allotment of fees and in the cases where allotment are at fault, these can be considered under the category of ~~deserving~~ ~~cases~~. As such, the matter needs reconsideration by the Authority.

RECOMMENDATION

It is proposed that as far as the competency and period is concerned, there is no need to reconsider the Authority Resolution No. 46/2005. It has the stipulation (ii) to be to be deleted to be in conformity with stipulations at SL No. (ii) to (iv). The expression "where DDA is at fault" is to be deleted.



RESOLUTION

Proposals contained in the appendix (A) were approved by the Authority.

2. In cases, where such an intimation has been made but the allottee has not approached the DDA within a period of four years from the date of allotment, the allottee shall be considered for allotment of flat at the old cost prevalent at the time of original allotment + 12% simple interest w.e.f. the date of original allotment till the date of issue of fresh Demand-cum-Allotment Letter.

The same principle will be applicable in the cases of missing priority cases.

Commissioner (Housing) shall be the Competent Authority in all such cases.

This issues with the approval of Vice Chairman, DDA.


(Anand Manoj)
Commissioner(Housing)

Copy to:-

1. Vice Chairman
2. Finance Member
3. Principal Commissioner
4. Chief Vigilance Officer
5. Pr. Commr-cum-Secy.
6. Chief Legal Advisor
7. Financial Advisor(Housing)
8. Director(H)-I&II
9. All Deputy Directors(Housing)
10. All Accounts Officers (Housing)
11. Guard file
12. SLO(H)


Commissioner(Housing)

DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT

Wrong Address
Change of Address
Policy

No. F.3(10Y/2002/Coord. HO/ 49

Dated 25/3/05

OFFICE ORDER

The Delhi High Court vide its order dated 16.12.2004, in W.P.(C) No. 19095/2004 and in other 15 Writ Petitions, has decided issues relating to issuance of demand letter at wrong address and missing priority cases of DDA flats. In view of the directions/orders of the High Court Off- Order No. F.3 (10Y 2002 /Coord. (H)/148, dated 21.11.2002 is hereby amended as under:-

1. In cases, wherein ~~change of address~~ was intimated by the registrant but erroneously not recorded by DDA and thereby demand letters were sent at wrong/ old address and the allottee approaches DDA within a period of four years from the date of allotment, he/ she shall be allotted flat at the old cost, prevalent at the time when the priority of allottee matured and the allotment letter issued, and ~~no interest will be charged~~. The allotment will be made at old cost subject to following:-

- (a.) He should approach DDA within a period four years from the date of issue of demand letter at the wrong address.
- (b.) He should have proof of having submitted a request for change of address to DDA duly signed by the allottee himself/ herself i.e. proof of receipt at DDA Counter.
- (c.) He should have documentary proof of change of address viz. Ration Card/ Election Card/ Identity Card/ Passport Etc. (Duly attested by the Gazetted Officer).

Contd....

DELHI DEVELOPMENT AUTHORITY
HEARING DEPT.

No. FD(102001/NA/CD)/67

Dated 14/3/05

ORDER

As per order No.FD(102001/NA/CD) dated 20.7.2001, in those cases of delay where amount is deposited by the allottee in time but relevant required documents alongwith third copy of challan are not submitted within the stipulated time, the powers for restoration/regularization of delay with different schedule of period vests with the different officers of the Authority subject to payment of restoration & other usual charges etc. As per Authority's Resolution No.46/2001, the powers for restoration vests with the Commissioner (H), Vice-Chairman, DDA and the Chairman, DDA in the cases where DDA is at fault and in the cases of delayed payments.

Taking into consideration the Authority's Resolution referred above, now it has been decided that in the cases where the demanded amount is received in DDA in time and cancellation was done merely on non-submission of relevant required documents alongwith third copy of challan, there is no need to refer the cases for restoration where delay is more than one year to the Vice-Chairman/Chairman, DDA. Now the powers for restoration/regularization of delay in period subject to restoration and other usual charges etc. is as under:

- | | |
|-----------------------|--------------------|
| Commissioner (H) | Up to one year |
| Pt. Commissioner, DDA | More than one year |

This issued with the approval of Vice Chairman, DDA



(ASMA MALIK)
COMMISSIONER (H)

Copy to:

1. OSD to Vice-Chairman, DDA
2. OSD to Finance Member, DDA
3. Director(H)
4. Director(F)
5. P.A(H)
6. Dy Director (NG)
7. Dy. Director (L&D)
8. Sr. Law Officer (H)
9. P.S. to Pt. Commr. -cum-Secretary, DDA
10. P.S. to Commissioner(H)
11. P.S. to C.V.O
12. P.S. to CLA

EHS
2004

F-1 (85) 83/P2-

**DELHI DEVELOPMENT AUTHORITY
LEASE ADMIN. BRANCH (HOUSING)**

No. F-43037/85/1876/LAB/H/DOA/P-1

Dated: 22 June 2005

CIRCULAR

It has been decided that after conversion of flat from lease hold to free hold and on execution and registration of Conveyance Deed, the request of the allottee/purchaser for issue of certified copies of documents i.e. demand-cum-alignment letter, possession form, NDC to electric and water connection and challenge of payment of cost of flat etc. shall not be entertained.

This issue with the approval of Commissioner(Housing)

(C.P. Gupta)
Dy. Director(LAB)

Copy to:-

- 1. P.S. to Commissioner(Housing)DDA.
- 2. Director(H)
- 3. Director(H)
- 4. All Asst. Directors(LAB)(Housing)
- 5. All Dealing Assistants(LAB)(Housing)
- 6. Guard File

(32)
Dy. Director(LAB)

**DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT**

No. F2(10)0002/M&CI/H/17/32

Dated: 11/12/04

OFFICE ORDER

In compliance of the Delhi High Court Judgment dated 8.11.2003 in W.P.(C) No. 14175/2004, Para 3 of the office order No. F2(10)0002/Coordn./H/49 dated 25.2.2005 is amended to read as under:

In case, where such intimation has been made but the allottee has not approached the DDA within a period of four years from the date of allotment, the allottee shall be considered for allotment of flat at the old cost prevalent at the time of original allotment + 12% simple interest with effect from the date of original allotment till the date of issue of fresh Demand-cum-Allotment letter or the current cost prevailing at the time of issue of fresh Demand-cum-Allotment letter whichever is lower.

2. The principle of costing flat missing address contained in office order of even number dated 25.2.2005 as amended above will be equally applicable in the case of missing priority cases. Consequently, Circular No. F2(7)70/79/M&D/224 dated 2.12.2004 on missing priority gets superseded.

Commissioner (Housing) shall be the competent authority in all such cases.

This issue with the approval of Vice-Chairman, DDA



(ASHWINI KUMAR)
COMMISSIONER (HOUSING)

Copy to:

1. Vice-Chairman
2. Finance Member
3. Principal Commissioner
4. Chief Vigilance Officer
5. Pr. Commr. cum-Secretary
6. Chief Legal Advisor
7. Financial Advisor (I)
8. Director (Housing & M&I)
9. All Deputy Directors (Housing)
10. All Accounts Officers (Housing)
11. Sr. Law Officer (I)
12. Guard File

↓
COMMISSIONER (HOUSING)

DELEGATION AUTHORITY
REGULATORY DEPARTMENT

REGULATORY DEPARTMENT 114

Date: 6/2/06

CIRCULAR

In execution of office order No. F. 21000/2005/2014 dated 28.05.2005 and F. 21000/2005/2014 dt. 14.1.2006, it has been decided that the principle of merging as laid down in the office order No. F. 21000/2005/2014 dt. 28.1.2005 with its amendment vide office order No. F. 21000/2005/2014 dt. 11.1.2006 applicable in the case of existing priority unit change of address will also be applicable in the case of the registrars of NPLB-75 (LIONBID), who had opted for Higher Education but had not been identified as members of the society. These registrars would continue to remain members of the NPLB-75 and would be entitled to the allotment on the prevailing rates at that time, when they were entitled for allotment according to their priority position, if the registrar has approached DCA within a period of 4 years. In the case, when registrar has not approached DCA within a period of 4 years, the registrars shall be considered for allotment of a flat at the old rate prevalent at the time when he/she was entitled for allotment + 12% simple interest till the date of issue of their Demand-Dues-Allotment letter or the current rate prevailing at the time of issue of their Demand-Dues-Allotment letter whichever is lower.

This issue with the approval of Vice-Chairman, DCA.

JAGJAG SINGH
COMMISSIONER (C)

- 1. Vice-Chairman,
- 2. Finance Member
- 3. Principal Commissioner
- 4. Chief Vigilance Officer
- 5. Pr. Commr - cum-Secretary
- 6. Chief Legal Officer
- 7. Finance Officer (F)
- 8. Director (O & E)
- 9. All Deputy Directors (D)
- 10. All Accounts Officers (A)
- 11. Sr. Law Officer (S)
- 12. Chand Sin



COMMISSIONER (C)

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Handwritten note:
S. P. Singh

**DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT**

F.3(10)/2004/S&C(H)/Part-II/335 Dated the 19th October, 2008

CIRCULAR

Sub: Charge for issue of duplicate certified copy of the documents

In supersession of all previous orders issued on the subject, it has been decided that, DDA will charge Rs.75/- (Rupees seventy five only) for issue of duplicate certified copy of any documents on the request of the allottees. So far as charging of Rs.2/- (Rupees two only) under RTI Act-2005 is concerned, the same may be continued but by affixing a stamp on the paper that "only for RTI purposes".

This decision will be applicable in all the Departments of the DDA.

This issues with the approval of Vice Chairman, DDA


(Anshu Kishore)
Commissioner(Housing)

1. OSD to V.C
2. OSD to F.M
3. PS to Pr Commr(CWO)
4. PS to Pr Commissioner
5. PS to Pr Commr-cum-Secy.
6. Chief Vigilance Officer
7. Commissioner(LD)
8. Commissioner(Ptg.)
9. Chief Architect
10. Commissioner(LM)
11. Commissioner(P)
12. Chief Legal Advisor
13. Director(H) & II
14. Director(Lands)
15. Director(RL)
16. Director(Sports)
17. Director(System)
18. S.O.II to E.M

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (HOUSING)**

No. F.2(10)/2004/N&C/PLD/257

Dated the 14-9-89

OFFICE ORDER

In partial modification of Office Order no.F.2(10)/Circular/N&C/D-2001/355 dated 6/7.12.01 regarding simplification of procedure and delegation of powers for disposal of conversion cases, it has been decided that in order to mitigate the public grievances and also to expedite the disposal of cases speedily, the existing procedure is being further liberalized. As per the said circular, "Pre-Possession Payment need not be verified where possession has been given upto 31.12.1998 and it will apply to all cases including Cash down allotments, SPS, initial deposit of Hire Purchase allottees". But the said circular is silent regarding the cases where copies of challans are neither available with the purchaser nor with the department.

Now, it has been decided that, in such cases an Indemnity Bond from the applicant will be taken indemnifying that he will be responsible for any loss caused to the DDA on this account and that he will also furnish a non-availability bank certificate from the concerned bank. Further, to accept the Indemnity Bond in Pre possession cases, the powers are delegated as under:-

Dy. Director(Housing)	-	Upto Rs.50,000/-
Director (Housing)	-	Upto Rs.1,00,000/-
Commissioner(Housing)	-	Full powers

This issues with the approval of Vice Chairman, DDA.


(Anand Kumar)
Commissioner(Housing)

Copy for:-

1. OSD to V.C
2. OSD to P.M
3. CLA, DDA
4. CVO, DDA
5. P.A.(H), DDA
6. Director(H&H)
7. PS to Pt. Commissioner, DDA
8. PS to Pt. Commissioner-cum-Secy, DDA
9. Dy. Director(H), Janta, EHS, LIG, MIG, HIG, SPS & JG
10. SLO(H), DDA
11. PS to Commissioner(H)


(Anand Kumar)
Commissioner(Housing)

**DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT(COORDIN.)**

F.2(10)/2004/N&C(H)/P.III/27

Dated: 29.2.07

CIRCULAR

It has been observed that there are a few cases in Housing Department wherein flats were sold prior to possession or execution of conveyance deed. In such cases, persons other than original allottees are approaching DDA for handing over possession or execution of conveyance deed in their favour on the basis of receipt of Bhyana or Agreement to Sell/GPA whereas the original allottees are denying any such transaction and are requesting for issue of possession letter or execution of conveyance deed in their favour.

It has been decided by the competent authority that DDA will entertain only original allottees for possession or execution of conveyance deed and for all other purposes. Any discrepancy or dispute raised by purchaser will not be entertained by DDA as DDA is not a forum for settling such title disputes. Such complainants can be advised to settle such disputes amongst themselves or through court of law. All terms and conditions under DDA(Management & Disposal of Housing Estates) Regulations 1968 and Freehold Policy in the case of Cash Down and Hire Purchase allotment as the case may be, will remain the same.

This issues with the approval of Vice- Chairman, DDA.

(Arma Mansar)
Commissioner(Housing)

Copy to:-

1. OSD to Vice- Chairman
2. OSD to Finance Member
3. Chief Legal Advisor
4. Chief Vigilance Officer
5. Financial Advisor(Housing)
6. Director(H)-I & II
7. PS to Pr. Commissioner
8. PS to Pr. Commr-cum-Secy.
9. Dy. CLA(Housing)
10. Dy. Director(H) Janta, EHS, LIC, MEX, SFS & LAB
11. SLO(Housing)
12. PS to Commissioner(Housing)


Commissioner(Housing)