



इस त्योहार कीजिए अपने घर का सपना साकार



DDA Diwali Special Housing Scheme 2023

Online Scheme on First Come First Serve Basis

From 24.11.2023 to 31.03.2024

30,592 Flats (HIG-1,184 | MIG-1,976 | LIG-19,996 | EWS-7,436)





Diwali Special Housing Scheme 2023 [Online Scheme through First Come First Serve (FCFS) Basis] for disposal of approx. 30,592 newly constructed/soon to be completed flats at Dwarka (Sector 19B & Sector 14), Loknayakpuram and 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.	Events	Date
1.	Date of advertisement/issue of notice for Diwali FCFS	19.11.2023 (Sunday)
2.	Help Desk operational for training and information on Diwali FCFS	22.11.2023 (Wednesday)
3.	Start of registration	24.11.2023 (Friday) 4:00 PM onwards
4.	Flat booking starts from	11.12.2023 (Monday) 11:00 AM onwards
5.	Closure of scheme	31.03.2024 (Sunday)

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. 2,500/- (including GST)**. This amount is to be paid online and is non-refundable. The registration opens with effect from **24th 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.
- 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:

3.7.1. The price of the flat is to be deposited within 60 days from the date of issue of demand-cum-allotment letter.

3.7.2. 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.

3.7.3. Further time of 30 days, over and above the period as stated in para 3.7.1 and 3.7.2 above, will be available to the allottees subject to payment of interest at the rate of 11% p.a. (simple interest).

3.7.4. 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.

3.7.5. 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 the period as stipulated in para 3.7.1, 3.7.2 and 3.7.3.

3.7.6. 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 booking of the flat, 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 11% p.a. (simple interest).

3.7.7. For the flats mentioned at para 3.7.6 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 11% p.a. (simple interest).

3.7.8. If the flats are not ready for physical possession within 6 months of the issue of DAL as mentioned at para 3.7.6, 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 Booking Amount component), provided the delay is not on account of or attributable to Force Majeure event. 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.

3.7.9. 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 3.7.6 and para 3.7.7.

3.7.10. For ease of implementation, if a flat nearing completion, can be handed over within six months of issuance of demand-cum-allotment letter, a single demand letter would be issued providing for 75% & 25% payment as scheduled in 3.7.6 and 3.7.7 respectively.

3.7.11. Beyond the stipulated time as mentioned (in above para's 3.7.1 to 3.7.10) if the demanded amount is not received, it shall be deemed as an automatic cancellation of allotment.

3.8. 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 Annexure 'B' given below (by allottee and co-allottee, if any).

4.2. 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 'C' given below and to constitute RWA (by allottee and co-allottee, if any).

4.3. Identity proof e.g. Self-attested copy of Passport, Aadhaar card, Government identity card, Election card, Driving license, Ration Card with photo. (Any One)



- 4.4. 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).
- 4.5. Self-attested copy of PAN Card for allottee (Co-allottee, if any) and spouse (if any).
- 4.6. Copy of Loan Sanction Letter duly attested by bank manager (if any).
- 4.7. Copy of bank statement mentioning the name and account number from which margin money (apart from loan) has been deposited to DDA. (if any).
- 4.8. In case of EWS category, Income certificate of family to be submitted.
- 4.9. 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.
- 4.10. 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. Further, if one person or his family members buy(s) two adjacent flats on offer in the scheme of Diwali Special Housing Scheme 2023 (FCFS), he/ they have the liberty of amalgamating these two flats by opening a common door through the common wall between them **wherever structurally feasible and also subject to necessary structural approvals from DDA.**

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)	GST @ 18%	Total
EWS	75,000	13,500	88,500
LIG	1,00,000	18,000	1,18,000
MIG	1,50,000	27,000	1,77,000
HIG	2,50,000	45,000	2,95,000

- 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 as follows:

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

GST@18% will be applicable on the above charges.

- 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 9.2 being part of the disposal 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. Vivek Kumar 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	
Dwarka Sector-14	LIG	B-308	1. Sh. Dheeraj Kadyan, AE(Civil): 9310735453 2. Ms. Asha, AE(Civil): 7985822238
	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
Loknayakanpuram	EWS	H-1/12	1. Sh. Anurag Yadav, AE: 8960908231
	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 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.



Details of Flats, Tentative Price and Locality Codes				
S. No.	Locality	No. of Flats *	Approx. Range of Plinth Area of flat (in Sqm.)**	Broad Range of Tentative Disposal Price (Rs. In Lakh)***
HIG/ 3 BHK				
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		
MIG/ 2 BHK				
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/ 1 BHK				
9	Narela, Pocket 1,3,4,5,6 Sector G2 ^{###}	7913	49.9	20.90 to 21.00
10	Narela, Pocket 6,7,11 Sector G7 ^{###}	11,767	49.9	25.2
11	Dwarka, Sector 14, Phase II ^{^^}	316	88.16 to 100.02	77 to 88
	TOTAL LIG	19,996		
EWS/ 1 BHK				
12	Narela, Pocket 3, Sector A1 to A4 [#]	384	65.841 to 66.321	35
13	Narela, Pocket 4, Sector A1 to A4 [#]	320	61.51 to 61.99	33
14	Narela, Pocket 7, Sector A1 to A4 ^{##}	200	61.48 to 61.96	32
15	Narela, Pocket 14, Sector A1 to A4 [#]	296	61.25 to 61.73	32
16	Narela, Pocket 1,3,4,5,6 Sector G2 ^{###}	1,696	34.76 to 35.08	11.54 to 11.67
17	Narela, Pocket 6,7,11 Sector G7 ^{###}	2,580	34.76 to 35.08	14
18	Dwarka, Sector 19B, Phase II [^]	728	50.043	26
19	Dwarka, Sector 14, Phase II ^{^^}	1,008	57.94 to 58.93	33.6 to 34.5
20	Loknayakpuram ^{^^^}	224	55.35 to 61.17	29 to 32
	TOTAL EWS	7,436		
	GRAND TOTAL	30,592		

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. **The flats will be offered in phased manner depending on demand situation with advanced notice for the same.**

** 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 respective plinth area.** The tentative cost does not include conversion charges and water connection charge.

[^] These flats are likely to be handed over in June, 2024

^{^^} These flats are likely to be handed over in April, 2024

^{^^^} These flats are likely to be handed over in March, 2024

[#] The flats in Pocket 3, 4 & 14, Sector A1 to A4 are likely to be handed over in February, 2024.

^{##} These flats are in ready to move in condition.

- 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 Diwali Special Housing Scheme 2023 (First Come First Serve (FCFS) Basis). 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/o d/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 Diwali Special Housing Scheme 2023 (First Come First Serve (FCFS) Basis) and I have inspected the flat allotted to me and satisfied with the general condition of the flat/area.

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/oon 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 (First Come First Serve (FCFS) Basis) or buy a flat which is adjacent to a 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 wherever structurally feasible and also subject to necessary structural approvals from DDA.

Signed by me on day of In the presence of witnesses: -

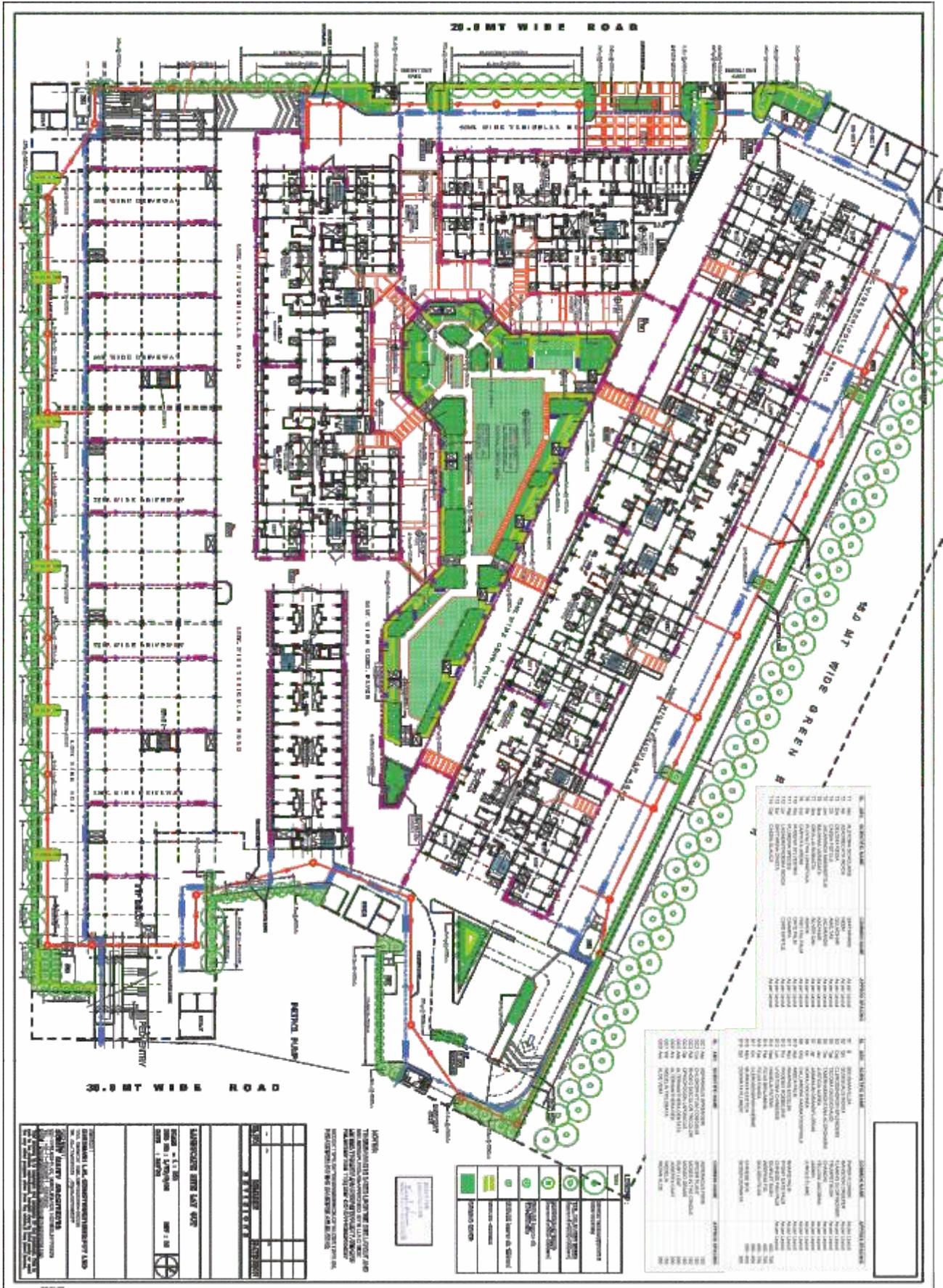
- 1.
- 2.

ALLOTTEE

UNIT PLAN OF "EWS FLAT" LOK NAYAK PURAM



SITE LAYOUT LOK NAYAK PURAM



SECTOR 14 DWARKA



DETAIL OF EWS UNIT

CARPET AREA UNIT (Without walls) = 29.050 SQM

BALCONY AREA = 8.55 SQM

CARPET AREA UNIT (AS PER RERA) = 30.76 SQM

BALCONY AREA = 9.41 SQM

SECTOR 14 DWARKA



**DETAIL OF CAT-II UNIT
(ONE BED ROOM DU)-TYPE -03**

CARPET AREA UNIT (Without walls) = 52.315 SQM

BALCONY AREA = 16.52 SQM

CARPET AREA UNIT (AS PER RERA) = 54.13 SQM

BALCONY AREA = 19.04 SQM

SECTOR 14 DWARKA



**DETAIL OF CAT-II UNIT
(ONE BED ROOM DU)-TYPE -02**

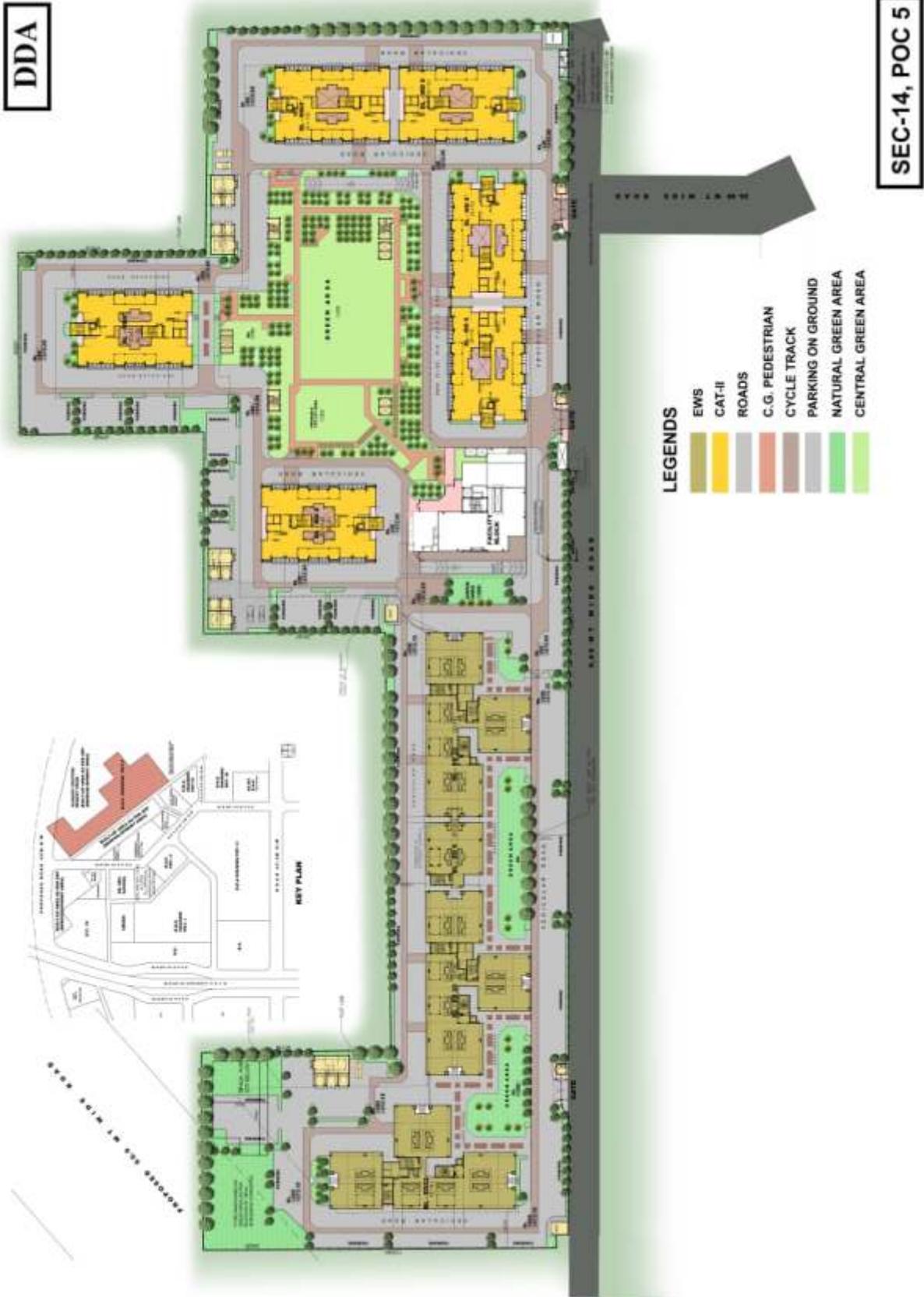
CARPET AREA UNIT (Without walls) = 52.315 SQM

BALCONY AREA = 12.50 SQM

CARPET AREA UNIT (AS PER RERA) = 54.13 SQM

BALCONY AREA = 14.32 SQM

SECTOR 14 DWARKA



SECTOR 14 DWARKA



**DETAIL OF CAT-II UNIT
(ONE BED ROOM DU)-TYPE -01**

CARPET AREA UNIT (Without walls) = 52.315 SQM

BALCONY AREA = 9.06 SQM

CARPET AREA UNIT (AS PER RERA) = 54.13 SQM

BALCONY AREA = 10.74 SQM

SECTOR A1 TO A4, NARELA (POCKET 3 - Layout Plan)

DDA

LEGEND

	3BHK BLOCK
	2BHK BLOCK
	EWS BLOCK
	COMMUNITY FACILITY BLOCK AND SHOPS
	ROADS
	PEDESTRIAN WALKWAY
	COMMUNITY GREEN
	AMPHITHEATER/PLAY AREA
	UTILITY / SERVICE



**HOUSING POCKET-3,
SECTOR A-1 TO A-4, NARELA**



SECTOR A1 TO A4, NARELA (POCKET 3 - Layout Plan)



SECTOR A1 TO A4, NARELA (POCKET 7 - Layout Plan)

DDA

LEGEND

	3BHK BLOCK
	2BHK BLOCK
	EWS BLOCK
	COMMUNITY FACILITY BLOCK AND SHOPS
	ROADS
	PEDESTRIAN WALKWAY
	COMMUNITY GREEN
	UTILITY / SERVICE



**HOUSING POCKET-7,
SECTOR A-1 TO A-4, NARELA**

SECTOR A1 TO A4, NARELA (POCKET 14 - Layout Plan)

DDA



HOUSING POCKET-14,
SECTOR A-1 TO A-4, NARELA



SECTOR A1 TO A4, NARELA



**2BHK UNIT (TYPICAL)
GROUP HOUSING POCKETS 3,4,7,14
SECTOR A1 TO A4, NARELA**

SECTOR A1 TO A4, NARELA



**VIEWS : 2BHK UNIT (TYPICAL)
GROUP HOUSING POCKETS 3,4,7,14
SECTOR A1 TO A4, NARELA**



SECTOR A1 TO A4, NARELA



**3BHK UNIT (TYPICAL)
GROUP HOUSING POCKETS 3,4,7,14
SECTOR A1 TO A4, NARELA**

SECTOR A1 TO A4, NARELA



**VIEWS : 3BHK UNIT (TYPICAL)
GROUP HOUSING POCKETS 3,4,7,14
SECTOR A1 TO A4, NARELA**

SECTOR A1 TO A4, NARELA



EWS UNIT (TYPICAL)
GROUP HOUSING POCKETS 3,4,7,14
SECTOR A1 TO A4, NARELA

SECTOR A1 TO A4, NARELA



**VIEWS : EWS UNIT (TYPICAL)
GROUP HOUSING POCKETS 3,4,7,14
SECTOR A1 TO A4, NARELA**



SECTOR A1 TO A4, NARELA



**VIEWS : EWS UNIT (TYPICAL)
GROUP HOUSING POCKETS 3,4,7,14
SECTOR A1 TO A4, NARELA**

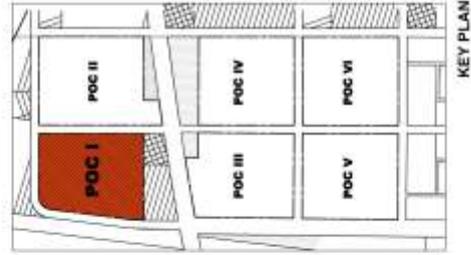


SECTOR G2-G6, NARELA (Pocket 1 - Layout Plan)

DDA

LEGENDS

	LIG
	EWS
	COMMUNITY FACILITY BLOCK AND SHOPS
	ROADS
	PEDESTRIAN WALKWAY
	COMMUNITY GREEN
	UTILITY / SERVICE



**HOUSING POCKET I,
SECTOR G-2 TO G-6, NARELA**



POCKET I, SEC G-2, G-4, NARELA

SECTOR G2-G6, NARELA (Pocket 3 - Layout Plan)

DDA

- LEGENDS**
-  LIG
 -  EWS
 -  COMMUNITY FACILITY
BLOCK AND SHOPS
 -  ROADS
 -  PEDESTRIAN WALKWAY
 -  COMMUNITY GREEN
 -  UTILITY / SERVICE



POCKET III, SEC. G-2, G-6, NARELA



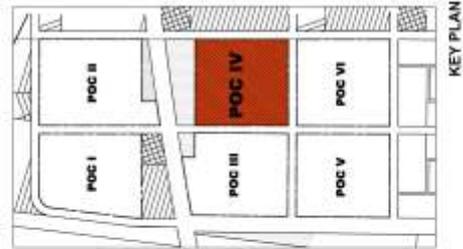
KEY PLAN

**HOUSING POCKET III,
SECTOR G-2 TO G-6, NARELA**

SECTOR G2-G6, NARELA (Pocket 4 - Layout Plan)

DDA

- LEGENDS**
- LIG
 - EWS
 - COMMUNITY FACILITY
BLOCK AND SHOPS
 - ROADS
 - PEDESTRIAN WALKWAY
 - COMMUNITY GREEN
 - UTILITY / SERVICE



**HOUSING POCKET IV,
SECTOR G-2 TO G-6, NARELA**



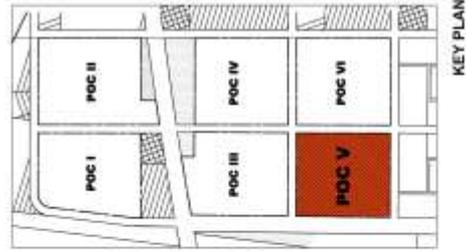
POCKET IV, SEC G-2, G-6, NARELA

SECTOR G2-G6, NARELA (Pocket 5 - Layout Plan)

DDA

LEGENDS

	LIG
	EWS
	COMMUNITY FACILITY BLOCK AND SHOPS
	ROADS
	PEDESTRIAN WALKWAY
	COMMUNITY GREEN
	UTILITY / SERVICE



KEY PLAN

**HOUSING POCKET V,
SECTOR G-2 TO G-6, NARELA**



POCKET V, SEC G-2, G-6 NARELA

SECTOR G2-G6, NARELA (Pocket 6 - Layout Plan)

DDA

- LEGENDS**
- LIG
 - EWS
 - COMMUNITY FACILITY BLOCK AND SHOPS
 - ROADS
 - PEDESTRIAN WALKWAY
 - COMMUNITY GREEN
 - UTILITY / SERVICE



KEY PLAN

**HOUSING POCKET VI,
SECTOR G-2 TO G-6, NARELA**



SECTOR G2-G6, NARELA



**EWS UNIT
Pocket – 1,3,4,5,6 Sector G2-G6, Narela**

SECTOR G2-G6, NARELA



LIG UNIT
Pocket – 1,3,4,5,6 Sector G2-G6, Narela

SECTOR G7-G8, NARELA (Pocket - 6 - Layout Plan)

DDA

- LEGENDS**
-  LIG
 -  EWS
 -  COMMUNITY FACILITY
BLOCK AND SHOPS
 -  ROADS
 -  PEDESTRIAN WALKWAY
 -  COMMUNITY GREEN
 -  UTILITY / SERVICE



KEY PLAN

**HOUSING POCKET VI,
SECTOR G-7 TO G-8, NARELA**



SECTOR G7-G8, NARELA (Pocket - 7 - Layout Plan)

DDA

LEGENDS

	LIG
	EWS
	COMMUNITY FACILITY BLOCK AND SHOPS
	ROADS
	PEDESTRIAN WALKWAY
	COMMUNITY GREEN
	UTILITY / SERVICE



KEY PLAN

**HOUSING POCKET VII,
SECTOR G-7 TO G-8, NARELA**



SECTOR G7-G8, NARELA (Pocket - 11 - Layout Plan)

DDA



**HOUSING POCKET XI,
SECTOR G-7 TO G-8, NARELA**



KEY PLAN

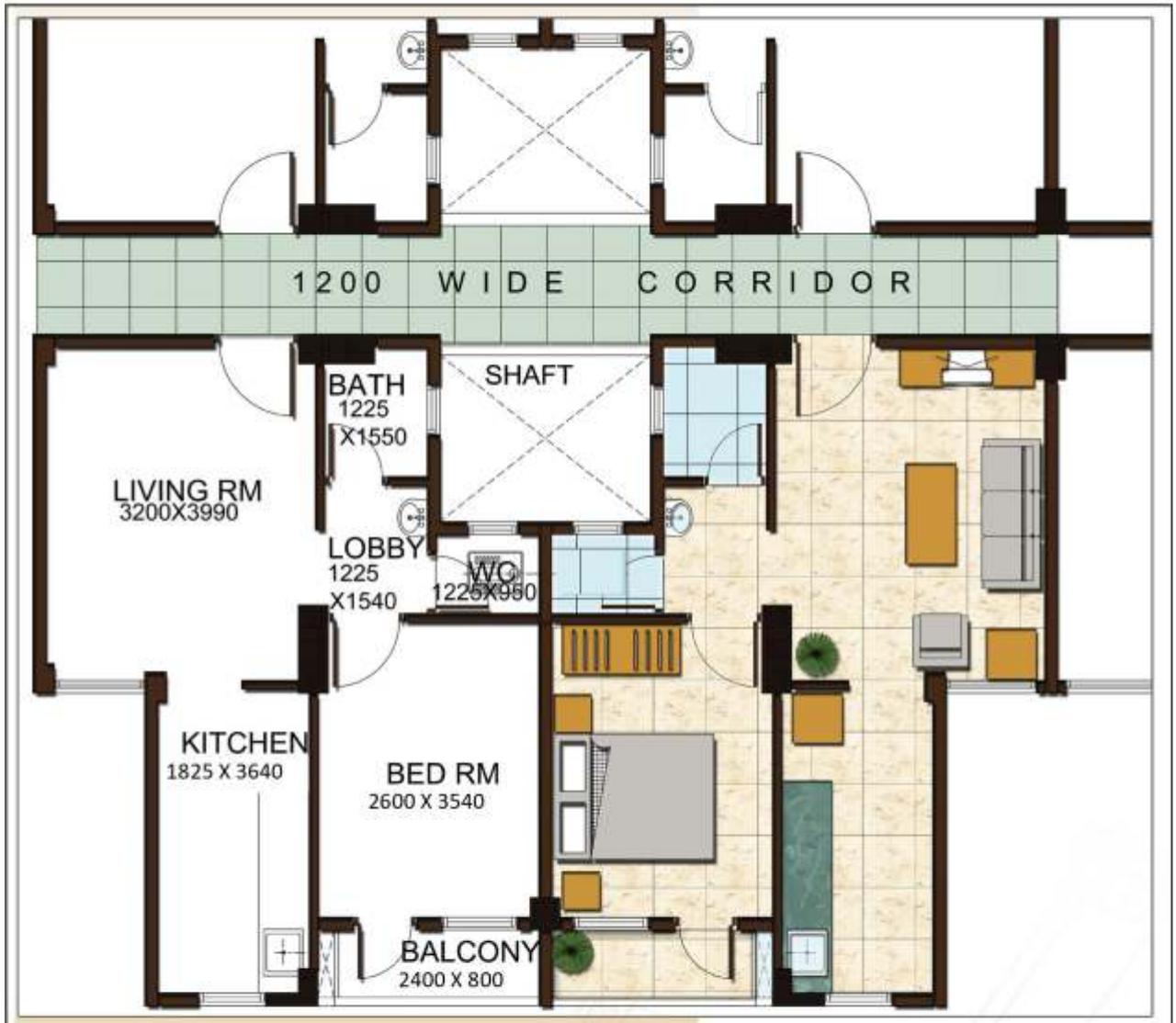
- LEGENDS**
- LIG
 - EWS
 - COMMUNITY FACILITY
BLOCK AND SHOPS
 - ROADS
 - PEDESTRIAN WALKWAY
 - COMMUNITY GREEN
 - UTILITY / SERVICE

SECTOR G7-G8, NARELA



**EWS UNIT
Pocket – 6,7,11 Sector G7-G8, Narela**

SECTOR G7-G8, NARELA



LIG UNIT
Pocket – 6,7,11 Sector G7-G8, Narela

Dwarka 19B

E.W.S UNIT-1
 CARPET AREA = 26,130 SQ.M.
 WALL AREA = 4,927 SQ.M.
 BALCONY AREA = 6,100 SQ.M.
 UNIT AREA = 37,157 SQ.M.

WORKING DRAWING

AGENCY: SIMPLEX INFRASTRUCTURES LTD., VAKUNTUHI 206, FLOOR 89, NEHRU PLACE, NEW DELHI, 110019

ARCHITECT: DEVELOPMENTS CONSULTANT (A) ARCHITECTS & URBAN DESIGNERS 209 - C, MASJID MOTH, 1ST BLOCK, N.D.S.E.-II) PHONE: 011-26224686, 16166894

CLIENT: EXECUTIVE ENGINEER D.D.A W.D - 15 NEW DELHI.

PROJECT: CONSTRUCTION OF H.I.G (MULTI STOREYED) HOUSES IN SECTOR -18B DWARKA, PHASE-II

SHEET TITLE: TYPICAL EWS UNIT PLAN

SCALE: 1:100

DATE: 04-11-2019

CHECKED: BHUSHAN

PROJECT NO./DW/31M-4-2014

E.W.S UNIT-2
 CARPET AREA = 26,200 SQ.M.
 WALL AREA = 4,987 SQ.M.
 BALCONY AREA = 6,100 SQ.M.
 UNIT AREA = 37,297 SQ.M.

WORKING DRAWING

AGENCY: SIMPLEX INFRASTRUCTURES LTD., VAKUNTUHI 206, FLOOR 89, NEHRU PLACE, NEW DELHI, 110019

ARCHITECT: DEVELOPMENTS CONSULTANT (A) ARCHITECTS & URBAN DESIGNERS 209 - C, MASJID MOTH, 1ST BLOCK, N.D.S.E.-II) PHONE: 011-26224686, 16166894

CLIENT: EXECUTIVE ENGINEER D.D.A W.D - 15 NEW DELHI.

PROJECT: CONSTRUCTION OF H.I.G (MULTI STOREYED) HOUSES IN SECTOR -18B DWARKA, PHASE-II

SHEET TITLE: TYPICAL EWS UNIT PLAN

SCALE: 1:100

DATE: 04-11-2019

CHECKED: BHUSHAN

PROJECT NO./DW/31M-4-2014

E.W.S UNIT-1
 CARPET AREA = 25,223 SQ.M.
 WALL AREA = 5,834 SQ.M.
 BALCONY AREA = 6,100 SQ.M.
 TOTAL AREA = 37,157 SQ.M.

E.W.S UNIT-2
 CARPET AREA = 25,212 SQ.M.
 WALL AREA = 5,985 SQ.M.
 BALCONY AREA = 6,100 SQ.M.
 TOTAL AREA = 37,297 SQ.M.





Contact:

DELHI DEVELOPMENT AUTHORITY

Room No.214, IInd Floor, D-Block,
Vikas Sadan, INA, New Delhi-110023.

Website: www.dda.org.in

Helpline No.: 1800110332