

F. PA/DD/LAB(Ro)2017/C/F/DDA 236

Date:- 23/2/2021

Sub: Extension of time for completing construction on the residential commercial industrial and institutional plots allotted by DDA

OFFICE ORDER

1. The Delhi Development Authority vide its Authority Resolution No. 15/2021 has approved maximum period for construction of various categories of plots allotted by it, from the date of possession as per details mentioned below:-

Type of allotment	Permitted maximum time period of construction
Residential	20 Years
Institutional	10 Years
Commercial (where allotment is on PDR rates)	10 Years
Commercial (where allotment is at market price)	15 Years
Industrial (where allotment is at PDR rates, or where allotment is made for relocation)	10 years
Industrial (where allotment is made at market price)	15 years
Group Housing Society	10 years
Government department, organizations/agencies of Government.	20 years

2. In all surviving leases where construction has not been undertaken within the above timeline, a last opportunity may be given to construct the plot by 31.12.2022, subject to payment of composition fees. The failure to complete construction by the said date would result determination of lease/resumption of plot by DDA, without any further notice.

3. The composition charges have been linked with circle rate of land, w.e.f. 01.01.2017 as under:-

Period for which extension required	% of Circle Rate to be charged as composition fee	Cumulative amount (% of Circle Rate)
1 st to 3 rd year	Nil	0.1%
4 th year	0.1%	0.3%
5 th year	0.2%	0.6%
6 th year	0.3%	1.0%
7 th year	0.4%	
8 th year onward up to 20 th year	Additional 0.5% for each year's delay	
21 st and onward	Additional 1% for each year	

Contd - 1

194870/2021/INSTITUTIONAL LAND-III

4. In cases where construction is in progress and more than 1/3rd of the permissible FAR is achieved not later than 31/03/2021; or where construction has completion certificate, the extension of time (EOT) may be granted, as per existing rates of composition fees.
5. Delegation of powers for permitting EOT is as below:-
- (I) On payment of composition fees as per the above chart in para 3, Dy. Director of the concerned land branch is authorized to issue EOT.
 - (II) In cases where EOT is granted on old/existing composition fee rats, the Director of the concerned land division is authorized to issue EOT.
 - (III) Cases where allottee claim relaxation/waiver of composition fees for compelling reasons (such as stay of construction by orders of a statutory authority) will be put up to the Lessor i.e. the Hon'ble LG of Delhi.
 - (IV) Cases of Government department/organizations seeking waiver of composition fees will be decided by V.C., DDA.
6. Since current circle rates will apply at the time of giving EOT, there is no interest calculation involved. Allottees can therefore, calculate the charges on their own, based on the notified current circle rates as notified by Govt. of NCT of Delhi from time to time for the respective categories of area.
7. This policy becomes operational with immediate effect.

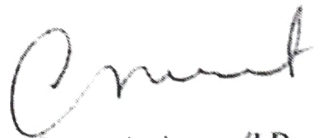
↓

(Neeraj Bharati)
Commissioner/LD

All branches of DDA

Copy for information to:-

1. Secretary to Lt. Governor, Delhi
2. OSD to VC, DDA
3. Finance Member, DDA
4. Engineer Member, DDA
5. ✓ Pr. Commissioner (LD)
6. ✓ Director (RL)
7. ✓ Director (Lands)
8. ✓ Director (CL)
9. Director (LC)
10. ✓ Director (Housing)-I & II
11. F.A. (H)


Commissioner/LD
23/2/2021