

DY. DIRECTOR (SYSTEMS)-VII  
DIARY No. 144  
DATE 12/31/26



**DELHI DEVELOPMENT AUTHORITY  
LAND DISPOSAL DEPARTMENT  
COORDINATION BRANCH  
Vikas Sadan, INA, New Delhi- 110023**

F. LD/LARO/0001/2020/ 237

Dated: 11.03.26

**OFFICE ORDER**

**Subject: Extension of Time for completing construction on the Residential, Commercial, Industrial and Institutional Plots allotted by DDA.**

1. The Delhi Development Authority vide authority resolution no. 22/2026 dt. 20.02.2026 has approved the extension of maximum period for construction on plots of different categories, allotted by it, from the date of possession upto 31.12.2028. Earlier, the Delhi Development Authority vide authority resolution no 67/2016 dated 27.04.2016 had approved this maximum period for construction on plots of different categories, allotted by it, as per details mentioned below:

**TABLE I**

Name of allotment	Permitted maximum time period for construction
Residential	20Years
Institutional	10 Years
Commercial (Where allotment is on PDR rates)	10Years
Commercial (Where allotment is at market price)	15Years
Industrial (where allotment is at PDR rates, or where allotment is made for relocation )	10Years
Industrial (where allotment is made at market price)	15Years
Group Housing Society	10Years
Government Department, Organization/Agencies of Government	20Years

2. Vide the said resolution dated 27.04.2016 the Authority had extended the maximum EoT period from the date of possession upto 31.03.2019 in all surviving leases. Further, the composition fee for EoT was also linked to the Circle Rate (as notified by Govt. of NCT of Delhi from time to time for the respective categories of area) w.e.f. 01.01.2017, the details of which are as under:

**TABLE II**

Period for which extension required	% of Circle Rate to be charged as composition fee	Cumulative amount (% of Circle Rate)
1 <sup>st</sup> to 3 <sup>rd</sup> Year	NIL	
4 <sup>th</sup> Year	0.1%	0.1%
5 <sup>th</sup> Year	0.2%	0.3%
6 <sup>th</sup> Year	0.3%	0.6%
7 <sup>th</sup> Year	0.4%	1.0%
8 <sup>th</sup> Year onwards upto 20 <sup>th</sup> Year	Additional 0.5% for each year's delay	
21 <sup>st</sup> year onwards	Additional 1% for each year	

3. Further, the Authority had also vide the aforesaid resolution of 2016 that:

A. Failure to complete construction by the stipulated period (upto 31.03.2019) would result in determination of lease/resumption of plot by DDA, without any further notice; and

B. In cases where construction is in progress and more than 1/3rd of the permissible FAR has been achieved upto 31.12.2016 or where the construction has been completed and No Objection Certificate was required only for obtaining the Completion Certificate, the EOT may be granted, as per the existing rates of Composition Fees i.e. applicable prior to 01.01.2017 which did not have any linkage with the Circle Rate.

4. Delegation of powers for permitting EOT is as below:

(i) On payment of Composition Fees as per the above chart in Para No.3, Dy. Director of concerned Branches of LD are empowered to issue EOT.

(ii) In cases where EOT is granted on old/existing composition fee rates, the Director of the concerned Land Disposal Deptt. 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 submitted before the Lessor i.e. the Hon'ble LG of Delhi.

(iv) Cases of Government Departments/Organizations seeking waiver of Compositions Fee will be decided by the Vice Chairman of DDA.

5. The aforesaid maximum EoT period upto 31.03.2019 was thereafter extended as per the following details:

a) Upto 31.03.2021 vide Authority Resolution No. 61/2019

b) Upto 31.12.2022 vide Authority Resolution No. 15/2021

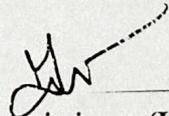
c) Upto 31.12.2025 vide Authority Resolution No. 21/2024

6. Now, taking into account various representations/request, it has been decided by the Competent Authority:

A. EoT period shall be extended upto 31.12.2028, in all the surviving leases where the opportunity of availing EoT has not been utilised and/or construction has not been undertaken within 31.12.2025.

B. EoT may be given after deposit of the Composition Fee, as per the rates mentioned at Table II above, as per the powers of the Officials and Authority as mentioned at Para 4 above.

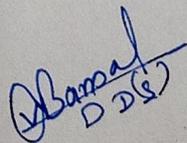
C. In cases where more than 1/3rd of the permissible FAR has been achieved upto 31.12.2016 or where the construction has been completed and the No Objection Certificate is required only for obtaining completion certificate, the EOT will be granted, as per the rates of Composition Fees applicable prior to 01.01.2017.

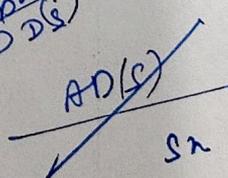
  
Commissioner (LD)

**All branches of DDA.**

**Copy for information to: -**

1. Pr. Secretary to Hon'ble Lt. Governor for kind information.
2. OSD to VC for kind information of VC, DDA.
3. FM/EM/PC(LD)/PC(LM)/CLA/CLM for kind information.
4. Commissioner (Plg.)
5. Commissioner(Housing)
6. Director (RL)
7. Director (Lands)
8. Director (CL)
9. Director (LC)
10. Director (Housing) I & II
11. F. A. (H)
12. Dy. Director (System) directions to immediately upload on DDA's website

  
D D S

  
AD(S)  
Sr. Dev, Agnew

  
Commissioner (LD)