


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

No. F.2(05)2023/MC/DDA/88

Dated: 18<sup>th</sup> November, 2023

**Sub: Minutes of the meeting of Delhi Development Authority.**

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 15.11.2023 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

  
(Vineet Jain)  
18/11/23  
Commissioner-cum-Secretary

Encl: As above

**CHAIRMAN**

1. Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Subhasish Panda

**MEMBERS**

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

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SPECIAL INVITEES

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

Copy also to:

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

Copy for kind information to:

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

# DELHI DEVELOPMENT AUTHORITY

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

Following were present:

## CHAIRMAN

Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

## VICE CHAIRMAN

Shri Subhasish Panda

## MEMBERS

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

## SECRETARY

Shri D. Sarkar  
Commissioner-cum-Secretary, DDA

## SPECIAL INVITEES

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



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

**Copy also to:**

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

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

**Item No. 39/2023**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VI. Proposal [para 18(V) of Agenda]: To adopt standard costing policy of DDA while determining reserve price of flats for e-Auction.**

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

**VII. Proposal [para 18(VI) of Agenda]: To adopt costing of Finance based on RPE and markup of 5-6% as final cost for disposal of flats nearing completion.**

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

**VIII. Proposal [para 18(VII) of Agenda]: To charge upfront payment towards corpus fund for major repairs/monthly maintenance per sq.ft basis.**

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

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

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

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

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

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

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

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

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

**XII. Further, the following additional points were approved by the Authority.**

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



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

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

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

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

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

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

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

#### Other Points

##### Shri Somnath Bharti

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

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

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

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

It take place &  
Auction

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

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

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