

DDA HOUSING SCHEME 2021



**SCHEME IS LINKED TO 'CREDIT LINKED SUBSIDY SCHEME' UNDER
PRADHAN MANTRI AWAS YOJANA - HOUSING FOR ALL (URBAN)'
(From 02.01.2021 to 16.02.2021)**

**Approx 1350 FLATS mainly at
JASOLA, VASANT KUNJ, DWARKA and
MANGLAPURI**

Salient Features / Online Scheme

• Flats (approx.) : 254 HIG | 757 MIG | 52 LIG | 291 EWS



DELHI DEVELOPMENT AUTHORITY

Do you know that...

You can avail subsidy of
₹ 2.67 Lac*
under
Pradhan Mantri Awas Yojana!



*T&C apply



PRADHAN MANTRI AWAS YOJANA CREDIT LINKED SUBSIDY SCHEME (CLSS)



ELIGIBILITY PARAMETERS

1. Annual Household Income and House Carpet Area:

Household means and includes husband, wife and unmarried children.

An adult earning member (Irrespective of its marital status) be considered as separate household.

Category	Annual Household Income (Rs.)	Carpet Area (Sq mt)	Interest Subsidy %
EWS	<= 3 Lac	Upto 30 [#]	6.5%
LIG	>3 & <= 6 Lac	Upto 60 [#]	
# beneficiary can construct / purchase bigger house, however, the subsidy would be limited to 30 & 60 sqm only.			
MIG I	>6<=12 Lac	Upto 160	4.0%
MIG II	>12<=18 Lac	Upto 200	3.0%

Subsidy calculated for a maximum period of 20 years

2. First house ownership:

The beneficiary family / household should not own a pucca house (an all whether dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.

3. Female ownership in property^{**}:

Ownership of the house to be purchased should be in the name of female or in joint name with male. Ownership in the name of male member can be accepted in cases of no adult female member in the family, inherited property and where plot is already registered in the name of male member.

^{**}Female ownership is desirable in case of MIG I & MIG II category, however not mandatory.

4. Location of property shall fall within 20073 statutory towns as notified from time to time Delhi is a statutory town as per the list

5. Adhaar of all adult household members is mandatory.

Indicative Illustration:

EWS & LIG CATEGORY

(All figures in INR)

Illustration	Loan Amount	Loan Amount eligible for Subsidy	Max. Interest Subsidy for 240 months	Balance Loan	Initial EMI @ 8.5%	Revised EMI after CLSS Credit	Monthly Savings	Annual Savings
I	3,00,000	3,00,000	133,640	1,66,360	2,603	1,444	1,559	13,908
II	6,00,000	6,00,000	267,280	3,32,720	5,207	2,887	2,320	27,840
III	10,00,000	6,00,000	267,280	7,32,720	8,678	6,359	2,319	27,828

MIG I

(All figures in INR)

Illustration	Loan Amount	Loan Amount eligible for Subsidy	Max. Interest Subsidy for 240 months	Balance Loan	Initial EMI @ 8.5%	Revised EMI after CLSS Credit	Monthly Savings	Annual Savings
I	6,00,000	6,00,000	1,56,712	4,43,288	5,207	3,847	1,360	16,320
II	9,00,000	9,00,000	2,35,068	6,64,932	7,810	5,770	2,040	24,480
III	12,00,000	9,00,000	2,35,068	9,64,932	10,414	8,374	2,040	24,480

MIG II

(All figures in INR)

Illustration	Loan Amount	Loan Amount eligible for Subsidy	Max. Interest Subsidy for 240 months	Balance Loan	Initial EMI @ 8.5%	Revised EMI after CLSS Credit	Monthly Savings	Annual Savings
I	9,00,000	9,00,000	1,72,617	7,27,383	7,801	6,312	1,489	17,868
II	12,00,000	12,00,000	2,30,156	9,69,844	10,414	8,417	1,997	23,964
III	15,00,000	12,00,000	2,30,156	12,69,844	13,017	11,020	1,997	23,964

All figures above are indicative and may vary from case to case basis.
Avail benefits of the scheme now

T&C Apply



1. Scheme:-

The Scheme is titled as “**Housing Scheme 2021**” of the Delhi Development Authority for disposal of newly built up flats.

2. Eligibility:-

- The applicant must be a citizen of India.
- He/ She should have attained the age of majority i.e. an applicant should have completed 18 years of age as on the date of submitting the application.
- A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife or her husband or any of his/her dependent relations including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot having area exceeding 67 sqm or flat/built up house having carpet area exceeding 67 sqm in the urban area of Delhi, New Delhi and Delhi Cantonment.
- Both husband and wife can apply for flats separately subject to fulfilment of eligibility conditions with the stipulation that if both are declared successful, only one shall be allotted a flat and the amount of ‘Application Money’ of the other spouse will be refunded as per para 3(v).
- One person can submit one application only either in his/her own name or as a joint applicant.**
- The income of applicants applying for EWS flats should not exceed Rs.3 lakhs per annum and Household income should not exceed Rs. 10 Lakh per annum.** There is no income criterion for other categories except EWS. The applicant can apply according to his/her requirement and affordability..

Household Income for this clause is defined as follows:

In case:	Following will be included in the Household income
a. The applicant is more than 25 years of age	Household will comprise of applicant, spouse, unmarried sons upto 25 years and/ or unmarried daughters upto 25 years.
b. The applicant is less than 25 years of age	Household will comprise of applicant, spouse, children and parents.

- The applicant should give particulars of his savings account in any Bank and the particulars of the Account must be given in the ‘Application Form’.
- Applicant must have Permanent Account Number (PAN) allotted under the provisions of Income Tax Act and the same must be quoted in the Application Form.
- In case of joint applicant under SC/ST Reserved Category, the joint applicant should be from within the Family, as defined in sub-clause (xi) below.
- In case of joint application under war widows, persons with disabilities (Divyangjan), ex-servicemen reserved categories, the applicant himself/herself should fall within the reserved category and the joint applicant should be from within the Family as defined in sub-clause (xi) below.
- Family for clause (ix) and (x) above means a person or his/her father or his/her mother or his/her blood relatives or

his wife or her husband or any of his/her dependent relations including unmarried children.

3. How to Apply: -

- Applicants can only apply online. For giving end to end online experience to applicants, this scheme is being launched on New AWAAS application developed by DDA. For applying online, the applicant is required to visit DDA's website i.e., www.dda.org.in.
- Applicant applying for flats under this Scheme shall have to deposit application money as detailed below:-
 - EWS - Rs. 25,000/-
 - LIG - Rs. 1,00,000/-
 - MIG - Rs. 2,00,000/-
 - HIG - Rs. 2,00,000/-

However, if the applicant is giving preference for more than one category, he/she has to deposit application money of highest category.

- Application once submitted cannot be withdrawn.
- The process of Application, Issuance of Demand Letter, Possession letter, Conveyance Deed etc. and uploading of documents will be through On-Line Mode only. Applicants are advised to keep their login credentials safe with them and not to share the same with anyone. DDA will not be responsible for any unauthorized use of login credentials. It will be sole responsibility of the applicant to regularly check the portal for any updates.
- Refund of Application Money to successful Applicants:**
The applicant may, satisfy himself with regard to location, cost, existing facilities in the surrounding area and other related issues before applying for the allotment of flat. The surrender/cancellation charges, as prescribed below, shall be recovered:-

S. No.	Period	Surrender/ Cancellation charges
(i)	From the date of draw and upto 15th day from the date of issue of demand cum allotment letter.	NIL
(ii)	From the 16th day till 30th day from the date of issue of demand cum allotment letter.	10% of the Application Money.
(iii)	From 31st day till 90th day from the date of issue of demand cum allotment letter.	50% of the Application Money.
(iv)	After 90 days from the date of issue of demand cum allotment letter.	Full Application Money.

vi. REFUND TO UNSUCCESSFUL APPLICANTS

For getting refund, the Applicant has to clearly mention his/her Saving Bank Account number and the IFSC Code etc. of the Application Form for refund of application money which will be made through "ONLINE" mode. In case, the application is in joint name, refund will be made in the name of the first applicant only and therefore, only his/her Bank Account No. should be given in the Application Form. The Bank Account should not be an **NRE ACCOUNT/ CURRENT ACCOUNT**.

**Note:**

In case the Application Money has been paid from the Account of the Firm/Company, etc. of the Applicant, still for the purpose of refund, the applicant's Bank details have to be provided. In case of **mismatch of account number, IFSC Code, payee's name**, the bank would not be in a position to refund the Application Money through ONLINE mode. In order to avoid such a situation, the applicant is advised to recheck the bank details before submitting the Application Form.

- vii. The applicant may give one or more preferences of his/her choice by writing locality codes, given in Annexure 'A'. It is mandatory to fill at least one preference for locality. **It is presumed that applicant has seen the locality before giving preferences.** No preference for Sector/Pocket/Floor can be exercised by the applicant. No request for change of locality, sector, Pocket, Floor shall be entertained by the DDA.
- viii. **Since the application will be accepted through online mode only, conditional application will not be accepted.**

4. RESERVATIONS: -

The details of reservations under this Scheme are as under:-

- i. 15% of the flats for applicants belonging to Scheduled Castes;
- ii. 7.5% of the flats for applicants belonging to Scheduled Tribes

Note:

If adequate numbers of applications are not received from applicants belonging to ST Category, remaining flats shall be disposed of in favor of applicants belonging to SC Category and vice-versa.

- iii. 1% for War Widows and those receiving liberalized pension from Armed/Paramilitary Services (Next of Kin)
- iv. 5% reservation for persons with disability (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.
- v. 1% for Ex-servicemen.

Note:

- a. The reservations, as above, are admissible strictly with reference to the number of flats available in a locality.
- b. In case number(s) of flats in respect of reserved category comes to a fraction i.e. less than 0.5 it would be rounded off to zero and if it is 0.5 or more it would be rounded off to one.
- c. If requisite numbers of applications are not received from the above mentioned five categories, all remaining flats shall be offered to persons of general category.

- 5. **There will be no requirement of submitting any document at the time of submission of application. Only the successful applicants will be required to submit the prescribed supporting documents.**

6. DOCUMENTS TO BE SUBMITTED AFTER DRAW OF FLATS: -**(A) FOR ALL CATEGORIES:**

- i. Self-attested copy of PAN Card (Permanent Account Number) issued/allotted by Income Tax Department. **In respect of successful allottees, the PAN Card details will be verified, before issuance of possession letter.**

- ii. Identity Proof e.g. self-attested copy of passport, government Identity Card, Election ID card, Driving License, Ration Card with Photo (of the person whose photo is affixed) or Aadhaar Card. **(Upload any one)**
- iii. Proof of residence e.g. self-attested copy of passport, government Identity Card, Election ID card, Ration card, Driving Licence, Telephone Bill, Electricity Bill, Water Bill, House Tax Receipt, Bank Pass Book (page carrying name and address) or Aadhaar Card. **(Upload any one)**
- iv. Proof of Income for EWS Category as issued by the office of concerned SDM/ Tehsildar..

(B) FOR RESERVED CATEGORY:

In addition to (A) above, persons applying under any of the reserved categories have to submit:

- i. An attested copy of the original certificate issued by the District Magistrate/Sub Divisional Magistrate of the area concerned in case the applicant belongs to the Reserved Category of SC/ST.
- ii. 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 (Divyangjan). A self-attested copy of guardianship certificate issued by the competent authority, wherever applicable, be attached.
- iii. An attested copy of Discharge Certificate from the competent authority of Ministry of Defence/Armed Forces in case of ex-Servicemen.
- iv. An attested copy of "Requisite Certificate" issued by the Ministry of Defence/Armed Forces/Para Military Forces, in case applicant comes under reserved category of War-Widows/Next of Kins which would include those receiving liberalized pension.

(C) BEFORE POSSESSION OF FLAT**Applicant to submit:**

- i. Self-attested copy of Bank Account Pass Book/Bank Statement from which the cost of the Flat has been deposited along with payment proof.
- ii. Affidavit as per proforma given in **Annexure-'C' and 'D'**.
- iii. Undertaking as per proforma given in **Annexure-'E'**.
- iv. Photograph and three signatures of self and spouse, (if married), duly attested as per proforma given in **Annexure-'F'**

7. MODE OF ALLOTMENT: -

All the eligible applicants shall be considered for allotment through a computerised draw based on random number technique. The draw shall be held in the presence of independent observers. The draw for the Housing Scheme 2021 will be web-streamed.

8. RESULT OF ALLOTMENT: -

- i. The results of the draw shall be displayed on DDA's website i.e. **www.dda.org.in** and also shall be displayed on the Notice Board of DDA at Vikas Sadan, D Block, INA, New Delhi – 110023. In addition, the result shall also be published in leading national Newspapers.
- ii. It shall be the sole responsibility of the applicant to check the result of the draw.



- iii. A separate wait list of the applicants equal to 25% of total flats on offer will also be declared in order of priority. The waiting list will be valid only for 10 months from the date of issue of demand letters to successful applicants. The application money of wait-listed applicants shall be refunded along with unsuccessful applicants. However, before going for the draw, in case the same takes place, for allotting the surrendered/cancelled flats, all such eligible wait-listed applicants shall be asked to deposit the Application Money. 30 days' time shall be given to them to do so and only those names shall be included who deposit their Application Money before the prescribed date.

9. DISPOSAL COST OF THE FLATS:-

The tentative disposal cost of the flats is given at **Annexure "A"**. The cost includes land premium, cost of construction and 20% surcharge on "land premium and cost of construction" in respect of HIG Flats at Vasant Kunj and 10% surcharge on "land premium and cost of construction" in respect of HIG flats at Jasola & MIG flats at Dwarka. Cost of construction includes grid charges, departmental charges and interest during construction period. The Disposal cost of the flats is calculated as per the plinth area of the flats including common area. The Disposal cost also includes maintenance charges (Both Civil and Electrical and taxes thereon). The variation in cost within category, if any, is due to variation in plinth area including common area of the flats.

10. PERIOD OF PAYMENT:-

- i. The cost of the flat is to be deposited within 90 days from the date of issue of Demand-cum-Allotment letter. **Demand-cum-Allotment letter will be issued online. Demand cum Allotment letter will be issued three months prior to likely date of handing over of possession of flat after all clearance.**
- ii. Further time of 3 months, over and above (i) above, will be available to the allottees subject to payment of interest at the rate of **10% p.a (simple interest)**.
- iii. The application money will be forfeited if the demanded amount is not paid by the allottee within the time prescribed in the demand letter and flat will be made available for allotment to others.

11. METHOD OF PAYMENT OF DEMANDED AMOUNT:-

The payment of application money may be made from any account. However, demanded amount after issuance of online Demand-cum-Allotment letter should be deposited from Allottee's account or from the account of specified relatives through NEFT/RTGS/Net Banking. DDA will not bear any service charges on payments done through any mode.

The specified relatives defined for this para allottee's husband/ wife, father, mother, sister, brother, son, daughter, grand-son/ grand-daughter or, wife of the son (daughter-in-law)/ grandson, husband of daughter (son-in-law) or husband of grand-daughter (for the purpose of this definition grand-son/ grand-daughter means a son's or a daughter's child).

12. MODE OF PAYMENT:-

The allotment of flats shall be made on cash down basis except under PD (Persons with Disability (Divyangjan)) category who will have the option of making payment either on "Cash Down" basis or in instalments on terms and conditions as applicable.

13. MORTGAGE/AVAILING LOAN:-

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Dy. Director (Housing), DDA, Vikas Sadan, New Delhi:-

(i) Government of India; (ii) State Government; (iii) Union Territory Administration ; (iv) Public Sector Undertakings / Autonomous Bodies; (v) Nationalized Banks; (vi) Life Insurance Corporation of India; (vii) General Insurance Corporation of India; (viii) Housing Development Finance Corporation; (ix) Cooperative Banks; (x) MCD; (xi) NDMC; (xii) All joint sector companies irrespective of the percentage of shareholding; (xiii) University of Delhi; (xiv) All organisations, 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; (xv) 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; (xvi) All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding; (xvii) 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.

14. MISUSE, ADDITIONS AND ALTERATIONS, ETC.:-

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

15. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.:-

Every successful applicant 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 law 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. All allottees of each pocket shall mandatorily have to become member of the concerned RWA.

For the purpose of major (capital nature) maintenance, for a period of 10 (ten) years, contribution towards the maintenance fund shall be recovered from the allottees. The Scheme requires that the entire maintenance funds collected would be placed in a corpus as an escrow account and maintenance works (Capital nature) would be undertaken out of the interest earned from the corpus. The fund will be apportioned to the RWAs registered with DDA and will be managed by a Committee in which DDA will be represented by the Executive Engineer of the concerned zone. The civil and electrical maintenance of all the newly constructed flats will be carried only from the interest arising out of the corpus created for maintenance. In case, there is any shortfall, the concerned RWAs, registered with DDA, will have to bridge the gap through contribution from the allottees and DDA will not contribute any fund towards maintenance. The fund becomes operative from the date the first demand-cum-allotment letter is issued.

**The general principles for maintenance will be as follows:**

- a. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.
- b. Major repairs including white-wash of external areas will be carried out on need basis subject to availability of funds. In schemes where maintenance deposit has been taken by DDA, these major repairs will be carried out of the money available from interest as provided in the scheme. The link officer of DDA nominated for the purpose will coordinate with the RWAs to set-up maintenance fund.
- c. 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 RWAs
- d. 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.
- e. Those facilities which are common to more than one RWA like Community Centre, Gyms etc. will be maintained by DDA.
- f. RWA will have to maintain a separate fund for day to day maintenance mentioned at (3) above. Therefore maintenance will be dealt in two separate categories i.e. Major (Capital nature) and day to day maintenance.

16. MIS-REPRESENTATION OR SUPPRESSION OF FACTS:-

If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 2, the application/ allotment will be rejected/cancelled summarily without issuing any show cause notice for the same and the amount deposited by allottee will be forfeited.

17. POSSESSION OF FLATS:-

- i. The allottee shall be entitled to take possession only after he/she has completed all the formalities, paid all dues and furnished/executed all the documents as required in the demand-cum-allotment letter.

Digitally signed Possession letter will be issued online only, and the allottee has to upload self-attested copies of the requisite documents.

- ii. **After issuance of Possession letter, allottee may reserve a date for physical possession through On-Line mode.** 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 a period of 3 months from the date of issue of possession letter up to a maximum period of one year from the date of issue of possession letter.
- iii. If the physical possession is still not taken over then the allotment shall be automatically cancelled. No show cause notice shall be served before cancellation. Any amount deposited towards the cost of the flat shall be refundable without interest in such a case of cancellation after deduction of Application Money.

- iv. The property is being offered on "as is where basis is". The 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 cost of flat, its design, the quality of material used, workmanship or any other defect.
- v. **In case allottee has deposited the full cost and has not submitted the requisite documents within 3 month from the date of payment of full cost, watch and ward charges will be charged from 3 months from date of payment till full set of documents are submitted. However, if documents are not submitted within one year from the date of depositing of full cost, the allotment shall be automatically cancelled. Any amount towards the cost of flat shall be refundable without interest upon deduction of application money.**

18. CONVEYANCE DEED:-

- i. The Conveyance Deed (Free Hold Deed) papers will be issued online by DDA after 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.
- ii. 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 the Authority and allotment of such flats will be cancelled and possession will be resumed.
- iii. The Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favour of the original allottee, after 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.

Date of execution of Conveyance Deed will be reserved by allottee through online mode only. Applicants 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, Applicants will have to come with all the original documents for the purpose of verification.

- iv. In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be executed in favour of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.
- v. **Since a number of concessions are being offered under EWS category while working the cost of the flats, the allottee 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 delivery of possession.**

**19. STATUS OF THE ALLOTTEE:-**

All allotments shall be made on free hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favour of the allottee and it is registered in the office of the sub-Registrar, GNCTD. For Persons with Disability (Divyangjan) and persons belonging to EWS category, conveyance deed will be executed after a period of 15 and 5 years as per clause 22 (v) & 18 (v) respectively in view of lock-in period.

S. No.	Type and Location of the flat	Name of Divisional Executive Engineer	Division	Contact No.	Address
1.	HIG / Jasola	Sh. U. K Tyagi	EMD-7	7011157572 eesed1dda@gmail.com umesh.tyagi22@dda.gov.in	Office of Executive Engineer, EMD-7, DDA, Sarita Vihar
2.	MIG/ Dwarka Sector 19 B	Sh. Amit Singh	DPD-4	8860894225 exenrwd10@gmail.com amit.singh6089@dda.gov.in	DDA OFFICE COMPLEX, Room No. 30, Central Nursery, Sector-5, Dwarka
3.	MIG/ Dwarka Sector 16 B	Sh. H. S Rawat	DPD-3	011-20892314 wd8dda@gmail.com hira.rawat888@dda.gov.in	DDA OFFICE COMPLEX, Room No. 31, Central Nursery, Sector-5, Dwarka
4.	EWS/ Manglapuri	Sh. Mahesh Chand	DPD-2	9868211866 mahesh.chand40@dda.gov.in eewd6dda@gmail.com	Office of Executive Engineer, DPD-2, DDA, Mangla Puri

- iii. 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. One person will be available On-site during these hours to facilitate inspection.

S. No.	Area	Address of Sample Flat
1	Jasola Pocket 9B (HIG)	Flat no. 2013, Tower no. 2, Pocket-9B, Jasola
2	Dwarka Pocket 3, Sec.19 B, Dwarka (MIG)	Flat no. 248, adjoining Pocket 3, Sector 19B, Dwarka Phase II
3	Dwarka Pocket 2, Sec. 16 B (MIG)	Flat no. 7, Pocket 2, Sec. 16 B (Near Metro Station sector 14 dwarka), Dwarka Phase-II
4	Mangla Puri (EWS)	Flat no. 101, 1st Floor, Site No. IV, Behind DDA project office, Manglapuri, Dwarka, New Delhi-110045

- iv. A dedicated Help Desk along with dedicated call centre will also start functioning at NSK, Vikas Sadan from the date of launch of the Scheme, for facilitating the general public.
- v. Empanelled banks will also operate help-desks at selected branches to help/ assist the applicants for filing On-Line applications. (For details of empanelled banks, see Annexure B)

21. BENEFIT UNDER PMAY:-

The eligible allottees may avail benefit under Credit Linked Subsidy Scheme (CLSS) under Pradhan Mantri Awas Yojna- Housing for All (Urban). The beneficiary family as defined in

20. INSPECTION OF FLAT:-

- The applicants are advised to visit the site and inspect the flat and satisfy himself/ herself with regard to location, size and cost before applying for allotment.
- The contact numbers and addresses of the concerned Divisional Executive Engineers to facilitate visit and inspection of the sample flat is as below :

the PMAY-U guidelines should not own a pucca house either in his/her name or in the name of his/her family in any part of India. The application should be preferably in the name of the female head of the household or in the joint name of the male head of the household and his wife. The details of Pradhan Mantri Awas Yojna – Housing for All (Urban) are available on page 2 and 3 of this brochure as well as on DDA's website.

22. PREFERENTIAL ALLOTMENT:-

- 5% reservation for persons with disability (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.
- Attempt shall be made to make allotment of flats to persons with disability (Divyangjan) at ground floor.
- The allotment of DDA flats to persons with disability (Divyangjan) would be on hire purchase basis. The initial payment in case of hire purchase allotment would be 25% of the total cost. Rest of the amount would be taken in monthly instalments over a period up to 15 years.
- 5% rebate in the cost subject to a maximum of 1.00 lakh will be given to the persons with disability who are allotted flat under the above quota. The remaining conditions of allotment will remain the same. The conveyance deed papers will be executed in the name of original allottees only.
- In order to ensure that the concessional provisions meant for the persons with disability (Divyangjan) do not lead to misuse or speculation, it has also been decided that the latter of allotment of such flats would specifically state that alienation of possession of the flat prior to 15 years from the delivery of possession to the allottee would result in



automatic cancellation of the flat 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.

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 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"

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.

- vi. 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.
- vii. 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.

23. OTHER GENERAL CONDITIONS: -

- a. DDA reserves the right to alter any terms and conditions/ clause of the Scheme brochure at its discretion as and when considered necessary.
- b. 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.
- c. 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.
- d. 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.

- e. Any dispute shall be subject to the jurisdiction of Courts at Delhi/New Delhi only.
- f. 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.
- g. In case of any grievance, the applicant can contact Director (H)-I/Director (H)-II, 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.
- h. **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.**
- i. Allottee will be required to intimate the source of payment. For the purpose, he/she will have to submit a copy of bank pass book. Bank Statement, loan documents, if raised.
- j. Allottee will be required to submit an affidavit duly attested that he/she has not executed any general/special Power of attorney, agreement to sell, bayana receipt or any other documents in respect to Application/flat allotted to him/her.
- k. 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 Application Money, will be forfeited.



Details of Flats, Tentative Cost And Locality Codes					
S.No.	Locality	Locality Code	No. of Flats#	Approx. Range of Plinth Area** of flat ^ (in Sq.m.)	Broad Range of Tentative Disposal Cost (Rs. In Lakh)
3 BHK/ HIG					
1	Jasola, Pocket - 9B*	11	215	162.41 to 177.26	197 to 214
2	Vasant Kunj Block F, Cluster 1 and Block A, Cluster 4*	12	13	110.86 to 115.15	143.06 to 172.58
3	Rohini, Sector 29, Pocket GH-IV***	13	8	151.73 to 156.61	99.99 to 103.21
4	Dwarka, Sector 18B***	14	6	134.16 to 140.09	117.84 to 123.05
5	Nasirpur, Dwarka(1 Flat) & Paschim Vihar (7 Flats)***	15	8	88.96 to 99.36	69.62 to 73.41
6	Jasola Sector 8***	16	2	106.05 to 126.36	98.97 to 118
2 BHK/ HIG					
7	Vasant Kunj Sector B, Pkt 2	21	1	88.94 to 101.69	97.23 to 117.05
8	Vasant Kunj Block F, Cluster 1 and Block A, Cluster 4	22	1	87.98 to 108.98	115.18 to 140.72
2 BHK/ MIG					
9	Dwarka Sector 19 B, Pkt. 3*	31	352	119.66 to 129.98	114 to 124
10	Dwarka Sector 16 B, Pkt. II*	32	348	121.35 to 132.77	116 to 127
11	Vasant Kunj Block B to E, Cluster 2, 3, 5 & 6*	33	3	78.01 to 93.61	66.22 to 85.24
12	Rohini, Sector 23, Pkt 6, 7***	34	40	80.11 to 89.35	58.65 to 66.07
13	Dwarka Sector 1, 3, 12, 19***	35	11	75.48 to 110.44	59.10 to 86.62
14	Jahangirpuri(2 Flats), Madipur (1 Flat)***	36	3	64.04 to 99.73	40.64 to 57.22
LIG					
15	Dwarka, Sector 23 B, Pkt 8***	41	25	33.29 to 33.85	22.32 to 22.7
16	Rohini Sector 20, 21, 22, 28, 29***	42	23	46.53 to 47.44	21.42 to 35.5
17	Narela Sector A-9, B-2***	43	3	41.99 to 46.94	17.54 to 18.22
18	Kondli Gharoli***	44	1	48.52	25.20
EWS / JANTA					
19	Manglapuri, Dwarka (EWS)*	51	276	50.74 to 52.50	28.51 to 29.50
20	Narela, Sector A-5 & A-6 (JANTA)***	52	15	26.54 to 28.19	7.55 to 8.14
	TOTAL		1354		

^ - Size of the flat varies from flat to flat. The demand letter will be issued as per actual size of the individual flat.

*-The Standard/Typical unit plan of Housing in respect of these localities are annexed at Annexure-G

** - Plinth Area includes common area.

#- Number of flats may change at the time of draw and number of flats at particular Locality/Zone may be changed subject to availability.

***- These Flats are from old inventory

Note :

- 1) The Demand cum allotment letter will be issued three months prior to likely date of handing over of physical possession of flat after all the clearances.
- 2) The Registration of current housing project is under process with RERA.



LIST OF EMPANELLED BANKS WITH THEIR NODAL BRANCHES		
Sr. No.	Name of Bank, Saving Bank A/c No. & IFSC Code	Nodal Officer/ Branch Web address of Bank
1	STATE BANK OF INDIA	C-Block, Vikas Sadan, INA, New Delhi-110023 www.onlinesbi.com Shri Aditya Gupta, Cont. No. 9911096110
2	CENTRAL BANK OF INDIA	C-Block, Vikas Sadan, INA, New Delhi-110023 www.centralbankofindia.com Shri Rajesh Jha, Cont. No. 9717463425
3	IDBI	Surya Kiran Building, K.G. Marg, Connaught Place, New Delhi-110001 www.idbi.com Shri Parveen Kumar Bagri, Cont. No. 011-66083420/21
4	HDFC BANK	B-6/3, DDA, Commercial Complex, Safdarjung Enclave, Opp. Deer Park, New Delhi-110029 www.hdfcbank.com Shri Arun Kumar Chaudhary Cont. No 9313207978
5	AXIS BANK	Eros Corporate Tower, Ground Floor, Nehru Place, New Delhi-110019 www.axisbank.com Shri Rajive Das Gupta Cont. No. 9582800492, 7838017364
6	ICICI BANK	S-26,27,28, Veera Towers, Ground Floor, Green Park Extension, New Delhi-110016 www.icicibank.com Ms. Charu Joshi, Cont. 9599684927
7	YES BANK	Retail Block, Upper Ground Floor, DLF Cyber City, Tower 8 C, Gurgaon-122002 www.yesbank.in Cont. No. 0124-4619226
8	KOTAK MAHINDRA BANK	A-1/24, Safdarjung Enclave, New Delhi-110029 www.kotak.com Smt. Neha Vohra, Cont. No. 9582218058
9	INDUSIND BANK	Indusind Bank Ltd., Ground Floor, Plot No.12, Jor Bagh Market, New Delhi-110003 www.indusind.com 1. Shri Dhiraj Sharma, Cont. No.8826200440 2. Shri Puneet Bhatia, Cont. No. 7838786807
10	IDFC FIRST BANK	IDFC First Bank Ltd. Soodh & Birla Towers, 4th Floor, East Tower & LGF, West Tower, Barakhamba Road, New Delhi-110001 www.idfcbank.com 1. Shri Pushkal Dhar Dwivedi Cont. No. 9899931383 2. Shri Maheshwari Nandan, Cont. No. 9990010565

* Housing Loan can be availed from the above listed empanelled banks and the same will also be eligible for CLSS subsidy under PMAY Scheme



ANNEXURE-C

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 or my wife/husband or any of my dependent relations, including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot having area exceeding 67 sqm or flat/built up house having carpet area exceeding 67 sqm in the urban area of Delhi, New Delhi and Delhi Cantonment.
3. I am applying for allotment of only one dwelling unit.
4. I have attained the age of majority at the time of applying under DDA Housing Scheme – 2021. My Date of Birth is _____
5. That the joint applicant under the Scheme is my _____ (relationship), as per provision of Clause 2(xi) of the Scheme Brochure.
6. That my wife /husband has also applied for allotment of a flat under the DDA Housing Scheme – 2021 vide Application No. _____. She /He was declared successful. He/She has surrendered the said flat on _____ or she/he has not been declared successful. (Strike out which is not applicable).
7. 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. _____ in the draw held on _____ by the DDA. That I have not executed any Sale Agreement, Power of Attorney or Agreement to Sale in favour of anybody.
8. That, I, _____ S/o D/o W/o Shri _____ r/o _____ applied for allotment of EWS/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.
9. That Smt. _____ d/o Shri _____ is my legally wedded wife.
10. I have read, understood and before filling the Application Form I have accepted all the terms and conditions of the Brochure of Housing Scheme – 2021.

DEPONENT

VERIFICATION:

I, _____, do hereby verify that the facts mentioned in Paras 1 to 10 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

ANNEXURE-D

AFFIDAVIT FROM SPOUSE (HUSBAND/WIFE)

(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 extra stamp worth Rs. 5/- should be affixed thereon.)

Affidavit of Sh./Smt. _____ S/o/W/o Shri/Smt. _____
R/o _____

I aforesaid solemnly affirm and declare as under:

1. That Shri/Smt. _____ S/o/W/o _____ is my legally wedded husband/Wife.

DEPONENT

VERIFICATION:

I, _____, solemnly affirm and say that facts mentioned in Para 1 above is correct to the best of my knowledge and nothing is false therein and no material has been concealed.

DEPONENT

Place

Date

**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/o _____ on 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.

Signed by me _____ on _____ day of _____ Two Thousand Nineteen.

In the presence of witnesses:-

- 1.
- 2.

ALLOTTEE

**ANNEXURE-F**

(NOTE: Should be attested by Magistrate/Sub-Judge/Notary Public/Gazetted officer)

Specimen signature and photograph of Shri/Smt./Km. _____ S/o/W/o/D/o _____

R/o _____ and

Smt./Shri/Km. _____ S/o/W/o/D/o _____

Specimen Signature of Shri		Photograph of Shri
1		
2		
3		

Specimen Signature of Smt./Km.		Photograph of Smt./Km.
1		
2		
3		



TYPICAL UNIT PLAN LAYOUT OF HIG FLATS AT JASOLA POCKET 9B





TYPICAL UNIT PLAN LAYOUT OF HIG FLATS AT JASOLA POCKET 9B



CLUSTER PLAN



PICAL UNIT PLAN LAYOUT OF EWS FLATS AT MANGLAPURI, DWARKA





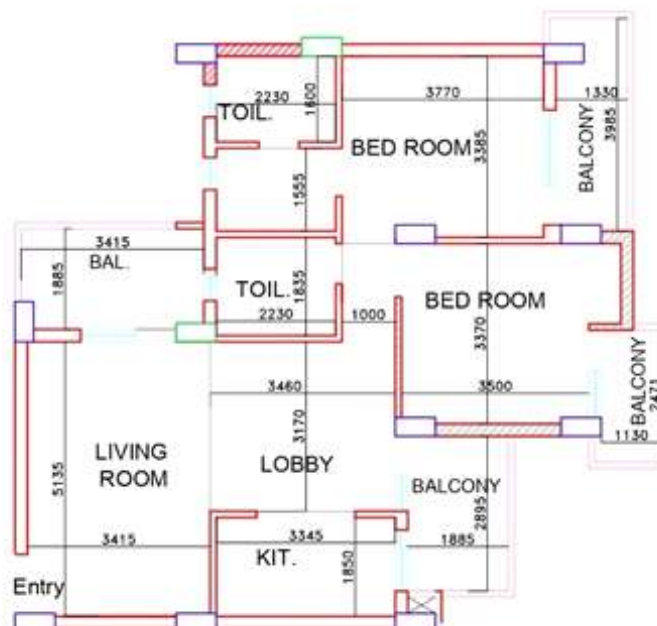
TYPICAL UNIT PLAN LAYOUT OF MIG FLATS AT SECTOR 19B, DWARKA



TYPICAL UNIT PLAN LAYOUT OF MIG FLATS AT SECTOR 16B, POCKET-2, DWARKA

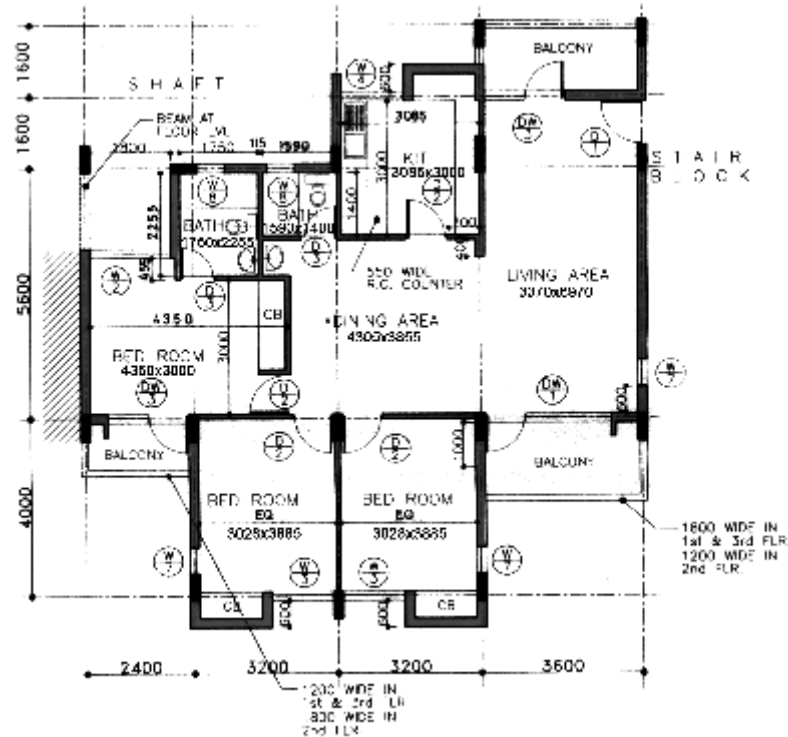
348 Multi Story MIG Houses at Sector-16B, Pocket-2, Dwarka Phase-II (Near Sector-14 Metro Station Dwarka)

Sample Flat No. 7

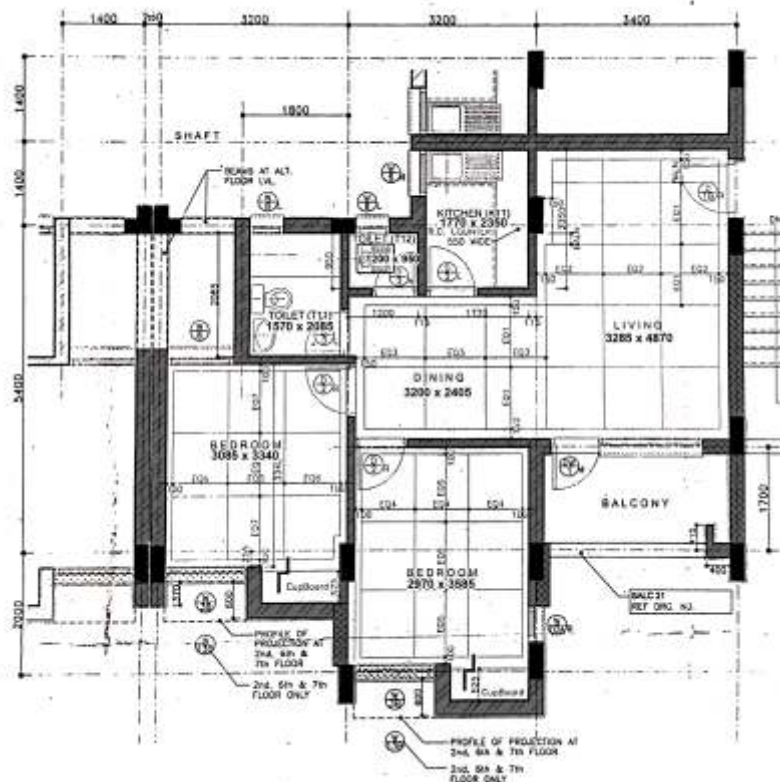




TYPICAL UNIT PLAN OF HIG (3 BHK) FLATS AT VASANT KUNJ



TYPICAL UNIT PLAN OF MIG (2 BHK) FLATS AT VASANT KUNJ





Flats on Free Hold

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