

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
STARRED QUESTION NO. 164
ANSWERED ON 03/08/2026**

DDA'S STATUTORY CONTROL OVER FLATS

164. DR. LAXMIKANT BAJPAYEE:

Will the Minister of *Housing and Urban Affairs* be pleased to state:

- (a) whether DDA retains any statutory control or liability over freehold flats it has sold, especially on common areas such as rooftops, the details thereof;
- (b) the details of the responsibilities of DDA regarding structural and external maintenance of its sold freehold flats versus its sold leasehold flats in matters such as the growth of destructive trees from building walls and the deterioration of exterior grit-plaster finishes and installation of solar panels by residents; and
- (c) remedial measures or guidelines established / proposed to be established by DDA to assist residents in addressing these cumulative, structural exterior damages with timeline therefor?

ANSWER

**THE MINISTER OF HOUSING AND URBAN AFFAIRS
(SHRI MANOHAR LAL)**

- (a) to (c): A statement is laid on the Table of the House.

STATEMENT REFERRED TO IN THE RAJYA SABHA STARRED QUESTION NO. 164 (14TH POSITION) DUE FOR ANSWER ON 03.08.2026 REGARDING “DDA’S STATUTORY CONTROL OVER FLATS”

(a): (i) Flats disposed of in housing schemes launched prior to 2010:

Delhi Development Authority (DDA) has informed that prior to 2010, upon execution of the Conveyance Deed and transfer of the flat on freehold basis, the ownership in respect of the flat stands transferred to the allottees as per the terms and conditions of the Conveyance Deed.

As far as common areas and common facilities such as rooftops, staircases, etc. are concerned in a Block of Housing Pocket, they remain common to the residents/owners of the concerned Block.

With regard to facilities like parks, common pathways, drainage, boundary walls including gates and street lights, the same are handed over to the local authority i.e. Municipal Corporation of Delhi (MCD). Sewerage and Water supply systems including Underground Reservoirs (UGR) are handed over to Delhi Jal Board (DJB). In all such housing pockets, day-to-day maintenance is being taken care of by Residents Welfare Associations (RWAs).

However, it is clarified that only the maintenance of services stands transferred to Municipal Corporation of Delhi, Delhi Jal Board or RWA, as the case may be, and DDA continues to retain its rights over common areas like parks, open ground, passages, compound walls, till such common portions are handed over to registered agency [i.e. Residents Welfare Association (RWA)] through a lease deed.

Further, for housing schemes launched prior to 2010, no maintenance charges have been collected by DDA from allottees and DDA does not have any responsibility/liability as far as maintenance is concerned.

(ii) Flats disposed of in housing schemes launched from 2010 onwards:

Delhi Development Authority (DDA) has informed that in respect of flats disposed of in schemes launched from 2010 onwards, upon execution of the Conveyance Deed and transfer of the flat on freehold basis, the ownership in respect of the flat stands transferred to the allottees as per the terms and conditions of the Conveyance Deed.

As far as common areas and common facilities such as rooftops, staircases, etc. are concerned in a Block of Housing Pocket, they remain common to the residents/owners of the concerned Block.

With regard to facilities like parks, common pathways, drainage, boundary walls including gates and street lights, the same are handed over to the local authority i.e. Municipal Corporation of Delhi (MCD). Sewerage and Water supply systems including Underground Reservoirs (UGR) are handed over to Delhi Jal Board (DJB), wherever individual metering is available. Where individual metering is not available, DDA is maintaining sewerage and water supply lines within housing pockets as well as maintaining Sewage Treatment Plants (STPs) located in the pockets. In all such

housing pockets, day-to-day maintenance is being taken care of by DDA as per Standard Operating Procedure (SOP) issued on 26.02.2026, which provides for security of common areas, cleaning of rooftops, overhead tanks, underground reservoirs, lift operations, firefighting, DG sets, etc. Service charges will be collected from Allottees/Residents for the above day to day maintenance being carried out by DDA.

However, it is clarified that only the maintenance of services stands transferred to Municipal Corporation of Delhi, Delhi Jal Board or RWA, as the case may be, and DDA continues to retain its rights over common areas like parks, open ground, passages, compound walls, till such common portions are handed over to registered agency [i.e. Residents Welfare Association (RWA)] through a lease deed.

Further, for such flats disposed through housing schemes launched from 2010 onwards, DDA has been collecting corpus funds from allottees at the time of allotment for carrying out periodic maintenance of civil and electrical nature from the interest accrued on such funds.

In DDA housing pockets, after execution of Conveyance Deed, complete ownership of such freehold flat is handed over to the allottee, however, DDA continues to retain its rights over common areas like parks, open ground, passages, compound walls, rooftops, where necessary common services are provided by DDA in consonance with terms and conditions of scheme through which such flats are sold till such common portions are handed over to registered agency [Residents Welfare Association (RWA)] through a lease deed.

DDA have jurisdiction over issuing NOC for installations of Lifts and permitting Addition & Alterations of DDA flats in notified development Area whereas Municipal Corporation of Delhi have jurisdiction over de-notified area.

(b) : From 2010 onwards, DDA is responsible for maintenance of common areas of DDA flats- irrespective of whether the same is allotted on freehold or leasehold basis, till such time the maintenance is handed over to the concerned RWAs. However, DDA's liability is limited to the amount of maintenance charges collected from the allottees.

The responsibilities of DDA include periodic maintenance of both civil and electrical items. The civil maintenance includes, grit-wash (once in 10 years), White Wash & Plaster (once in 3 years), Railings (Staircase and common landings) (once in 3 years), Floorings (Staircase and common landings) (once in 5 years), Mudphaska (Roof + Mumty) (once in 2 years), Sanitary Lines (Drainage + Sewerage) (once in 3 years), and Window Chajjas & Balconies Repair (once in 10 years). The electrical maintenance includes periodic maintenance of lifts, firefighting systems, DG Sets, Water Pumps, etc.

Beside the above, as far as issues of maintenance pertaining to structural nature is concerned including growth of destructive trees from building walls, such issues are taken care of as and when the same come to the notice of the authorities. In such matters, the RWA is duly consulted before taking appropriate decision.

As regards the issue of installation of solar panels by residents is concerned, DDA is not responsible for installation as well as maintenance. Residents are permitted to install solar panels for domestic use, but they cannot do so in an individual capacity. For this, application has to be made to the concerned Civic Agency (i.e. DDA or MCD) either by the RWA or jointly by at least 75% of the owners of the block, while ensuring structural stability and feasibility with no hindrance in common circulation and existing services.

(c): DDA has implemented a Standard Operating Procedure (SOP) with effect from 01.04.2026 to provide a structured mechanism for the day-to-day maintenance of its housing pockets. Under the SOP, common area services and routine civil and electrical maintenance are managed by DDA through a service charge mechanism until 80% occupancy is achieved or a Residents' Welfare Association (RWA) is constituted, whichever is later. Thereafter, the RWA assumes responsibility for the day-to-day maintenance of common areas and services, while individual allottees remain responsible for the internal maintenance of their respective flats. Such day-to-day civil maintenance includes watch-and-ward of common areas, day-to-day repair of sanitary lines, periodic cleaning of underground reservoirs and overhead tanks, etc. Electrical and Mechanical maintenance includes payment of monthly electricity bill of common areas, maintenance of lifts, DG sets, firefighting systems, etc. No separate guidelines have been formulated by DDA specifically for addressing structural or exterior deterioration in freehold housing complexes beyond the existing maintenance framework.
