

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 1277  
TO BE ANSWERED ON FEBRUARY 09, 2023**

**CO-OPERATIVE GROUP HOUSING SOCIETIES**

**NO. 1277. SHRI BHOLANATH (B.P. SAROJ):**

**Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:**

- (a) whether the Government has fixed any policy for fixing cut-off date for charging composition fee on Co-operative Group Housing Societies (CGHS) for extension of time in case of delay in the construction by these societies including cases where Form 'C' and 'D' are absent and if so, the details thereof;**
- (b) the policy for conversion of flats in CGHS from lease hold to free hold in case these societies are not fully constructed, there is non-availability of Form 'C' and 'D' with these societies or self draw has been conducted by these societies;**
- (c) the details of policy of the Government for regularization of self draw conducted by CGHS; and**
- (d) the details of measures being taken by the Government to devise a transparent policy to provide suitable remedies to erring CGHS?**

**ANSWER**

**THE MINISTER OF STATE IN THE  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
(SHRI KAUSHAL KISHORE)**

**(a to d): As per entry 18 of List II-State List of the 7<sup>th</sup> Schedule of Constitution of India, 'land and colonization' is a State Subject. Therefore, all policy issues related to Co-operative Group Housing Societies (CGHS) including charging composition fee on CGHS for extension of time in case of delay in the construction, policy for conversion of flats in CGHS from lease hold to free hold, regularization of self-draw conducted by CGHS etc. are to be decided by State Governments.**

**In respect of National Capital Territory (NCT) of Delhi, the Delhi Development Authority (DDA) has informed that for the conversion cases where either the lessee/allottee has not obtained form 'D'/Occupancy certificate or the same is reportedly not traceable the actual date of construction shall be determined on the basis of House Tax Assessment (HTA) or permanent connection of Electricity and other supporting documents. If completion certificate or form D is not available then conversion is being allowed on the basis of HTA order along with supporting documents. Self draw is regularized by charging fees.**

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