

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3721
TO BE ANSWERED ON MARCH 18, 2021
DDA HOUSING SCHEMES**

**NO. 3721. DR. SUBHASH RAMRAO BHAMRE:
SHRI KULDEEP RAI SHARMA:
SHRI SUNIL DATTATRAY TATKARE:
SHRIMATI SUPRIYA SULE:
DR. DNV SENTHILKUMAR. S.:
DR. AMOL RAMSING KOLHE:**

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

- (a) whether Delhi Development Authority (DDA) has been unsuccessful in selling the flats in three consecutive housing schemes with allottees surrendering the allotment and if so, the details thereof along with the reasons therefor;**
- (b) whether DDA has looked into the factors responsible for the failure of the schemes and if so, the corrective steps taken in this regard;**
- (c) whether DDA proposes to launch a new housing scheme 2021 with a cost of more than one crore for MIG flats;**
- (d) if so, the reasons for fixing such a huge amount as market price along with the number of flats to be offered and category wise;**
- (e) whether online system is likely to be adopted for applying flats in the scheme and if so, the details thereof; and**
- (f) the steps taken by the Government to dissuade non-serious applicants and speculators from applying for the scheme?**

ANSWER

**THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS**

(SHRI HARDEEP SINGH PURI)

(a): No, Sir. Delhi Development Authority (DDA) has informed that

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DDA Housing Scheme 2019 did not get expected response in which total 17,922 flats were offered and 8,438 were allotted. Out of these, 6,375 flats located in newly developed Narela sub-city of DDA were surrendered by the allottees. But the last three consecutive schemes launched by DDA got good response. The last three consecutive housing schemes are as follows:

- (i) DDA Housing Scheme for SC/ST 2019**
- (ii) Online Scheme on First Come First Serve Basis for EWS flats at Narela**
- (iii) DDA Housing Scheme 2021**

DDA Housing Scheme 2021 got very good response and received 22,752 applications against 1,353 flats. All 1,353 flats have been allotted by a draw held on 10.03.2021. Similarly, all 916 flats were allotted which were offered under EWS Scheme 2020. However, in SC/ST Scheme 2019 out of 257 flats 138 flats were surrendered out of which 18 flats are of Narela.

DDA conducted a survey to get feedback from those who were allotted flats in Narela but subsequently chose to surrender. The main reasons stated by them are small size of the flats, remote location of the flats/sub city, under developed surrounding area and non-connectivity by Metro.

(b): Yes Sir. DDA looked into factors/ reasons for surrender of flats in Narela sub city and the corrective steps taken which are as under:

- (i) DDA has reduced the price of EWS flats at Narela.**
- (ii) Provision of bus facility.**
- (iii) Amalgamation of small size flats to make flat size bigger.**
- (iv) To ensure faster/better connectivity to Narela sub city construction of Urban Extension Road (UER)-II has been taken up.**
- (v) A rail over bridge (ROB) has been constructed by DDA in Narela.**
- (vi) DDA has taken up issue of construction of metro rail to Narela sub city with DMRC.**

(c) & (d): Yes, Sir. DDA has informed that the cost of the flats is determined by its location, cost of land acquisition and construction cost. The construction cost of the flats is based on fair and

transparent tendering process. Details of the number of flats category wise is at Annexure A.

(e): Yes, Sir. DDA has informed that online system has been put in place. Housing Scheme 2021 is completely executed through online system, which will enable the public to complete all formalities like application, payment of registration money, receipt of demand letter & possession letter, cancellation of allotment and refund of money etc. The applicant is expected to visit DDA office only for verification of documents and receipt of conveyance deed and taking over possession of the flats.

(f): DDA has informed that the following steps taken/being taken to dissuade non-serious applicants and speculators for applying for the scheme:

- (i) Applicants have to indicate his/her PAN for applying for the Online Scheme. Therefore, one person can submit only one application.**
- (ii) The applicants need to deposit registration money which is ₹ 2,00,000/- in case of MIG/HIG flats. The registration money is forfeited in case they cancel/ surrender the flat after a period of 90 days.**
- (iii) For EWS flats, applicants must possess an Income proof issued by the office of concerned SDM/Tehsildar.**
- (iv) It is mandatory that demanded amount should come from Allottee's account or from the account of family member of the allottee and that too through NEFT/RTGS/Net-banking only. No cash payment or payment made by person other than allottee himself/herself or his/her family member is accepted. In such cases allotment of the flat is cancelled.**
- (v) The allottee is not allowed to transfer or otherwise part with the possession of the whole or any part of the flat before execution of Conveyance deed.**

Annexure-A

Details of Flats, Tentative Cost and Locality Codes					
S.No.	Locality	Locality Code	No. of Flats	Approx. Range of Plinth Area of flat (in Sqm.)	Broad Range of Tentative Disposal Cost (₹ In Lakh)
3BHK/HIG					
1.	Jasola	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	08	151.73 to 156.61	99.99 to 103.21
4.	Dwarka, Sector 18B	14	06	134.16 to 140.09	117.84 to 123.05
5.	Nasirpur, Dwarka (1 flat) and Paschim Vihar (07 flats)	15	08	88.96 to 99.36	69.62 to 73.41
6.	Sarita Vihar/Jasola	16	02	106.05 to 126.36	98.97 to 118
2BHK/HIG					
7.	Vasant Kunj Block F Cluster 1 and Block A, Cluster 4	22	01	87.98 to 108.98	115.18 to 140.72
2BHK/MIG					
8.	Dwarka Sector 19B, Pkt 3	31	352	119.66 to 129.98	114 to 124
9.	Dwarka Sector 16B, Pkt II	32	348	121.35 to 132.77	116 to 127

10.	Vasant Kunj Block B to E, Cluster 2,3, 5 & 6	33	03	78.01 to 93.61	66.22 to 85.24
11.	Rohini, Sector 23, pkt 6, 7	34	40	80.11 to 89.35	58.65 to 66.07
12.	Dwarka Sector 1, 3, 12 , 19	35	11	75.48 to 110.44	59.10 to 86.62
13.	Jhangirpuri (2 flats), Madipur (1 flat)	36	03	64.04 to 99.73	40.64 to 57.22
LIG					
14.	Dwarka, Sector 23B, Pkt 8	41	25	33.29 to 33.85	22.32 to 22.07
15.	Rohini Sector 21, 22, 28, 29	42	23	46.53 to 47.44	21.42 to 35.5
16.	Narela Sector A-9, B-2	43	03	41.99 to 46.94	17.54 to 18.22
17.	Kondli Gharoli	44	01	48.52	25.20
EWS					
18.	Manglapuri, Dwarka	51	276	50.74 to 52.50	28.51 to 29.50
19.	Narela, Sector A-5 & A-6	52	15	26.54 to 28.19	7.55 to 8.14
	Total		1353		
