

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 772
TO BE ANSWERED ON DECEMBER 04, 2025**

FINANCIAL LIABILITY OF DDA

NO. 772. SHRI SAPTAGIRI SANKAR ULAKA:

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

- (a) the current financial liabilities of the Delhi Development Authority (DDA) along with their nature during each of the last five years;**
- (b) whether mismanagement or administrative inefficiency has contributed to the DDA's present liabilities and if so, the details thereof including any inquiry initiated and accountability fixed in this regard;**
- (c) the category-wise (HIG, MIG, LIG, EWS) inventory of DDA flats including under-construction, completed, sold and unsold units during each of the last five years;**
- (d) the details of the years in which construction of these flats began, the year of completion and the year of handing over possession to allottees, category and year-wise; and**
- (e) the details of maintenance and repair works undertaken or proposed at various DDA locations including the status of such works, estimated and actual costs incurred and timelines for completion during each of the last five years?**

ANSWER

**THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

- (a) & (b): The details of the current financial liabilities of the Delhi Development Authority (DDA) along with their nature, as furnished by DDA, during each of the last five years is enclosed at Annexure 'A'. DDA has informed that all liabilities of DDA are being paid timely and no mismanagement or administrative inefficiency has been observed in DDA.**
- (c) & (d): Location-wise and category-wise details of inventory of DDA flats completed, under-construction, year of start and year of completion as furnished by DDA is given in Annexure 'B'. A total number of 26007 flats were sold, year-wise, since 2021-22, as furnished by DDA is as under:**

Financial Year	Number of flats sold
2021-22	333
2022-23	2511
2023-24	7842
2024-25	8538
2025-26 (as on 01.12.2025)	6783
Total	26007

DDA has informed that the disposal of old and new inventory of DDA are being done through various schemes such as First Come First Serve (FCFS) and e-Auction basis. The notable schemes launched by DDA for disposal/allotment of different category of flats of DDA are as under:

- **DDA launched Awasiya Yojana 2017 for disposal of 12072 flats.**
- **DDA launched “DDA housing scheme 2019” for allotment of 17922 flats of different categories i.e. 7496 EWS, 8383 LIG, 1535 MIG & 488 HIG also linked the flats under scheme of PMAY (U) for only benefits of subsidy.**
- **DDA launched “DDA Housing Scheme 2021” for allotment of 1354 flats, 1191 flats of different categories (276 EWS, 700 MIG, 215 HIG) & 163 flats of old inventory.**
- **DDA launched “Diwali Special Housing Scheme 2023” for allotment of more than 30000 newly constructed flats in Dwarka, Loknayakpuram & Narela as First Come First Serve (FCFS) & e-Auction basis.**

(e) The details of maintenance / repair works undertaken / proposed and expenditure incurred since 2021-22, year-wise, as furnished by DDA is as under:

Financial Year	Budgetary provisions made for Maintenance / Repair work (in lakhs)	Expenditure incurred (in lakhs)
2021-22	Rs. 254.80	Rs. 210.00
2022-23	Rs. 1240.18	Rs. 789.85
2023-24	Rs. 6202.51	Rs. 3694.17
2024-25	Rs. 8294.90	Rs. 8158.41
2025-26 (till date)	Rs. 4226.29	Rs. 4688.53

Annexure 'A'

Statement of the current financial liabilities of the Delhi Development Authority (DDA) along with their nature during each of the last five years

(in crores)

S. no.	Particulars	Nature	As At 31st March, 2025	As At 31st March, 2024	As At 31st March, 2023	As At 31st March, 2022	As At 31st March, 2021
1.	Sundry Creditors	Day to day expenditure	976.35	1,815.55	80.50	235.35	613.88
2.	Contribution to Retirement Trust	Employee related	3633.50	3,378.71	2,110.67	1,773.12	1,427.30
3.	Statutory Liabilities	Income tax/GST etc.	159.94	152.17	94.74	82.65	60.00
4.	Loan to Nazul II	Borrowing from Nazul Account-II to meet cash deficit under General Development Account. It basically represents Intra Account borrowing.	10,723.33	10,106.19	9,623.64	8,914.56	7,308.29
5.	Other Liabilities	Related to refunds of EMD/ Registration money etc. in respect of various Housing Schemes	1,494.86	2,849.92	869.24	1,124.81	1,236.33
	Total		16,987.98	18,302.54	12,778.79	12,130.49	10,645.81

Annexure - B

Status of Housing Project under Construction \ Completed										
S.No.	Zone	Location	SFS/HIG	MIG	LIG	EWS/1-BHK/1-RK	Total	Year of start	Year of completion	Remarks
1	Completed Project	a) Pkt 1,3,4,5,6 At Sector G-2, G-6, Narela	0	0	7913	1693	9606	2013	2017	
		b) Alternate site at Narela Group.I (Pkt 6 & 7) Sector G7 & G8	0	0	5256	1160	6416	2013	2020	
		c) Alternate site at Narela Group.II, Pkt. 11 Sector G7-G8	0	0	6511	1420	7931	2013	2020	
		d) Pkt 4&5 Sector G-7 & G8, Narela,	0	0	0	860	860	2013	2017	
		e) Pkt-7, at Sector A1 to A4 Narela	192	328	0	200	720	2015	2023	
		f) Pkt-3, at Sector A1 to A4 Narela	368	648	0	384	1400	2015	2024	
		g) Pkt-6, at Sector A1 to A4 Narela	225	420	0	250	895	2015	2024	
		h) Pkt-14, at Sector A1 to A4 Narela	272	488	0	296	1056	2015	2024	
		i) Pkt-4, at sector A1 to A4 Narela	352	512	0	320	1184	2015	2024	
		j) Pkt - E Lok Nayak Puram	0	647	0	224	871	2016	2022	
		k) Sector -14 Dwarka Ph-II	0	316	316	1008	1640	2016	2024	
		l) Pkt-13, at Secotr A1 to A4 Narela	352	776	0	424	1552	2015	2024	
		m) Pkt-9, at Sector A1 to A4 Narela	272	576	0	320	1168	2015	2024	
		n)Pkt-11, at sector A1 to A4 Narela	900	1750	0	1016	3666	2015	2025	
		o) Sector -19B Dwarka, Ph-II	1130	0	0	728	1858	2014	2025	
		Total (A)	4063	6461	19996	10303	40823			
2	East	i) Karkardooma	0	1026	0	498	0	2021	2026(TDOC)	Work entrusted to NBCC
		Total (B)	0	1026	0	498	1524			
		Grand Total (A+B)	4063	7487	19996	10801	42347			

***BHK-Bedroom-Hall-Kitchen ** RK-Room-Kitchen**