



**DELHI DEVELOPMENT AUTHORITY
COORDINATION (HOUSING)
VIKAS SADAN, INA, NEW DELHI**

CIRCULAR

No. F/1/0038/2023/CORD/-O/o DD(Coordination)/331

Date:29.06.2023

Subject: Launching of Phase –IV of DDA Online Running Scheme 2023 on 'First Come First Serve Basis (FCFS)'.

DDA has been mandated by the Government since its inception to cater to the housing requirements of middle and lower segments of the real estate market. In the recent past, towards the goal of affordable housing for all, DDA has been focusing on providing housing to the weaker sections of the society. In furtherance of this goal and as part of Ease of Doing Business (EoDB) policy of the Central Government, to facilitate online purchase of DDA flats at any time for interested persons without waiting for launch of periodic Housing Schemes, DDA launched an **On-line Running Housing Scheme** from 12th September 2022 on First Come First Serve (FCFS) basis. The main features of the scheme were issued vide circular dated 12.09.2022.

2. Further, for simplifying and rationalizing the housing regulations for ease of participation of general public in DDA Housing Schemes, DDA has recently amended the DDA (Management & Disposal of Housing Estates) Regulations, 1968 vide gazette notification dated 17.02.2023 (copy enclosed). The Authority vide agenda item no. 52/2022 approved changes of booking amount and time period for payment of cost of flat for the applicants/allottees of '**First Come First Serve**' scheme. Also vide agenda item no. 35/2022, the Authority relaxed the individual income criteria prescribed under the Economic Weaker Section (EWS) applicant. In view of the above recent modifications, the terms & conditions of FCFS Phase IV are detailed as under:

2.1 **Scheme:** The scheme is titled as “DDA Online Running Scheme 2023 on First Come First Serve (FCFS) Basis Phase IV”.

2.2 **Eligibility:**

2.2.1 The applicant must be a citizen or an “entity” of India.

2.2.2 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 booking of the flat.

2.2.3 “Entity” for para 2.2.1 means, -

- a. the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control;
- b. autonomous body and public sector undertakings constituted by the Central Government or State Government or Union territories administration or partly by the Central Government and partly by one or more States Government or Union territories administration; and
- c. local bodies;

2.2.4 For EWS flats, annual family income should be less than Rs. 10 lakhs as certified by Competent Officer/Authority. For other categories of flats, there is no income criteria.

2.2.5 Since under FCFS Phase IV, only unsold flats or dwelling units located in ‘developing area’ are being offered, clause 2.3 of DDA Special Housing Scheme 2021 shall not be applicable to applicants applying in FCFS scheme in light of recent amendment in Housing Regulations, 1968 whereupon the **eligibility criteria of holding residential plot/built up houses in Delhi cumulatively exceeding 67 sq. mtrs will not be applicable meaning no person will be barred from the benefits of the scheme on ground of having any land/building ownership in Delhi in his/her own name or any members of the family.**

2.2.6 Family for the purpose of clause 2.2.4 & 2.2.5 above means a person or his/her parents or his /her blood relatives or his/her spouse or any of his /her dependent relative/s including unmarried children.

2.3 The scheme is completely online and offers 5623 Flats of 3BHK, 2 BHK, 1 BHK categories as follows:

SN.	Category	Locality	Sector	Pocket	Phase IV*	Approx. Range of Plinth Area of flat (in Sqm.)	Approx. Range of Disposal Cost (Rs. Lakh)**
1	3 BHK	JASOLA	-	9B	41	162.41 to 177.26	208.4 to 218
2	2 BHK	NARELA	A1-4	1C	149	112.77 to 114.69	100.27
3	2 BHK	DWARKA	19B	3	50	119.66 to 129.98	123 to 133
4	1 BHK	NARELA	G-7	4	761	49.9	23.19
5	1 BHK	ROHINI	34	1, 2, 3 & 4	1516	33.29 to 33.854	14.1 to 14.24
6	1 BHK	NARELA	G-8	3	1224	33.251 to 33.851	13.69 to 13.93
7	1 BHK	SIRASPUR	-	A1 & C2	126	35.76 to 36.39	17.41 to 17.71
8	1 BHK	NARELA	G-2	2	505	33.291 to 33.851	13.70 to 13.93
9	1 BHK	ROHINI	35	5	188	33.29 to 33.854	14.01 to 14.24
10	1 BHK	LOKNAYAK PURAM	-	A	140	42 to 44.46	26.98 to 28.47
11	1 BHK#	NARELA	A1-4	-	777	46.71 to 54.08	10.92 to 12.54
12	1 BHK#	NARELA	G-7	4 & 5	146	35.5	9.89
TOTAL					5,623		

Note: * Number of flats may increase or decrease subject to availability.

** This doesn't include the conversion charges for freehold property as stated below and water connectivity charges of Rs. 2000/-.

Category of flats	Narela, Rohini, Loknayakpuram & Siraspur	Jasola & Dwarka
1 BHK	28,080/-	37,530/-
2 BHK	39,825/-	53,055/-
3 BHK	58,590/-	78,030/-

These flats are reserved for EWS category and the applicant should ensure that they possess valid EWS Certificate failing which their allotment will be cancelled and the entire amount paid to DDA will stand forfeited. There are no conversion charges for these flats.

*** The actual cost of the flat will be as communicated in the demand-cum-allotment letter which will be issued within 24 hours after the booking amount is successfully realised.

2.4 How to apply: -

- a) Interested persons have to visit official website of DDA i.e., dda.gov.in/eservices.dda.org.in and have to create login credentials using PAN and other details & thereafter login with the same and register themselves for FCFS Phase IV by paying a sum of **Rs. 1180/- (Rs. 1000/- towards registration charges & Rs 180/- as GST on the same)**. This amount is to be paid online and is **non-refundable**. The registration opens w.e.f. **30th June, 2023 at 05.00 PM**. Only those applicants who have successfully registered for FCFS Phase IV will be able to book the flats on offer.
- b) Interested persons can check all relevant details like size of the flats, location of the pocket, cost, Lay out plan of the flat/pocket online at <https://eservices.dda.org.in/>. These flats are in ready to move in condition. DDA would also ensure handing over of the same to allottees in habitable condition.
- c) The desirous persons can apply online and will have a choice to book a specific flat on 'First Come First Serve' basis.
- d) Once a specific flat is selected online, he/she will be given a window of 15 minutes time to deposit booking amount in online mode (Internet Banking, Debit/Credit Card only), through a single transaction only. During the period of 15 minutes, that specific flat will not be available for selection by other persons. Hence, all applicants are advised to ensure availability of required funds in their bank account and enable necessary transaction limit of the requisite amount on their debit/credit cards as well as internet banking, as the case may be.
- e) As soon as Booking Amount as mentioned in para(f) below is successfully deposited by the applicant within the window of 15 minutes period and confirmed by the bank, the selected flat will be reserved/booked for the applicant and Demand-cum-allotment letter will be issued accordingly within a period of 24 hours.

f) **The booking amount for FCFS Phase IV** is given below: -

S.No	Category	Booking Amount (Rs)
1	1BHK*	50,000/-
2	1BHK	1,00,000/-
3	2BHK	4,00,000/-
4	3BHK	10,00,000/-

* For EWS flats only.

Note: The booking amount paid will be adjusted against the cost of the flat **but will be non-refundable and shall stand forfeited in case of surrender/cancellation.**

g) **Payment of cost of the flat:** Maximum interest free period for deposit of cost of flat will be **60 days from the date of issue of demand cum allotment letter block start date.** 30 days beyond the interest free period shall also be available to the allottee for deposit of the cost subject to levy of interest **@11% p.a.** The allotment of flat shall stand cancelled without leaving any further intimation by authority to applicant, with forfeiture of the entire booking amount, in case, the cost along with interest, as the case may be, is not deposited within the specified period of 90 days.

h) Demand-cum-allotment letter will be issued in **online mode only, to the successful applicants, within 24 hours of realisation of booking amount.** An information to this effect will also be sent vide SMS & Email through given mobile & Email. It will be the responsibility of the applicant to regularly check-up for the same on the online portal. No request for condonation of delay in depositing of demand amount on ground of non-receipt of demand-cum-allotment letter in physical mode would be entertained by DDA.

3. All interested person are requested to apply for allotment of flats in accordance with the above conditions. The registration process for Phase IV of the Scheme is being initiated w.e.f. **30.06.2023 from 5.00 PM** and booking of flats will be available from **10.07.2023 from 12.00 PM** & the scheme will be in operation till the entire inventory included under the Scheme is disposed off or as & when competent authority decides to stop the scheme. DDA reserves the right to withdraw any or all flats or include more flats in the scheme.

4. The applicants are advised to visit the site and inspect the flats and satisfy themselves with regard to location, size and cost of flats before applying under the scheme. The contact details and addresses of concerned officials to facilitate the visit and inspection of the sample flats is available in **Annexure A**.
5. For detailed terms and conditions of the Scheme please refer to Scheme Brochure of **“DDA Special Housing Scheme 2021”**.


29/06/23

(Vineet Jain)
Commissioner (Housing)

For more details, contact:
Dy. Director (Coordination)-H, DDA
Second Floor, D-Block, Vikas Sadan, INA, New Delhi 110023
Contact: 1800110332; www.dda.gov.in

ANNEXURE A

CONTACT DETAILS FOR SAMPLE FLAT/SITE VISIT

SN.	Category	Locality	Sector	Pocket	Name of Engineering Contact Person (Mr.) at site	Division/ Location	Contact No.	Sample Flat Details
1	3BHK	JASOLA		9B	Mohammad Amir & Amit Kumar	EMD-7/ Sarita Vihar	8744862874 8410782763	Flat No. 2013, Tower-II first floor.
2	2BHK	NARELA	A1-4	1C	C P Meena	NPD-4	8800682131 Mail: subdivision4n pd4@gmail.co m	Flat No. 106 and Flat No. 105 of Block-D
				1B	Sourav Kumar	NPD-4	8476069141 Mail: subdivision2n pd4@gmail.co m	Flat No. 102 and 104, Block-H
3	2BHK	DWARKA	19B	III	Anil Bansiwal	DPD-4	8595805953	Flat No. 127 and 128
4	1BHK	NARELA	G-7	4	Avtaar Singh Meena & Arun Singh	NPD-1	9717834654 & 7042938029	Flat no.32 & 34 Block -F
5	1BHK	ROHINI	34	1, 2, 3 & 4	Gaurav Sharma	RPD-2	8709445638	Pkt1 B-26/24(G.F), B-26/28 (F.F) Pkt2 D-1/24 (G.F), D-1/25 (F.F) Pkt3 B-1/3(G.F), B-1/8(F.F) Pkt4 C-1/3 (G.F), C-1/5(F.F)
6	1BHK	NARELA	G-8	3	Avtaar Singh Meena & Arun Singh	NPD-1	9717834654 & 7042938029	Flat No. 1, Block A1 & Flat No. 4, Block B13 at Ground Floor
7	1BHK	SIRASPUR		A1 & C2	Abhishek Gupta	NMD-I	7838316570	A1-1 & C-2-261 at ground floor
8	1BHK	NARELA	G-2	2	Nitish Kumar	NPD-6	9999289930	Flat no. 21, Block -F1 and 24 of Block E1
9	1BHK	ROHINI	35	5	Gaurav Sharma	RPD-2	8709445638	Pkt 5 C-3/23(G.F) Pkt 6 A-4/24(G.F) A-4/7(F.F)
10	1BHK	LOKNAYAK PURAM		A	Afzal Hussain	DPD-1	7976562061	Flat no. 487 Ground Floor, Pkt A.
11	1BHK#	NARELA	A1-4	1B	Sourav Kumar	NPD-4	8476069141 Mail: subdivision2n pd4@gmail.co m	Flat No. 27 and 24, Block B
				1C	C P Meena	NPD-4	8800682131 Mail: subdivision4n pd4@gmail.co m	Flat No. 001and Flat no. 002, Block E3
12	1BHK#	NARELA	G-7	5	Avtaar Singh Meena & Arun Singh	NPD-1	9717834654 & 7042938029	Flat no.7 and 8, Block -A10

EWS flats

DELHI DEVELOPMENT AUTHORITY**NOTIFICATION**

New Delhi, the 17th February, 2023

S.O. 753(E).—In exercise of the powers conferred by sub-section (1) of section 57 of the Delhi Development Authority Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations further to amend the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968, namely:-

1. **Short title and commencement.**- (1) These regulations may be called the Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations, 2022.

(2) They shall come into force on the date of their publication in the Official Gazette.

2. In the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968 (hereinafter referred to as the said regulations), in regulation 2,-

(i) for clauses (4) and (4a), the following clause shall be substituted, namely:-

‘(4) “Allottee” means a person or an entity to whom a property has been allotted by way of sale;’;

(ii) for clauses (5) and (5a), the following clause shall be substituted, namely:-

‘(5) “Applicant” means a person or an entity who has sent an application through physical mode putting his or her or its representative’s signature or affixing thumb impression thereon or through online mode;’;

(iii) for clauses (16) and (16a), the following clause shall be substituted, namely:-

‘(16)“Eligible person” means a person or an entity who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations;’;

(iv) after clause (30a), the following clauses shall be inserted, namely:-

‘(30b) “Developing area” means an area or locality wherein more than 25 per cent. Flats or dwelling units under a housing scheme remain unsold;’;

‘(30c) “Unsold flats” means flats which could not find buyer after closing of a scheme and shall also include surrendered or cancelled flats;’;

‘(30d) “Entity” means,-

a) the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control;

b) autonomous body and public sector undertakings constituted by the Central Government or State Government or Union territories administration or partly by the Central Government and partly by one or more States Government or Union territories administration; and

c) local bodies;’;

‘(30e) “Closing of Scheme” means six months from the conduct of draw of lots of the scheme;’.

3. In the said regulations, for regulations 7 and 7(a), the following regulation shall be substituted, namely:-

“7. “Eligibility of Allotment.- A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who or his/her spouse or any of his/her dependent relations including unmarried children who do not own in full or in part on freehold or lease hold basis, a residential plot/s’ area exceeding 67 square metres cumulatively or flat/s’ or build up house/s’ having carpet area exceeding 67 square metres cumulatively in the urban area of Delhi, New Delhi and Delhi Cantonment:

Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any person or entity by way of sale.”.

4. In the said regulations, for regulation 28, the following regulation shall be substituted, namely:-

“28. Draw of Lots.- The allotment of property to eligible applicants shall be made by draw of lots under supervision of the Committee and where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 100 per cent. thereof, if available serve as a waiting list.”.

5. In the said regulations, after regulation 28, the following regulation shall be inserted, namely:-

“28(a). In addition to the mode specified in regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode on ‘First Come First Serve’ basis to the eligible applicants.”

[F. No. F/1/0027/2019/CORD/-Housing (Coordn.)]

D. SARKAR, Commissioner-cum-Secy.

Note : The principal regulations were published in the Gazette of India, Part II, Section 3, Sub-section (ii) vide number S.O. 1457(E) dated the 27.04.1968 and subsequently amended vide number S.O. 1699(E) dated 25.07.2011.