



Government of India/भारत सरकार
Ministry of Home Affairs/गृह मंत्रालय
[Police Division-II/पुलिस प्रभाग-2
(Resettlement & Welfare Directorate)
पुर्नवास एवं कल्याण निदेशालय

NDCC-II Building, 3rd Floor,
Jai Singh Road, New Delhi-01

17 SEP 2019

Subject:- Eligibility of CAPFs & AR personnel (Injured/disabled) for allotment of DDA flats at subsidised rates- reg.

The undersigned is directed to refer to the aforementioned subject and enclosed copy of DO dated 27.08.2019 of Shri Tarun Kapoor, Vice Chairman, DDA and this Ministry UO dated 16 Sept 2019 for information and appropriate action at your end.

Encl: As above.

17.9.2019

(S. Muthukumar)

Under Secretary to the Govt. of India

☎/☎: 23438141

✉: ic-rw@mha.gov.in

DsG, BSF, CRPF, CISF, ITBP, SSB and Assam Rifles (Through LOAR).

MHA UO No.27011/125/2019-R&W

Dated, the 17 Sept '2019.

Copy to :

✓
Secretary to Chairman WARB, MHA,
Room No. 204/205, F Wing, 2nd Floor,
Nirman Bhawan, New Delhi.

17 SEP 2019



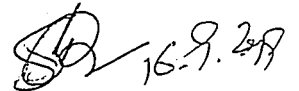
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(Resettlement & Welfare Directorate)
पुर्नवास एवं कल्याण निदेशालय

16 SEP 2019
NDCC-II Building, 3rd floor,
Jai Singh Road, New Delhi-01

Subject:-Eligibility of CAPFs & AR personnel (Injured/disabled) for allotment of DDA flats at subsidised rates- reg.

The undersigned is directed to refer to DO letter dated 31.5.2019 of the Principal Commissioner, DDA on the aforementioned subject and to state that the following category/priority of CAPFs & AR personnel is recommended for allotment of DDA flats at subsidised/concessional rates: -

Priority -I	NoKs of personnel killed in action.
Priority-II	Personnel permanently disabled in action and boarded out from service.
Priority-III	NoKs of personnel died while performing Govt. duty.
Priority-IV	Personnel injured/disabled in action and retained in service.



(S. Muthukumar)

Under Secretary to the Govt. of India

☎/☎: 23092527

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DDA, Vikas Sadan, INA New Delhi-110023

MHA UO No.27011/125/2019-R&W

Dated, the 16 September '2019.

16 SEP 2019

तरुण कपूर
उपाध्यक्ष
TARUN KAPOOR
Vice Chairman

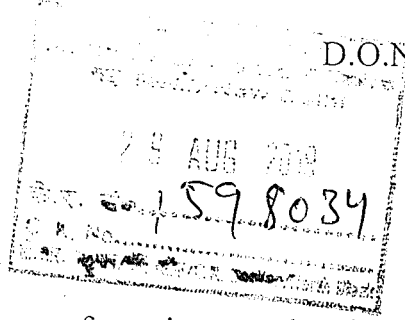


दिल्ली विकास प्राधिकरण
विकास सदन, आई.एन.ए.,
नई दिल्ली-110023
DELHI DEVELOPMENT AUTHORITY
VIKAS SADAN, I.N.A.,
NEW DELHI-110023

D.O.No.F.12(Misc.)2018/2017/LIG(H)/4424

Dated:27 /08/2019

Dear Sir,



In recognition of services rendered to the Nation by the personnel of Defence and Paramilitary Forces, DDA has launched a Special Housing Scheme for allotment of one bedroom flats at Sector G-2 & G-8, Narela and Sector-34 & 35, Rohini to the recipients of Gallantry Awards of Defence and Paramilitary Forces, War Widows and the persons who have got injured/disabled during the Action/War at a highly concessional rate.

2. The details of Scheme, eligibility, general conditions, price, methodology of allotment, payments, etc. are enclosed. A poster has also been devised by DDA for giving publicity in Central Armed Police Force (CAPF) Camp. Adequate number of these posters will be made available separately to the concerned offices by the nodal officer of DDA handling this Scheme.

3. I shall be grateful, if you could kindly give necessary instructions to the concerned officers to give wide publicity to this 'Scheme' and also arrange display of posters at suitable/ relevant points so that the maximum number of intended beneficiaries be covered in the 'Scheme'.

With regards

Yours sincerely,

Tarun Kapoor
(Tarun Kapoor)

Shri Ajay Kumar Bhalla
Secretary,
Ministry of Home Affairs,
North Block,
New Delhi-110001.

JS (P+II)

JS (P)

JS (P-I)

JS (P)

JS (P)

JS (P)

DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT (LIG)

Dated: 01.08.2019

CIRCULAR

LAUNCHING DATE AND TIME: 02.08.2019 AT 1500 HRS

Subject:- Launching of Online Running Scheme for disposal of one bed room flats on First Come First Serve Basis to the recipients of Gallantry Awards of Defence and Paramilitary Forces, War Widows and the persons who have got injured/disabled during the Action/War

DDA has approved allotment of one bed room flats through Online Running Scheme on First Come First Serve basis to the recipients of Gallantry Awards of Defence and Paramilitary Forces, War Widows and the persons who have got injured/disabled during the Action/War. The details of flats being offered are as follows:-

S.No.	Locality	No. of flats	Approx. Range of Plinth Area
1.	G-2 & G-8 Narela	1000	33.251 to 33.851
2.	Sector-34 & 35 Rohini		33.290 to 33.853

1. Scheme:-

- (i) The Scheme is titled as Online Running Scheme 2019 for disposal of one bed room flats to the recipients of Gallantry Awards of Defence and Paramilitary Forces, War Widows and the persons who have got injured/disabled during the Action/War. Only non-gazetted and non-commissioned officials are eligible to participate in Scheme.
- (ii) This 'Scheme' is linked to DDA Housing Scheme 2019 (Old Inventory). The eligible persons can apply through aforesaid Scheme by visiting DDA's website www.dda.org.in.

2. Eligibility:-

- i) The applicant must be a citizen of India
- ii) 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 submitting the application

- iii) A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person(s) whose spouse or any of his/her dependent relations, including unmarried children, do not own in full or in part, on free hold or lease hold basis, a residential plot having area exceeding 67 square metres or flat/built-up house having carpet area exceeding 67 square metres in the urban area of Delhi, New Delhi and Delhi Cantonment.
- iv) **Family means a person or his/her spouse or any of his/her dependent relations including unmarried children.**
- v) In case of an application filed by a person disabled during war/action, the disability certificate of 40% or above issued by 'Competent Authority' must be attached.
- vi) An attested copy of 'Requisite Certificate' issued by the Ministry of Defence/Armed Forces/Para Military Forces. In case applicant comes under reserved category of War-Widows/Next of Kins which would include those receiving liberalized pension.
- vii) Awardees of Gallantry Award viz., the Param Vir Chakra, the Mahavir Chakra, the Vir Chakra, the Ashok Chakra, the Kirti Chakra and the Shaurya Chakra as well as the President Police Medal and the Police Medal for Gallantry awardees of Paramilitary Forces can apply on submission of a copy of certificate issued by Competent Authority in this regard. Dependents of such medal awardees can apply if awardee is no more. Winner of President Police Medal and Police Medal for meritorious service are not eligible. Only non-gazetted and non-commissioned officials are eligible.

3. **General Conditions:-**

- i) The applicant should give particulars of his saving account in any Bank and the particulars of the Account must be given in the 'Application Form'.
- ii) **'Applicant' must have Permanent Account Number (PAN) allotted under the provisions of Income Tax Act and the same must be quoted in the Application Form.**
- iii) The 'Scheme' will be restricted for allotment of flats to non-gazetted and non-commissioned officials only.
- iv) The 'Scheme' is based on *First Come First Serve Basis*.
- v) The allotment shall be made on freehold basis.

4. Category:-

- i) War Widows and those receiving liberalised pension from Armed/Paramilitary Services.
- ii) Persons who got disabled during action/war
- iii) Awardees of the Gallantry Awards i.e., the Param Vir Chakra, the Mahavir Chakra, the Vir Chakra, the Ashok Chakra, the Kirti Chakra and the Shaurya Chakra as well as the President Police Medal and the Police Medal for Gallantry awardees of Paramilitary Forces.

5. Cost of Flat:-

Rs.7,00,000/- plus conversion charges amounting to Rs.28,080/-

6. How to Apply:-

- i) Applicants can apply online. For applying online, the applicant is required to visit DDA's website i.e., www.dda.org.in
- ii) Applicant applying for flats under this Scheme shall have to deposit application money as detailed below:-
One bed room flat - Rs.15,000/-
- iii) The desirous applicants will apply online and will opt for specific flat on first-come-first-serve basis
- iv) One selecting for a specific flat online, he/she will be given reasonable time say 30 minutes to deposit application money online. Till this period of 30 minutes, the flat will not be available for selection by others.
- v) Once application money is paid, the flat will be kept reserved for that applicant.

7. Allotment:-

Demand-cum-Allotment letter will be generated online and sent to the desirous applicant to deposit the requisite amount and documents for issue of possession letter.

8. Period of Payment:-

- i) The cost of the flat is to be deposited within 135 days from the date of issue of Demand-cum-Allotment letter. Demand-cum-Allotment letter will be issued online. No hard copy is required to be sent.

- ii) The application money will be forfeited if the demanded amount is not paid by the allottee within 145 days and flat will be made available for allotment to others.

9. Method of payment of demanded amount:-

The payment of application money may be made from any account. However, demanded amount after issue of online Demand-cum-Allotment letter have to be deposited from Allottee's account. However, the demanded amount may also be deposited by spouse/family members. The family members include relations viz., Husband/Wife, Brother/Sister, Son/Daughter, Grandson/grand daughter (Son's child, daughter's child), Wife of Son (daughter-in-law), Wife of grand son, Husband of grand daughter.

10. Conveyance Deed:-

- i) The Conveyance Deed (Free Hold Deed) papers will be issued by DDA after depositing of cost of flat. These are required to be submitted back to the forwarding officer of DDA along with e-stamp papers of the requisite value with proof of payment of the demanded amount and all other requisite documents for processing the case for issuance of letter of possession. The expenditure on e-stamping and other expenses on account of registration of Conveyance Deed, etc. in this regard shall be borne by the allottee.
- ii) The allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat without execution of Conveyance Deed. In the event of sale/transfer being made without execution and registration of Conveyance Deed, such sale/transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.
- iii) The Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favour of the original allottee, after physical possession of the flat which shall be registered with the Sub-Registrar as per law, upon receipt of all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of whatsoever nature and parted with possession thereof.
- iv) In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be executed in favour of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.

11. **Mortgage/Availing Loan:-**

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Dy. Director (Housing), DDA, Vikas Sadan, New Delhi:

(i) Government of India; (ii) State Government; (iii) Union Territory Administration ; (iv) Public Sector Undertakings / Autonomous

Bodies; (v) Nationalized Banks; (vi) Life Insurance Corporation of India; (vii) General Insurance Corporation of India; (viii) Housing Development Finance Corporation; (ix) Cooperative Banks; (x) MCD; (xi) NDMC; (xii) All joint sector companies irrespective of the percentage of share holding; (xiii) University of Delhi; (xiv) All organisations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company; (xv) All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 crores or so; (xvi) All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding; (xvii) All public companies with a capital base of Rs.5 crores provided they have a Scheme for granting HBA to their employees and the mortgage is required for grant of such advances e.g. HUDCO.

12. **Misuse, Additions and Alterations, etc.:-**

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to subdivide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

13. **Responsibility for the maintenance of common portions and common services, etc.:-**

Every successful applicant is required to become a Member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision of the law i.e., DDA (Management & Disposal of Housing Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her.

14. Mis-representation or suppression of facts:-

If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 2, the applications(s)/allotment(s) will be rejected/cancelled summarily without issuing any show cause notice for the same.

15. Possession of flats:-

- i) The allottee shall be entitled to take delivery of possession only after he/she has completed all the formalities, paid all dues and furnished/executed all the documents as required in the demand-cum-allotment letter.
- ii) If the allottee does not take possession of the flat within 3 months from the date of issue of possession letter, he/she shall be liable to pay watch and ward charges at the prescribed rates beyond a period of 3 months from the date of issue of possession letter up to a maximum period of one year from the date of issue of possession letter. At present watch & ward charges are Rs.1500/- for one bed room flats.
- iii) If the physical possession is still not taken over then the allotment shall be automatically cancelled. No show cause notice shall be served before cancellation. However, in exceptional cases, the physical possession can be given beyond 12 months and up to 24 months on payment of said charges in addition to prescribed restoration/cancellation charges provided prior permission of DDA is obtained. Any amount deposited towards the cost of the flat shall be refundable without interest in such a case of cancellation after deduction of Application Money.
- iv) The property is being offered on "as is where is basis". The DDA will not entertain any request for additions or alterations or any complaints whatsoever, regarding property circumstances as defined in Regulation 19 of the DDA (Management & Disposal of Housing Estate) Regulation 1968. DDA shall also not entertain any complaint about cost of flat, its design, the quality of material used, workmanship or any other defect.

16. Status of allottee:-

All allotments shall be made on Free Hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favour of the allottee and is registered in the office of Sub-Registrar, GNCTD.

17. Inspection of flat:-

The applicants are advised to visit the site and look at the flat before applying for allotment of a specific flat.

(i) The contact numbers and addresses of the concerned Divisional Executive Engineers are given below. These officials will facilitate the visit and inspection of flat.


S.No.	Name	Mobile No.	Address
1.	Sh. Altaf Hussain, Executive Engineer	9911762392	Site office at Pocket-3, Sector G-8, Narela
2.	Sh. Panna Lal, AE	9311271668	Site office at Sector-34 & 35

18. The eligible allottees may take benefit under Credit Linked Subsidy Scheme (CLSS) under Pradhan Mantri Awas Yojana – Housing For All (Urban). The details of Pradhan Mantri Awas Yojana – Housing For All (Urban) are available on DDA's website.

All the interested applicants are requested to apply for allotment of flat in accordance with the above conditions.

The Scheme will be launched on 02/08/2019 at 1500 HRS and will be in operation till the entire inventory included under the Scheme is disposed off.

For other terms and conditions of the Scheme other than what have been mentioned in this circular, please refer to Scheme Brochure of DDA Aawasiya Yojana-2017.


(Rajiv Gandhi)
Commissioner (Housing)