

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:3459
ANSWERED ON:16.04.2010
RMS FIXED BY DDA FOR FLATS
Kumar Shri Kaushalendra

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) the norms fixed by the Delhi Development Authority (DDA) for allowing freeholding of society flats, mutual exchange of flats, etc;
- (b) whether the triangular or multiples exchanges are not allowed by the DDA;
- (c) if so, the reasons therefor;
- (d) whether the DDA refuses to issue freehold title conveyance deeds to the present owners of the flats;
- (e) if so, the reasons therefor; and
- (f) the reformative measures taken by the Government to rectify such matters?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI SAUGATA ROY)

(a): DDA has informed that the freehold of society flats is allowed if all the norms such as proof of physical possession, no dues, copy of General Power of Attorney (GPA) and Agreement to Sell, etc. are complete as per conversion guidelines/instructions. It was further stated that the mutual exchange of society flats is regularized on request, subject to payment of prescribed fee and fulfillment of other conditions as prescribed in the policy of mutual exchange.

(b)&(c): As per existing policy, triangular or multiple exchanges are not permissible.

(d)&(e): According to DDA, freehold is allowed and conveyance deed is issued wherever the prescribed norms for conversion and mutual exchange are fulfilled.

(f): Does not warrant in view of above.