

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:3927

ANSWERED ON:31.07.2009

PRICE SALE OF DDA FLATS

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Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Delhi Development Authority (DDA) has taken any decision for fixing the selling prices of 65,000 flats proposed to be constructed under various categories during 2009-10 to 2014-2015;

(b) if so, the details thereof, category-wise alongwith the estimated difference between selling price and the actual cost of construction;

(c) whether DDA has assessed the number of flats required for the entire population of Delhi at present; and

(d) if so, the actual demand and supply of DDA flats in Delhi?

Answer

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

(a)&(b): DDA has informed that as per its existing pricing policy, price of DDA flats is fixed on the basis of acquisition cost of land, development cost of land, average cost of construction, departmental charges, interest during construction etc. and the price varies from one category to another depending upon type of flat and location of flat. DDA does not add any element of profit in the costing of flats. The pricing details including the selling price of the proposed 65,000 flats is to be worked out by DDA as per the above prevalent costing policy, the details of which are yet to be worked out.

(c)&(d): Based on the projected population of 230 lakh, requirement of an additional housing stock of around 24 lakh Dwelling Units (DUs) has been estimated in Master Plan for Delhi (MPD)-2021. It has been assessed that around 40% of the housing need can potentially be met through re-development/upgradation of existing areas of Delhi and the remaining 60% of the requirement would have to be met through new housing units to be provided in new areas.

The estimated availability of housing through re-development and new housing has been divided into three phases i.e. in phase-I (2011) would be 7 lakh, in phase-II (2011-16) about 9 lakh and phase-III (2016-21) about 8 lakh making a total of 24 lakh units.

Based on the provisions of MPD-2021 in this regard, it is proposed to adopt a multi-pronged housing strategy for provision of housing stock and for delivery of serviced land, involving the private sector, public agencies and co-operative societies etc. The overall responsibility for provision of land and facilitation of adequate housing to meet the projected demand lies with the DDA in collaboration with GNCTD and other agencies.