

**GOVERNMENT OF INDIA  
URBAN DEVELOPMENT  
LOK SABHA**

UNSTARRED QUESTION NO:4131  
ANSWERED ON:03.12.2010  
TRANSFER OF DDA FLATS  
Kumar Shri Kaushalendra;Ramkishun Shri

**Will the Minister of URBAN DEVELOPMENT be pleased to state:**

to Unstarred Question No. 3459 dated April 16, 2010 regarding Norms fixed by Delhi Development authority (DDA) for the flats and state:

- (a) whether the DDA has formulated any policy with regard to tri-lateral or multi-lateral transfer of flats;
- (b) if so, the details thereof and the number of persons benefitted by this policy;
- (c) whether the DDA has charged fees twice from people for Conveyance Deed, but they have neither been given Conveyance Deed nor freehold status so far;
- (d) if so, the details thereof alongwith the number of cases in the triangular or multiple exchanges where Conveyance Deed were awarded to allottees; and
- (e) the action being taken by the Government in this regard?

**Answer**

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

- (a): Yes, Madam.
- (b): DDA has reported that to deal with the cases of Mutual Exchange of the flats in Cooperative Group Housing Scheme, DDA in its policy issued vide its circular No. F.5(3039)05/GH/DDA/137 dated 31.08.2010, has taken a decision to regularize triangular/multiple exchange of flats subject to the following conditions:
  - (i) If the triangular and multiple exchanges took place within the same category within a period of one year from the date of confirmation of draw, 15,000/- per flat as triangular/multiple exchange charges be charged from the flat holder/applicant.
  - (ii) If the triangular/multiples exchange is within the same or lower category and beyond one year from the date of confirmation of draw a sum of 25,000/- per flat may be charged from both the flat holders/applicants.
  - (iii) In case triangular/multiples exchange is in higher category within prescribed period of one year from the date of confirmation of draw of lots a sum of `35,000/- and `45,000/- per flat after expiry of one year may be charged per flat from both the flat owners/applicants.
  - (iv) Members who exchanged their flats must be original allottees.
  - (v) Members belong to same society.
  - (vi) Applicant shall submit No Objection Certificate from the mortgagee if the flat is mortgaged.
  - (vii) Second exchange will not be allowed in any case.
  - (viii) The applicant has to furnish a separate indemnity bond indemnifying the Lessor/DDA harmless on account of these triangular/multiple exchanges of flats.
  - (ix) NOC from the society about multiples/triangular exchanges of flat and certifying that no money consideration was taken at the time of these types of exchanges of flats.
  - (x) Copy of NOC from the society together with the Resolution of the Managing Committee of the society for allowing these triangular/multiple exchanges of flats.
  - (xi) The cases in which triangular/multiple exchanges done with unallotted flat shall not be regularized under this policy.

DDA has further reported that only one case where all codal formalities were completed, has been finalized and Conveyance Deed executed.

(c) & (d): DDA has also informed that no such instance has come to notice as per available record.

(e): Do not arise in view of position reported by DDA stated at (c) & (d) above.