

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:2318
ANSWERED ON:16.08.2011
FREEHOLD CONVERSION OF DDA PROPERTIES
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Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) whether the Delhi Development Authority (DDA) has decided to make freehold conversion of flats as well as residential built up plots in pursuance of orders issued by the Union Government;
- (b) if so, the details and salient features thereof alongwith the details of properties converted so far by DDA, flat/plot category-wise;
- (c) the number of cases still pending with DDA for conversion of property alongwith the reasons therefor;
- (d) whether the Government proposes to introduce single window system to clear all such cases;
- (e) if so, the details thereof; and
- (f) the other steps taken by the Government to make the conversion procedure hassle free?

Answer

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

(a) Yes, Madam.

(b) The scheme of conversion of leasehold residential properties/flats to freehold was launched by Govt. of India, Ministry of Urban Development vide order dated 14.2.92, on payment of conversion fee. The original allottees are given rebate of 50% and the GPA holders are required to pay 33.1/3% extra on basic conversion fee. DDA has informed that-

(i) 1,17,731 residential properties which include society plots, Group Housing society flats, Rohini Residential Scheme plots, Old residential plots have been converted to freehold till July 2011.

(ii) 83,102 flats of different categories i.e. Janta, LIG MIG and SFS have been converted to freehold till July 2011.

No separate category-wise data is maintained.

(c) As informed by the DDA, 2026 cases of residential properties are pending mainly due to non furnishing of complete documents, non payment of the demanded amount by the applicant vis-À-vis the verification of payments, etc.

Approximately, 250 cases of DDA flats are pending and these are current cases and are under process. These will be finalized in the prescribed time limit. Some cases are also pending due to the following reasons:-

- (i) Family disputes.
- (ii) Court cases.
- (iii) Misuse of properties for commercial use.
- (iv) Encroachment on public land.
- (v) Outstanding dues.
- (vi) Deficiency in documentation like missing links in
- (vii) Agreement to Sell and GPA.

(d)&(e) At present, there is no such proposal .

(f) The other steps taken by the DDA to make the conversion procedure hassle free include reduction of the time for completing the process of conversion to freehold, from 90 days to 45 days as also reviewing the processes of various transactions by identifying the

components of the process, devising a flow sheet and assigning new time schedules for expediting each component by the concerned department so that people face no inconvenience.

DDA has further reported that the grievances of public, if any are being heard on every Monday and Thursday between 2.30 to 5.00 p.m. by all its officers including Sr. Officers and their grievances are sorted out.