

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:3062
ANSWERED ON:24.04.2012
UNIT PRICE OF DDA FLATS
Sardinha Shri Francisco

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) the details of the per unit price fixed by the Delhi Development Authority (DDA) during the last four allotments of Janta, LIG and MIG flats ;
- (b) whether there is a steep rise in the per unit price fixed by the DDA in the recent time which has made it almost impossible for the poor and lower middle class people to fulfil their dream of owning houses;
- (c) if so, the details thereof and the reasons therefor;
- (d) whether the DDA proposes to reduce the per unit price of flats offered by it so as to make it affordable to the poor and lower middle class people; and
- (e) if so, the details thereof?

Answer

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

(a) : DDA has stated that the price of the flat is calculated on the basis of P.A.R (Plinth Area Rate) and Land rates prevailing on the date of issue of demand-cum-allotment letter. These rates are approved by its Authority. The rates for last four schemes are as below:-

P.A.R. for Housing Scheme 2005:-
Rs.5500/-per sq.mt. for Janta + cost of land
Rs.6000/-per sq.mt. for LIG + cost of land
Rs.7000/-per sq.mt. for LIG (Turnkey basis) + cost of land
Rs.7000/-per sq.mt. for MIG + cost of land
Rs.8000/-per sq.mt. for MIG (Turnkey basis) + cost of land
P.A.R. for Housing Scheme 2006:-
Rs.6300/-per sq.mt. for Janta + cost of land
Rs.7500/-per sq.mt. for LIG + cost of land
Rs.8700/-per sq.mt. for LIG (Turnkey basis) + cost of land
Rs.9000/-per sq.mt. for MIG + cost of land
Rs.9300/-per sq.mt. for MIG (Turnkey basis) + cost of land
P.A.R. for Housing Scheme 2008:-
Rs.7400/-per sq.mt. for Janta + cost of land
Rs.9400/-per sq.mt. for LIG + cost of land
Rs.10000/-per sq.mt. for LIG (Turnkey basis) + cost of land
Rs.10500/-per sq.mt. for MIG + cost of land
Rs.10700/-per sq.mt. for MIG (Turnkey basis) + cost of land
P.A.R. for Housing Scheme 2010:-
Rs.9,300/-per sq.mt. for Janta + cost of land
Rs.11,800/-per sq.mt. for LIG + cost of land

Rs.12,500/-per sq.mt. for LIG (Turnkey basis) + cost of land
Rs.13,100/-per sq.mt. for MIG + cost of land
Rs.13,400/-per sq.mt. for MIG (Turnkey basis) + cost of land

(b) & (c): No, Madam. The Authority resolved in its meeting held on 21.01.2002 that the costing of the flats constructed by DDA is to be switched over from Actual Cost to Standard Cost (vide Resolution No. 7/2002). As per the said Resolution the plinth area rate (PAR) of construction is to be calculated and announced twice in a year and would apply as on 1st April and 1st October each year. Further as decided, the cost of construction per sq. mtr. to be based on weighted average of actual cost of construction over different areas. From this, it is clear that price of the flats being charged is on no profit no loss basis and hence is realistic.

(d) & (e) : There is no such proposal under consideration.