

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:2952
ANSWERED ON:30.07.2014
SALE PURCHASE OF FLATS LAND
Devi Smt. Rama;Jadhav Shri Prataprao Ganpatrao

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) whether rules/guidelines of the Delhi Development Authority (DDA) allow sale/transfer of flats and land allotted by it;
- (b) if so, the details thereof;
- (c) whether the Government/DDA proposes to review the said rules/guidelines in the light of rampant irregularities in sale and purchase of allotted flats/land;
- (d) if so, the details thereof and if not, the reasons therefor; and
- (e) the remedial steps taken/being taken by the Government/DDA to address the issue?

Answer

THE MINISTER OF URBAN DEVELOPMENT (SHRI M.VENKAIAH NAIDU)

(a) & (b): Yes, Madam. In respect of land/flats, which are allotted on freehold basis, there is no bar on sale/transfer. However, in respect of land and flats, including the group housing society flats, which are part of its leased property, DDA does not allow sale/transfer without its consent and transfer is allowed only after levying the unearned increase (UEI).

In the case of physically handicapped persons under reserved category since the allotment has been made on hire purchase basis with 5% rebate in cost, the flats allotted in this category cannot be sold or the possession cannot be parted prior to 15 years from the delivery of possession to the allottee.

(c) to (e): No, Madam. Does not arise in the view of (a) & (b) above.