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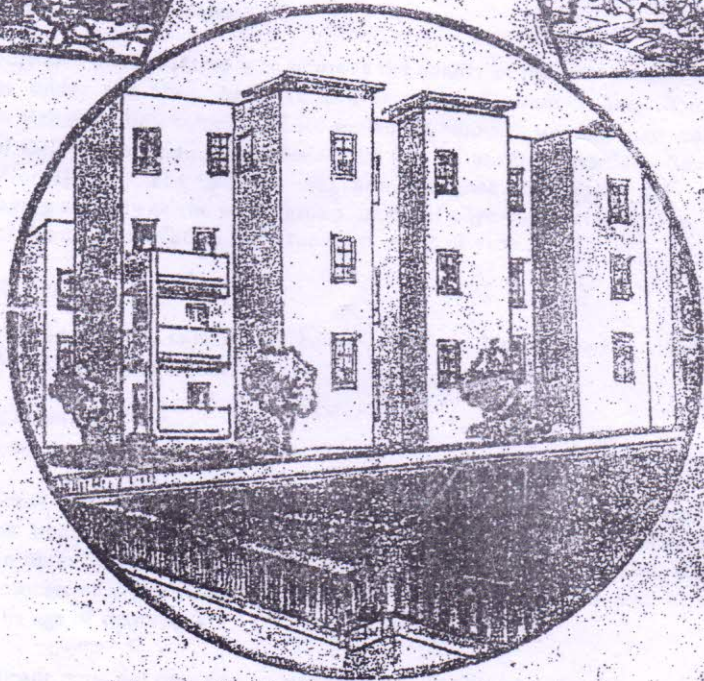
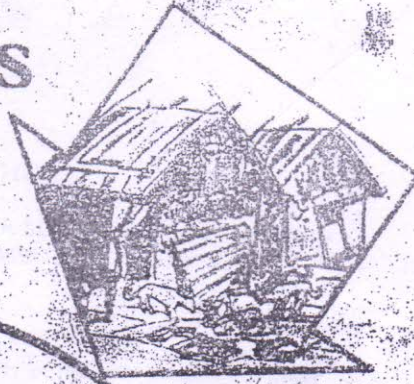
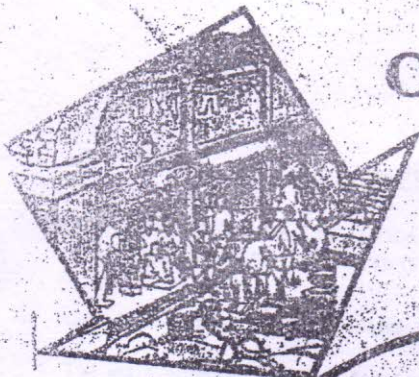
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RESIDENTIAL FLATS REGISTRATION SCHEME FOR SLUM DWELLERS

COMMERCIAL
Land base

AND OTHERS

1985



**SLUM WING
DELHI DEVELOPMENT AUTHORITY**

PLEGED TO IMPROVE THE QUALITY OF LIFE OF SLUM DWELLERS

SLUM WING
DELHI DEVELOPMENT AUTHORITY

RESIDENTIAL FLATS REGISTRATION SCHEME FOR SLUM DWELLERS AND
OTHERS-1985-SLUM WING DELHI DEVELOPMENT AUTHORITY.

1. Aims & Objectives Of The Scheme

The main objective of the scheme is to improve the quality of life of dwellers in areas notified as Slums under the Slum Areas (Improvement & Clearance) Act, 1956. Jhuggi Jhopries, Slum Rehabilitation colonies, JJ Re-settlement colonies, unauthorised colonies & urban villages of Delhi by providing them residential flats on easier terms/Cash down basis linked with affordability. The scheme has been designed keeping in view the cost effectiveness, paying capacity of the target group, mode of payment of cost by the allottees and feasibility of the accommodation from the users point of view.

2. Period Of Registration

The registration under the scheme will remain open from 21st November, 1985 to 30th December, 1985 (both days inclusive).

3. Eligibility Conditions

3.1 The applicant must be a citizen of India.

3.2. The applicant must be a resident of Delhi (Food card holder/voter) living in areas notified as slums under the Slum Areas (Improvement & Clearance) Act, 1956 or Jhuggi Jhopries or in Slum Rehabilitation colonies or Jhuggi Jhopri Resettlement colonies or unauthorised colonies or urban villages of the Union Territory of Delhi and he/she must have attained the age of majority.

3.3. The applicant must not own any residential house/flat/or plot in full or in part on lease hold or free hold basis in the Union Territory of Delhi either in his/her name or in the name of his/her wife/husband or any of his/her minor or dependent children or dependent parent/dependent minor sisters or brothers. If, however, individual share of the applicant in the jointly owned plot of land or house under the residential use is less than 25 sq. yds., an application for allotment of a flat can be entertained.

3.4. In the event of allotment, the said flat shall be exclusively used by the allottee for his/her use. Persons who own a house or plot allotted by Delhi Development Authority shall not, however, be eligible for registration.

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3.5 Persons who have been allotted either flats in Slum Rehabilitation colonies or flats/plots in JJ Resettlement Colonies by any agency are not eligible.

4. Other Facets of the Scheme

4.1 All the applicants who register between 21st Nov., 1985 and 30th December, 1985 will have equal seniority.

4.2 The allotment of flats under the scheme will be made by draw of lots. No choice for area or floor is exercisable. No separate applications will however be invited for allotment of flats. Registrants may indicate their choice in regard to the mode of payment in the Application Form. However, that does not confer on the Registrants the right to get the flats as per their choice of mode of payment exercised by them.

4.3 While making allotment under this scheme, 50% of the residential flats will be allotted on cash down basis and 50% of the flats on hire purchase basis.

4.4. In the case of flats allotted under hire purchase basis, 25% of the delivery price of the flats (including the amount paid as Registration Deposit) will have to be paid in lump-sum at the time of allotment within one month from the date of issue of allotment-cum-demand letter. The balance amount will be recovered in equal monthly instalments with usual interest spread over fifteen years.

4.5 In case of allotment on Cash down basis, allottees are required to pay the total cost of flat (including the amount paid as Registration Deposit) within two months from the date of issue of allotment-cum-demand letters. In the event of default the allotment is liable to be cancelled.

4.6 In addition to the cost of the flats and the land under the flats, the allottee will have to pay the Slum Wing of DDA ground rent @Rs. 1/-per annum for the first two years and thereafter at the rate of 2½% per annum on the premium of the land. This rate is subject to revision after every 30 years.

4.7 There will be reservations in the allotment of flats for the following categories :

- a) 25% of the flats are reserved exclusively for Scheduled Castes families.
- b) 1% of the flats are reserved for physically handicapped.
- c) 1% of flats are reserved for wives of the defence personnel killed in action.
- d) 1% of the flats are reserved for Ex-Servicemen.
- e) 1.5% of the flats are reserved for widows.

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4.8 If the requisite number of applications are not received from the aforesaid categories, residential flats will be offered to the persons in the non-scheduled castes, non-reserved categories. Delhi Development Authority, however, reserves the right to make other reservations for any other categories.

4.9 All the families/majority of the families whenever in a Slum Katra/private katra are willing to shift, in all such cases, the Slum Department of the DDA shall have discretion to allot residential flats on out of turn basis in public interest to them.

5. Accommodation, Estimated Cost of the Flats & Locations.

5.1 The flats under the scheme will be constructed on multi-storeyed group housing concept & the details of the accommodation would be as follows :

Room	9.29 sq. mts.
Multipurpose room	5.57 sq. mts.
Bath	1.43 sq. mts.
Lobby	0.97 sq. mts.
WC	1.21 sq. mts.
Carpet Area	18.47 sq. mts.
Balcony	5.52 sq. mts.
Plinth area	23.61 sq. mts.

5.2 The likely cost of the flat constructed under this scheme will be around Rs. 35,000/-. The price is indicative and does not represent the final cost. This is subject to revision depending upon market fluctuations. The final delivery price of the residential flats will be determined on the basis of cost at the time of completion & other components as per procedure.

5.3 The plinth area of the flats indicated and the estimated price mentioned in the brochure are illustrative and are subject to revision/modification depending upon the exigencies of layout, cost of construction etc.

5.4 The flats are likely to be constructed in different parts of Union Territory of Delhi.

6. How to Apply

6.1 Applications for registration on the prescribed form attached with Brochure (Annexure-I) completed in all respects and signed should be submitted latest by 30.12.85 in the notified

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branches of Central Bank of India & Oriental Bank of Commerce alongwith following documents.

- a) A copy of Bank Challan for Rs. 3000/- being the initial deposit for registration (Annexure-II).
- b) Two pass-port size photographs duly signed by the applicant and pasted on the Application Form at the space provided for the same.
- c) Photostat copy of food card issued by the Food and Civil Supplies Department of Delhi Administration.
- d) An affidavit duly (Annexure-III) attested by 1st class Magistrate or Notary Public.
- e) A copy of certificate issued by the office of Dy. Commissioner, Delhi in case the applicant is a Scheduled Caste.
- f) A copy of certificate issued by a Govt. Hospital, in case the applicant is a physically handicapped, to the extent of 40% or more.
- g) Discharge certificate issued by the Competent Authority in case the applicant is an Ex-serviceman.
- h) Death certificate issued by the Competent Authority in case of widows.

CENTRAL BANK OF INDIA

1. Asaf Ali Road
2. Chandni Chowk
3. Chawri Bazar
4. Chuna Mandi, Paharganj
5. Kalkaji
6. Madipur
7. Tilak Nagar
8. Mori Gate
9. Nizamuddin
10. Jhandewalan Extn. Counter at Slum Wing DDA's office

Oriental Bank of Commerce

1. Chandni Chowk
2. Chawri Bazar
3. Darya Ganj
4. Shahdara
5. Kingsway Camp
6. Karol Bagh
7. Sadar Bazar

6.2 Every applicant whose name is registered will be issued a certificate of registration by the Slum Wing of Delhi Development Authority.

6.3 It is not possible to check eligibility of the applicants at the time of registration. Applicants are advised to satisfy themselves about their eligibility for allotment of flats under the scheme before registration. Those who are not found eligible subsequently by DDA, would register themselves at their own risk and would not be entitled to allotment of flat or any interest on their deposits even if they are registered.

6.4 The initial deposit will be made for a minimum period of one year and will carry simple interest at the rate of 7% per annum.

6.5 Withdrawal of initial deposit before the expiry of one year shall not be allowed except under special circumstances and at the absolute discretion of Director (Slum & JJ), Slum Wing, Delhi Development Authority. No interest will be paid in such cases. However, those who withdraw initial deposit before the allotment of the residential flats and after the expiry of one year of the deposit of the amount would be entitled to simple interest at the above said rate up to month preceeding the month in which the refund is given by DDA.

6.6 The initial deposit alongwith interest will be adjusted against the final cost at the time of allotment.

6.7 The interest payable/adjustable in the case of a successful applicant in the draw would be upto the date on which the draw for the specific flat is held.

6.8 Slum Wing of DDA reserves its right to alter any of the terms & conditions in its discretion as and when considered necessary.

6.9. The registrants are advised to communicate changes in their addresses from time to time to the Joint Director (H&C), Slum Wing, Delhi Development Authority quoting their registration No., Deposit receipt No. with dates.

6.10. In case the registered person is allotted a residential flat in any locality once or the flat is surrendered/cancelled due to non-compliance of the requirement, the Slum Wing of DDA's obligation to allot a flat to him will be deemed to have been discharged.

Surrender/Cancellation :

a) Cancellation of Registration :

The Registrant seeking cancellation shall have to file (on plain paper) an application addressed to the Joint Director (Housing) Slum Wing, Delhi Development Authority, furnishing therein the following documents.

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- i) RDR in original with a revenue stamp of 20 paise pasted on its back, duly sig. by the Registrant.
 - ii) Copy of the Challan Form given by the Bank, vide which payment in regard to the Registration Deposit was made.

The application may be submitted at the Reception Counter of Slum Wing, DDA, Jhandewalan, New Delhi after obtaining receipt. Those, for whom, it may not be possible to submit the application at the Reception Counter, may send it by registered post to the Joint Director (Housing) at the address given above.

b) Cancellation of Allotment

In case the allotment made to an applicant on the basis of draw of lots, is sought to be surrendered/cancelled by him/her within one month from the date of issue of allotment-cum-demand letter, he/she shall not be required to pay any penalty. In case the cancellation/surrender is made after one month from the date of issue of allotment-cum-demand letter he/she shall have to pay penalty equal to 10% of the Registration Deposit. In addition interest calculated at the rate of 12% p.a. for the first month and 18% p.a. for subsequent months on the cost of the flat will have to be paid. In the event of cancellation of allotment in the abovesaid manner the applicant will have to pay the prescribed penalty within fortnight of the issue of demand letter, failing which the amount of penalty will be deducted from the Registration Deposit and the balance will become refundable to the applicant. In this situation, his/her registration shall stand cancelled.

8. Mis-Representation/Suppression of Facts :

8.1 If it is found that the applicant has furnished any false information or suppressed any material fact, the application will be rejected summarily and the allotment of the flat as well as the registration will be liable to be cancelled and he/she will be debarred from participating in future draws. In case of such a cancellation, he/she will be liable to pay penalty at the rate of 20% of the Registration Deposit and the interest calculated at the rate of 12% p.a. for the first month and 18% per annum for subsequent months on the demand amount.

9. Disposal/Transfer/Mortgage of the Flat :

9.1 The allottee shall not be entitled to transfer mortgage or otherwise part with possession of the whole or any part of the flat without the previous consent of the Authority in writing and the Authority shall be entitled to refuse the permission in its absolute discretion.

9.2 Provided that in the event of a transfer being made without obtaining previous consent of the Authority in writing, such transfer shall not be recognised by the Authority and it shall be open to the Authority to cancel the allotment and resume the flat.

9.3 Provided further that in the event of the consent being given the Authority may impose such terms and conditions as it may think fit and the Authority shall be entitled to claim and recover a portion of the unearned increase in the value of the land (i.e. difference between the premium paid and the market value of the land prevailing on the day of transfer) at the time of the sale, transfer assignment or parting with the title, the amount to be recovered being 50% of the unearned increase. The decision of the Authority in respect of the market value of the land shall be final and binding.

9.4 Provided further that the Authority have the pre-emptive right to purchase the property from the allottee after paying the price paid for the flat (less depreciation) and 50% of the unearned increase in the cost of land.

10. General :

10.1 Other terms and conditions of allotment will remain the same as indicated in the Delhi Development Authority (Management & Disposal of Housing Estates) Regulations 1969.

10.2 Delhi Development Authority reserves the right to withdraw the Scheme at any time.

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ANNEXURE-III

(Affidavit to be furnished in a non-judicial paper of Rupees 2/- duly attested by Ist Class Magistrate or by a notary public. Affidavit attested by Notary public shall carry stamps for the value of Rs. 3/-).

I, aged about years son/wife/daughter of Sh..... resident of do hereby solemnly affirm and declare as under :

1. That I am a citizen of India.
2. That I am applying for allotment of only one dwelling unit under Residential Flats Registration Scheme for Slum Dwellers and others 1985.
3. That I am a domicile of Union Territory of Delhi for the last years.
4. That I am living in a notified slum area/jhuggi jhompries/Slum Rehabilitation Colonies/Jhuggi Jhompri Rasettlement colonies/unauthorised colonies/urban villages of Delhi.
5. That I or my wife/husband or any minor or dependent children or dependent parent or dependent minor sisters or brothers, do not hold in full or in part, on free hold or lease hold basis, any residential plot/flat/house in the Union Territory of Delhi.
6. That I undertake to abide by terms and conditions of allotment of the Residential Flats Registration Scheme for Slum Dwellers & others 1985 as amended from time to time.

DEPONENT

VERIFICATION

I, the above said Sh/Smt....., do hereby solemnly affirm and declare that the content of the above affidavit are true and correct to the best of my knowledge and belief and no part of it is false and nothing has been concealed therefrom.

Verified at Delhi/New Delhi, this day of.....

DEPONENT