

# **Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations, 2022**

DELHI

India

The Delhi Development Authority Act, 1957

## **Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations, 2022**

### **Regulation S-O-753-E- of 2023**

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S.O. 753 (E ). In exercise of the powers conferred by sub -section (1) of section 57 of the Delhi Development Authority Act , 1957 (61 of 1957 ), the Delhi Development Authority with the previous approval of the Central Government , hereby makes the following regulations further to amend the Delhi Development Authority (Management and Disposal of Housing Estates ) Regulations , 1968 , namely :

#### **1. Short title and commencement.-**

(1)These regulations may be called the Delhi Development Authority (Management and Disposal of Housing Estates ) Amendment Regulations ,2022 .(2)They shall come into force on the date of their publication in the Official Gazette.

#### **2. In the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations , 1968 (hereinafter referred to as the said regulations), in regulation 2,**

(i)for clauses (4) and (4a),the following clause shall be substituted , namely :(4) "Allottee " means a person or an entity to whom a property has been allotted by way of sale ;(ii)for clauses (5) and (5a ),the following clause shall be substituted, namely :(5) "Applicant " means a person or an entity who has sent an application through physical mode putting his or her or its representative's signature or affixing thumb impression thereon or through online mode :(iii)for clauses (16 ) and (16a ),the following clause shall be substituted ,namely :(16)"Eligible person " means a person or an entity who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations ;'(iv)after clause (30a ),the following clauses shall be inserted , namely :(30b )

"Developing area " means an area or locality wherein more than 25 per cent . Flats or dwelling units under a housing scheme remain unsold ;';(30c ) "Unsold flats " means flats which could not find buyer after closing of a scheme and shall also include surrendered or cancelled flats ;';(30d ) "Entity " means ,(a)the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control ;(b)autonomous body and public sector undertakings constituted by the Central Government or StateGovernment or Union territories administration or partly by the Central Government and partly by oneor more States Government or Union territories administration ; and(c)local bodies ;';(30e ) "Closing of Scheme " means six months from the conduct of draw of lots of the scheme ;'.

**3. In the said regulations ,for regulations 7 and 7(a),the following regulation shall be substituted ,namely :**

" 7. " Eligibility of Allotment.-A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who or his/her spouse or any of his /her dependent relations including unmarried children who do not own in full or in part on freehold or lease hold basis , a residential plot /s' area exceeding 67 square metres cumulatively or flat/s' or build up house /s' having carpet area exceeding 67 square metres cumulatively in the urban area of Delhi , New Delhi and Delhi Cantonment :Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any person or entity by way of sale .".

**4. In the said regulations ,for regulation 28 ,the following regulation shall be substituted , namely :**

"28. Draw of Lots.-The allotment of property to eligible applicants shall be made by draw of lots under supervision of the Committee and where the number of eligible applicants exceeds the number of properties , lots shall be drawn to the extent of the number of properties available plus 100 per cent .thereof , if available serve as a waiting list.".

**5. In the said regulations , after regulation 28 ,the following regulation shall be inserted ,namely :**

"28 (a). In addition to the mode specified in regulation 28 , in case of unsold flats in a developing area , the allotment of property may be done through online mode on First Come First Serve ' basis to the eligible applicants ."Note : The principal regulations were published in the Gazette of India , Part II, Section 3, Sub -section (ii) vide number S.O. 1457 (E ) dated the 27.04.1968 and subsequently amended vide number S.O. 1699 (E ) dated 25.07.2011 .