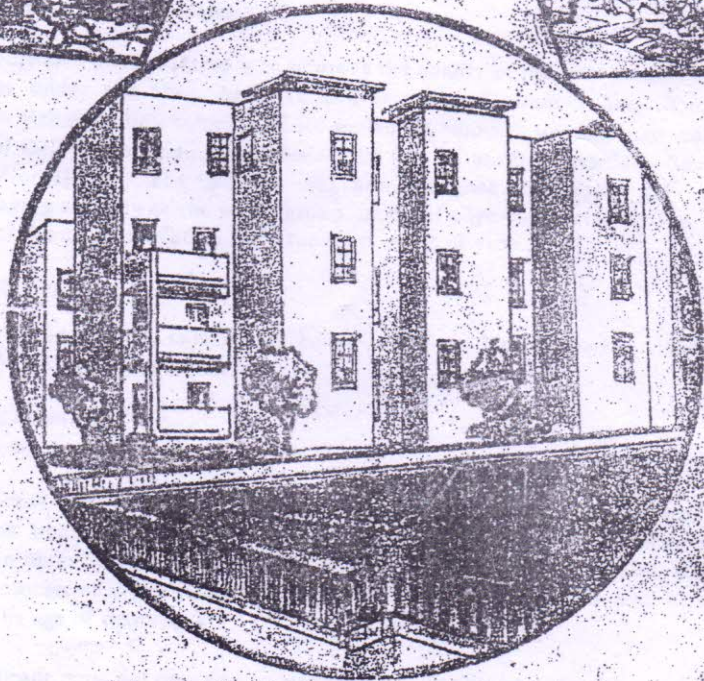
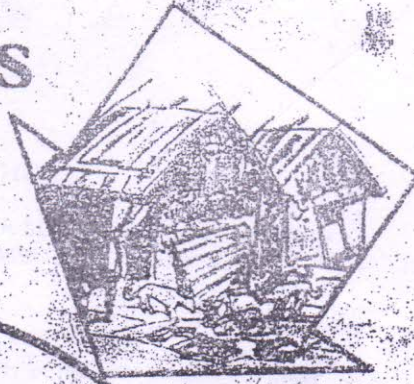
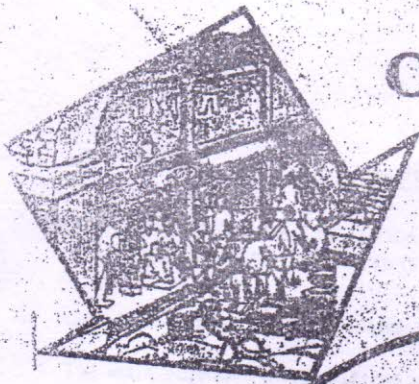


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**RESIDENTIAL FLATS
REGISTRATION SCHEME
FOR SLUM DWELLERS
AND
OTHERS
1985**

COMMERCIAL
Land base



**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 Jhompries, 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 Jhompries or in Slum Rehabilitation colonies or Jhuggi Jhompri 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.

19/c

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.

18/C

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

