

FAQs

FAQs	Present	Proposed
Q1. What is PM-UDAY?	PM-UDAY (Prime Minister – Unauthorized Colonies in Delhi Awas Adhikar Yojana) Scheme is a decision of Union Cabinet to confer the ownership or transfer/ mortgage rights to the residents of Unauthorized Colonies in Delhi.	Pradhan Mantri-Unauthorized Colonies in Delhi Awas Adhikar Yojana (PM-UDAY) is a scheme for conferment / recognition of ownership rights to the residents of notified Unauthorized Colonies in Delhi as per National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorized Colonies) Regulations, 2019.
Q2. What are the benefits under the PM-UDAY Scheme?	The PM-UDAY scheme is for conferment of property rights to the residents of 1731 Unauthorized Colonies (UCs) in Delhi. The regularization of UCs entails approval of layout plans of the colony, which in turn requires fire clearances of the colony and the properties therein from Department of Delhi Fire Services, Govt of NCT of Delhi. The conferment of property rights for Govt / Pvt Land under PM-UDAY will allow the residents of UCs the following: The residents can sale/purchase their properties without any hindrance. Residents can avail loans from banks / financial institutions against their properties. Residents can get building plans approved if they want to change Anything in the present	The Scheme aims towards addressing the issue of lack of ownership/ mortgage/ transfer rights to the residents of Unauthorized Colonies and consequential benefits that will accrue in the form of development and redevelopment leading to a livable habitat upon conferring such rights to residents of Unauthorized Colonies in Delhi. Prominent features: Provide title documents to the residents of UCs in respect of their properties for further sale of properties without any hindrances. Banks and Financial Institution may extend credit facilities in respect of your properties. UCs may get their existing Layout Plans regularized subject to all statutory clearances w.r.t. relevant provisions of building bye laws, structural safety, fire safety etc.

	building or construct house in the vacant plot for which they have got property rights. Further, conferment of rights opens up huge possibility of redevelopment. DDA will come out with relaxed Development Control Norms and incentives in terms of higher Floor Area Ratio (FAR) in these colonies so that new development can take place with much wider roads, green areas, public spaces like parks etc., adequate infrastructure in terms of water, sewer, sanitation etc., social amenities like schools, hospitals, entertainment etc. This will bring ease in life of citizens and improve their quality of lives. Therefore, conferment of rights will give far more to the residents of UCs than mere regularization, for name sake.	Recognition/Conferment of ownership rights/transfer/mortgage to residents of UCs will facilitate development or re-development that may improve existing infrastructure, civic and social amenities for better quality of life.
Q3. How many colonies have been covered by the notified Regulations?	The notified Regulations dt. 29.10.2019 covers 1731 Unauthorized Colonies (UCs) existing as on 01.06.2014 provided they have minimum 50% built-up area as on 01.01.2015 identified by Government of National Capital Territory of Delhi.	Unchanged.
Q4. What are the other exclusions in these Regulations?	The other exclusions provided in these Regulations are: - a. land identified as protected or prohibited area by the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958),	Unchanged.

	b. land falling in Zone-O of MPD-2021, c. Yamuna Flood Plain, d. land falling in right of way of existing roads e. Master Plan Roads, f. land under right of way of high tension lines, g. land falling in ridge area of Delhi h. land reserved or protected under any other law for the time being in force, and i. Affluent Unauthorized Colonies.																									
Q5. How many UCs are excluded in these Regulations?	The Regulations excludes 69 Affluent Unauthorized Colonies.	Unchanged.																								
Q6. What are the charges for conferment of these rights to the residents of such UCs?	The charges for conferment of these rights to the residents of UCs are to be calculated as follows: - A. In case of built-up properties <table border="1"> <thead> <tr> <th>Sl. No</th><th>Where cumulative Carpet Area of a resident in all the properties in all unauthorized colonies is</th><th>Charges</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Less than 100 sqm</td><td>$0.5\% \times \frac{1}{4} \times \text{Circle Rate} \times \text{Carpet Area}$</td></tr> <tr> <td>2.</td><td>More than (or equal to) 100 sqm but less than 250 sqm</td><td>$1\% \times \frac{1}{4} \times \text{Circle Rate} \times \text{Carpet Area}$</td></tr> <tr> <td>3.</td><td>Greater than</td><td>$2.5\% \times \frac{1}{4} \times$</td></tr> </tbody> </table>	Sl. No	Where cumulative Carpet Area of a resident in all the properties in all unauthorized colonies is	Charges	1.	Less than 100 sqm	$0.5\% \times \frac{1}{4} \times \text{Circle Rate} \times \text{Carpet Area}$	2.	More than (or equal to) 100 sqm but less than 250 sqm	$1\% \times \frac{1}{4} \times \text{Circle Rate} \times \text{Carpet Area}$	3.	Greater than	$2.5\% \times \frac{1}{4} \times$	The charges to be recovered for conferment of these rights to the residents of UCs are to be calculated as follows: - A. In case of built-up properties (Public Land) <table border="1"> <thead> <tr> <th>Sl. No</th><th>Where cumulative Carpet Area of a resident in all the properties in all unauthorized colonies is</th><th>Charges</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Less than 100 sqm</td><td>$\frac{1}{4} \times \text{Carpet Area} \times 0.5\% \text{ of Circle Rate}$</td></tr> <tr> <td>2.</td><td>More than (or equal to) 100 sqm but less than 250 sqm</td><td>$\frac{1}{4} \times \text{Carpet Area} \times 1\% \text{ of Circle Rate}$</td></tr> <tr> <td>3.</td><td>Greater than or equal to 250 sqm</td><td>$\frac{1}{4} \times \text{Carpet Area} \times 2.5\% \text{ of Circle Rate}$</td></tr> </tbody> </table>	Sl. No	Where cumulative Carpet Area of a resident in all the properties in all unauthorized colonies is	Charges	1.	Less than 100 sqm	$\frac{1}{4} \times \text{Carpet Area} \times 0.5\% \text{ of Circle Rate}$	2.	More than (or equal to) 100 sqm but less than 250 sqm	$\frac{1}{4} \times \text{Carpet Area} \times 1\% \text{ of Circle Rate}$	3.	Greater than or equal to 250 sqm	$\frac{1}{4} \times \text{Carpet Area} \times 2.5\% \text{ of Circle Rate}$
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Q. 7. What are documents required for conferment of ownership rights under PM UDAY Scheme.	Any resident of any unauthorized colony having registered or un-registered or notarized Power of Attorney, Agreement to Sale, Will, possession letter and other documents including evidencing payment of consideration shall be eligible for right of ownership or transfer or mortgage through a conveyance deed or authorization slip, as the case may be.	Any resident of any unauthorized colony having physical possession on the basis of registered Sale Deed or registered gift deed or latest set of Power of Attorney, Agreement to Sale, Possession Letter and other documents including documents evidencing payment of consideration.																											
Q8. What would be the process for conferment of	For conferment of these rights, following steps are to be followed: -	For conferment of these rights, following steps are to be followed: -																											

these rights?	a. Beneficiaries will have to apply for the ownership rights only through prescribed online system developed by DDA. b. The applicants have to attach the requisite documents such as GPA, ATS, Will, Payment Document, Possession Document and other documents with the application. c. On receipt of the application, pre-scrutiny will be done by the DDA officials. d. After verification of the documents, physical verification of the property will be carried out by the Surveyors of DDA. e. Upon completion of scrutiny and submission of Survey as well as GIS Report, the payment will be activated. f. On receipt of payment, the case will be forwarded for approval of the Competent Authority and thereafter DDA will issue the Conveyance Deed in case of Government Land and Authorization Slip in case of Private Land, as the case may be, only for Residential purpose. g. The beneficiaries shall get these documents registered with the Sub- Registrar's office. Note 1: For complete procedure to submit PM-UDAY Application and obtain CD/AS, please click on link: http://119.226.139.196/tende	a. Applicants will have to register through PM-UDAY Portal: pmuday.ncog.gov.in/dda.gov.in or download PM-UDAY Mobile App (available on Google Play Store). b. After Registration, GIS Survey is to be done from the Agency printed on Registration Slip. c. Thereafter, the applicants have to scan and upload all the requisite documents such as GPA, ATS, Will, Payment Document, Possession Document and other documents with the application. d. On receipt of the application, pre-scrutiny will be done by the DDA officials. e. DDA Survey team will visit your property for verification. f. After final scrutiny of application, payment link activation will be activated. g. Subsequently, final execution of Conveyance Deed (CD)/ Authorization Slip (AS) will be done by DDA officer. h. Applicants will visit Sub-Registrar office for registration of CD/AS. Office. Note: For detail procedure to submit PM-UDAY Application and obtain CD/AS, please click on link: https://dda.gov.in/sites/default/files/pmuday/procedure_submit_pmuday_application_obtain_conveyance_deed_authorization_slip04092023.pdf
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	rnotices_docs/sept2019/Updated%20Steps %20for%20PM-UDAY%2004032021.pdf Note 2: For You tube Video, click on following links: Part 1 : https://youtu.be/qI50bQo1B5c Part 2 : https://youtu.be/7aBuuQWSlik	
Q9. Where one can find the notified Regulations for this scheme?	One can find the notified Regulations at DDA's website (Hotlinks). (URL: https://dda.org.in/ddaweb/hotlinks.aspx ; http://egazette.nic.in/	One can find the notified Regulations at our official website i.e. dda.gov.in (PM-UDAY Cell Tab), link of the same is provided below: https://dda.gov.in/act-policy
Q10. What are the other relief to the residents of such UCs?	The residents shall have option to pay the charge in three equal installments.	Unchanged.
Q11. How will DDA deal with the cases of installment?	The cases of installment will be dealt as follows: - a. The residents who are paying the entire charges in one installment shall immediately be granted the ownership or mortgage or transfer rights in the property, as the case may be. b. The residents who opt to deposit the charge in installments shall be conferred provisional ownership or mortgage/transfer rights after depositing two-third of the total payable charge, which shall be converted into permanent rights after full and final payment of entire amount due on account of charges.	Unchanged.
Q12. Is there any plan for redevelopment of	Yes. DDA will prepare Local Area Plan (LAP) with liberal	Yes. DDA will prepare Local Area Plan (LAP) with liberal DCNs for all

these UCs?	DCNs for all UCs/ Clusters of UCs and make necessary amendments in the MPD-2021 for incentivizing and facilitating development/ redevelopment of UCs and Urban Building Bye Laws for Delhi (UBBL)-2016 to pave the way for planned redevelopment of the existing units on the “as is where is” basis.	UCs/ Clusters of UCs and make necessary amendments in the MPD-2021 for incentivizing and facilitating development/ redevelopment of UCs and Urban Building Bye Laws for Delhi (UBBL)-2016 to pave the way for planned redevelopment of the existing units on the “as is where is” basis. The Notification issued by Ministry of Housing and Urban Affairs may be obtained from our official website i.e. dda.gov.in (under PM-UDAY Cell tab at Redevelopment/Regularization of UCs sub tab), link of the same is provided below: https://dda.gov.in/sites/default/files/pmuday/Regularisation%20norms.pdf
Q13. How the boundaries of these UCs will be delineated?	DDA has delineated the boundaries of these UCs with the help of Survey of India and Revenue Department, GNCTD using satellite imageries of 2015.	The boundaries of these UCs have been delineated with the help of Survey of India and Revenue Department, GNCTD using satellite imageries of 2015.
Q14. Is there any Standard Operating Procedure (SOP) for delineation of boundaries of UCs?	Yes, the team has followed the laid down SOP for delineation of boundaries of UCs.	Yes, SOP has been followed for delineation of Boundaries of UCs.
Q15. Whether the process is offline or online or both?	Applications have been invited from the residents on online portal of DDA only.	Residents of Unauthorized colonies can only file their applications through the online mode. To do so, they can download the PM-UDAY Mobile App from the Google Play Store or visit pmuday.ncog.gov.in to log in.
Q16. What will be the status of cases where	They will also apply and after proper scrutiny, Authorization Slips will be issued by DDA	Applicants who have a registered Sale Deed must also follow the same procedure to obtain a

already Sale Deed has been registered?	which will be registered by Sub-Registrar.	Conveyance Deed (CD) or Authorization Slip (AS), including the steps of registration, GIS survey, and application filing. Following a thorough review of the filed application, the CD/AS will be issued by the DDA and subsequently the issued CD/AS has to be registered at the office of the Sub-Registrar.		
Q17. What is the rationale for charging double Stamp Duty in cases where already sale deed has been registered after payment of Stamp Duty?	These charges are nominal charges for recognition of ownership rights to the residents of UCs in Delhi. Stamp Duty/ Registration charges will be levied on the amount of the conveyance deed/ authorization slip only, which is nominal.	Unchanged.		
Q18. Whether unregistered documents will be accepted to confer rights?	Yes.	Unchanged.		
Q19. Whether construction will be permitted/ legal on vacant plots after conferment of rights?	Construction in these UCs may be allowed by the Urban Local Bodies as per norms.	Unchanged.		
Q20. Whether DDA has empaneled authorized GIS Survey firms for issuance of Geo-Coordinates and Key Plan?	Yes, DDA has empaneled the GIS Survey Firms details of which can be viewed at DDA’s website: http://119.226.139.196/tender/notifications_docs/sept2019/AgenciesDetails.pdf	Yes, DDA has empaneled the GIS Survey Firms details of which can be viewed at DDA’s website, link of the same is provided below: https://dda.gov.in/pm-uday/GIS		
Q21. Whether DDA has fixed maximum rates of	Yes, the rate list is as under: <table><tr><td>Carpet</td><td>Cost</td></tr></table>	Carpet	Cost	Unchanged.
Carpet	Cost			

charges to be collected from the applicant by the Empaneled GIS Agency?	Area/Plot Size		excluding GST		
	Less than 100 sqm.		Rs. 800/-		
	More than (or equal to) 100 sqm. but less than 250 sqm.		Rs. 1,000/-		
	Greater than or equal to 250 sqm.		Rs. 2,500/-		
Q22. Whether DDA has empaneled agencies for carrying out documentation/facilitation work?	Yes, DDA has empaneled agencies details of which can viewed at DDA's website http://119.226.139.196/tender/notice_docs/sept2019/AgenciesDetails.pdf .			Yes, DDA has empaneled agencies details of which can viewed at DDA's website, link of the same is provided below: https://dda.gov.in/pm-uday/Documentation-agencies	
Q23. Whether DDA has fixed maximum rates of charges to be collected from the Applicant by the Empaneled Documentation Agencies?	Yes, the rates are as under:				Unchanged.
	Sr. No.	Service	Rate	Activities Involved	
	1.	Registration of Residents	Rs. 20/- Plus GST	Filling Registration Form, giving print out of filled Registration to citizen.	
	2.	Filling application for conferment of right in Unauthorized colonies.	Rs. 75/- Plus GST	Filling of form (3 parts), 13-14 Documents are to be uploaded.	
	3.	Document preparation	Rs. 100/- Per Document	Undertaking, I-Bond etc.,	

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Q24. Whether the conferment of ownership rights on vacant Government land in Unauthorized Colonies will be allowed?	No.	Unchanged.			
Q25. What are the restrictions of issuance of Conveyance Deed (CD) on any Govt. Land?	The execution of Conveyance Deed (CD) on any Government land shall be restricted to the area under building footprint/constructed and in possession prior to 01.01.2015 – supported with possession proof documents including electricity bill, water connection bill, property tax receipt etc. Further, in case of partially built-up properties on Govt. land in Unauthorized colonies, the ownership rights shall be conferred only for the built up area and the vacant area shall be excluded.	Unchanged.			
Q26. When will be the colonies be regularized?	The Development Control Norms are under notification. After the same are notified the applicants may apply for regularization as per the norms.	The Development Control Norms for Unauthorized Colonies in Delhi have been notified as a part of modification to Master Plan for Delhi-2021. As per these norms, the land owners/residents or RWAs of UCs are to submit proposal for approval of Regularization Plan of the UC to the local body/concerned authority. Provision of civic amenities, physical and social			

		infrastructure shall be as per these notified Development Control Norms.
Q27. Can residents avail from banks / financial institutions against their properties where CD/AS has been registered?	The sanctioning of loans by banks / financial institutions is under the discretion of the sanctioning authority and may depend on policies / procedures being followed by respective banks / financial institutions.	Unchanged.
Q28. What is the time period within which CD/AS issued under PM-UDAY is to be registered with Sub-Registrar?	The residents can register their CD/AS at Sub-Registrar office within 3 months from the date of issuance of CD/AS by DDA post which the corresponding CD/AS shall stand expired.	Unchanged.
Q29. What is the procedure for revalidation of expired CD/AS?	The residents can submit a written application to the processing center which had issued the CD/AS earlier.	Unchanged.
Q30. What is the number of floors up to which ownership rights can be availed?	The applications are being considered only up to four (4) constructed/covered floors built-in a plot. In case of stilt parking only up to four (4) floors above stilt parking are being considered under the scheme.	Unchanged.
Q31. What would be the process if the property is outside the delineated boundary of Unauthorized Colony?	Properties falling completely outside the delineated boundary of Unauthorized Colonies are ineligible.	Unchanged.

Q32. Is there any mobile application for PM-UDAY?	A mobile application has been developed for PM-UDAY and is live on Google Play store. The application can be used for application / registration filing. Link for downloading the application: https://play.google.com/store/apps/details?id=com.bisagn.pmudayapplications	A mobile application has been developed for PM-UDAY and is live on Google Play store. The application can be used for application/registration filing. Link for downloading the application: https://play.google.com/store/apps/details?id=com.bisagn.pmudayaapplicants&pli=1
Q33. How to determine whether the property falls inside or outside the delineated boundary of an Unauthorized Colony?	The applicant can avail the 'UC Locator' functionality from the PM-UDAY mobile application (Android) to tentatively view whether their property falls inside or outside the delineated boundary.	Unchanged.
Q34. How can applicants check the current status of their applications?	The applicants can view the current status of their filed application through the PM-UDAY portal under the 'Applications Status' tab.	Unchanged.
Q35. Is the application process online?	The entire application process is online and the applicant needs to visit the processing center only once - at the time of physical execution of CD/AS.	Unchanged.
Q36. Whom to approach for any help in documentation / application filing?	DDA has established 28 Help Desks for facilitation of the general public. In addition, Common Service Centers (CSCs) in Delhi have also been integrated under PM-UDAY for providing assistance in application / registration filing. The details of Help Desks and CSCs are available on DDA	There are 10 Processing Centers (PCs) for PM-UDAY located at various locations in Delhi, with the PM-UDAY (HQ) situated at Vikas Sadan, INA, New Delhi. The addresses of all the PCs, along with their locations, is available on the official website dda.gov.in (under the PM-UDAY Cell Tab) or

	website. The Applicants may approach the Documentation Agencies on link given below. http://119.226.139.196/tender/notice_docs/sept2019/Updated%20Steps%20for%20PM-UDAY%2004032021.pdf	pmuday.ncog.gov.in (under the Processing Center Tab). Link 1: https://dda.gov.in/pm_oday/telephone-directory Link 2: https://pmuday.ncog.gov.in/Processing_Center1
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Proposal: New FAQs-Addition.

Q37. What if Agreement to Sale (ATS) is not registered nor notarized?	In case, Agreement to Sale (ATS) is neither registered nor notarized, the receipt regarding sale of applied property as registered by appropriate registering authority will be considered subject to fulfillment of eligibility laid down in Regulation and Act, 2019, Amendment 2022 and SOP/Corrigendum/order/guidelines, in force.
Q38. What are the Mandatory Documents required at the time of applying under PM-UDAY Scheme?	The following documents are required by the applicant for applying under the Scheme: • Registered Sale Deed or Registered Gift Deed or the latest set of General Power of Attorney along with Agreement to Sell (Mandatory) • Construction Proof prior to 01.01.2015 (Mandatory in case of property falling on Govt. land) • Indemnity bond 1 & 2 (on stamp paper) (Mandatory) • Self-Declaration on Plain paper (Mandatory) • Photograph of the Applicant • Photograph of the property • Previous Chain of GPA/ATS • Payment Receipt & Possession Proof • Electricity Bill(s) • Signature of Applicant(s) on a blank paper • PAN Card • Aadhar Card
Q39. What are Permanent and Semi-Permanent Building/Build-up Area?	Permanent Structures are defined as structures made up of brick and mortar or Reinforced Cement Concrete (RCC) and having load bearing roof including roofs made up of RCC/Stone Slabs on iron joist overlaid with cement/concrete. Or
What are the building structures	Structures made up of brick and mortar or Reinforced Cement Concrete (RCC) and having load bearing roof including roofs made up of RCC/Stone Slabs on iron joist overlaid with cement/concrete.

considered for conferment of ownership rights?	
Q40. Which Structures are not considered for conferment of ownership rights?	Structures like tin sheds or porta cabins or structures with roofs of corrugated sheets /cement sheet/asbestos sheet etc.
Q41. Which Structures are considered for conferment of ownership rights in case of multiple structure in a piece of land?	In case of multiple structures built at different parts/end of a single property under single ownership then rights will be conferred on land under the footprint of the largest structure in proportion to the carpet area of the floor.
Q42. What are the process to overcome discrepancy in Schematic Plan and GIS Map, if GIS Survey is done by de-empaneled/re lieved Agency?	A re-survey will be carried out by currently empaneled GIS Agencies with DDA bearing the cost of re-survey. Applicant will be asked to confirm whether he is interested in pursuing the case further for conferment of ownership rights or not. Once consent is received, re-survey will be carried out subject to clearance of deficiencies, if any.