

Frequently Asked Questions on UCs (FAQs)

Q1. What is PM-UDAY?

A1. 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.

Q2. Is this regularization of UCs?

A2. 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:

- i) The residents can sale/purchase their properties without any hindrance.
- ii) Residents can avail loans from banks / financial institutions against their properties.
- iii) Residents can get building plans approved if they want to change anything in the present 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.

Q3. How many colonies have been covered by the notified Regulations?

A3. The notified Regulations dt. 29.10.2019 covers 1731 Unauthorized Colonies (UCs) existing as on 01.06.2014 having minimum 50% built-up area as on 01.01.2015 identified by Government of National Capital Territory of Delhi.

Q4. How many UCs are not considered in these Regulations?

A4. In the notified Regulations dt. 29.10.2019, apart from other excluded categories, 69 UCs identified as UCs inhabited by the affluent section of the society are not being considered. These UCs will be considered in the next phase.

Q5. What are the charges for conferment of these rights to the residents of such UCs?

A5. 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

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 or equal to 250 sqm	$2.5\% \times \frac{1}{4} \times \text{Circle Rate} \times \text{Carpet Area}$

B. In case of Vacant plots

Sl. No	Where cumulative Plot area of a resident in all the properties in all unauthorized colonies is	Charges
1.	Less than 100 sqm	$0.5\% \times \text{Circle Rate} \times \text{Carpet Area}$
2.	More than (or equal to)100 sqm but less than 250 sqm	$1\% \times \text{Circle Rate} \times \text{Carpet Area}$
3.	Greater than or equal to 250 sqm	$2.5\% \times \text{Circle Rate} \times \text{Carpet Area}$

Q6. What is the plan for new unauthorized colonies that may have come up after the cut-off date?

A6. The new UCs that may have come up after the cut-off dates will be dealt in the next phase.

Q7. What would be the process for conferment of these rights?

A7. For conferment of these rights, following steps are to be followed:-

- 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 General Power of Attorney, Agreement to Sell, Payment and possession Documents, Site Plan and GPS Data etc. with the application.
- c. On receipt of the application along with the requisite documents on DDA's e-portal, verification will be done by the DDA officials.
- d. After verification of the documents, physical verification of the property will be carried out.
- e. Upon completion of the scrutiny, 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.
- f. The beneficiaries shall get these documents registered with the Sub-Registrar's office.

Q8. How many people get benefit from this scheme?

A8. This scheme will benefit approx. 40 Lakh residents of the UCs in Delhi.

Q9. Where one can find the notified Regulations for this scheme?

A9. One can find the notified Regulations at DDA's website (Hotlinks). (URL: <https://dda.org.in/ddaweb/hotlinks.aspx> ; <http://egazette.nic.in/>)

Q10. What are the other relief to the residents of such UCs?

A10. The residents shall have option to pay the charge in three equal installments.

Q11. How will DDA deal with the cases of installment?

A11. The cases of installment will be dealt as follow:-

- 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.

Q12. What are the other exclusions in these Regulations?

A12. The other exclusions provided in these Regulations are:-

- a. land falling in reserved or notified forests,
- b. land identified as protected or prohibited area by the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958),
- c. land falling in Zone-O of MPD-2021,
- d. Yamuna Flood Plain,
- e. land falling in right of way of existing roads
- f. Master Plan Roads,
- g. land under right of way of high tension lines,
- h. land falling in ridge area of Delhi
- i. land reserved or protected under any other law for the time being in force, and
- j. affluent unauthorized colonies.

Q13. Is there any plan for redevelopment of these UCs?

A13. Yes. DDA will prepare Local Area Plan (LAP) with liberal 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.

Q14. How the boundaries of these UCs will be delineated?

A14. DDA is delineating the boundaries of these UCs with the help of Survey of India and Revenue Department, GNCTD using satellite imageries of 2015.

Q15. Is there any Standard Operating Procedure (SOP) for delineation of boundaries of UCs?

A15. Yes. The team is following the laid down SOP for delineation of boundaries of UCs.

Q16. Whether the process is offline or online or both?

Q16. To escalate the process, applications will be invited from the residents on online portal of DDA only.

Q17. What are the criteria for categorizing UCs as 'Affluent'?

A17. The criteria for categorizing UCs as 'Affluent' is on the basis of plot sizes, location of UC, level of development and other social, economic & physical infrastructure in the UC.

Q18. By when the process for conferring rights to the residents of Affluent UCs will be started?

A18. DDA will start receiving application on E-Portal from the residents of the UCs w.e.f. 16/12/2019.

Q19. What will happen to 567 UCs regularized in 1977?

A19. These colonies are not part of current exercise.

Q20. What will be the status of cases where already Sale Deed has been registered?

A20. They will also apply and after proper scrutiny, Authorization Slips will be issued by DDA which will be registered by Sub-Registrar.

Q21. What is the rationale for charging double Stamp Duty in cases where already sale deed has been registered after payment of Stamp Duty?

A21. 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 will be very nominal.

Q22. Whether unregistered documents will be accepted to confer rights?

A22. Yes.

Q23. Whether construction will be permitted/ legal on vacant plots after conferment of rights?

A23. Construction in these UCs may be allowed by the Urban Local Bodies as per norms.

Q24. What steps will be taken by the Government for providing Civic amenities, Physical & Social infrastructure in these UCs?

A24. This exercise is being done to pave the way for planned redevelopment of the existing UCs on the “ as is where is” basis.

For any queries regarding policy matters you are requested to contact us at contactus.pmuday@gmail.com. However, for any grievances you are requested file the same on the Samasya Nidan Seva portal for PM-UDAY on the DDA website.