

# Jolted by criticism, DDA to offer 'best-ever' apartments in 2018

**URBAN HOUSING** Multilevel underground parking, rainwater harvesting, quake resistant structures and spacious bedrooms are in the offing for homebuyers in the next scheme

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**NEW DELHI:** Swanky multilevel underground parking, rainwater harvesting units, buildings touted to withstand an earthquake of 5.5 on Richter scale and spacious bedrooms—all this and much more are in the offing in the Delhi Development Authority's (DDA) housing scheme 2018.

Losing out to private builders in the National Capital Region, the Delhi Development Authority is adopting the latest building norms and offering better amenities in its next lot of flats in 2018 to give buyers a better experience.

The new apartments, DDA officials said, would be a benchmark for all its future projects to ensure that no one returns flats after allotment. Buyers returned at least 8,000 flats in the 2014 scheme because of the lack of basic amenities.

The authority is constructing 215 higher income group (HIG) flats in south-east Delhi's Jasola Vihar—earthquake-resistant green buildings built with fly-ash bricks. They have local sewage treatment plant, rain water harvesting units, RO (reverse osmosis)-treated drinking water and multilevel underground parking.

A senior DDA official said that in a three-tier in-house water management model, water from the in-campus sewage treatment plants can be used in urinals and for horticulture, those generated from rain water harvesting can be used for bathing and in kitchen, and RO-treated water for drinking.

"DDA officials held a series of meetings after the 2014 scheme, when many houses were rejected. We couldn't have done major changes in the flats that were already in construction, but with this project, we want the DDA to reclaim its position of

providing best houses at affordable rates," said a DDA official.

Once coveted and much sought after, the DDA flats are losing the competition to private developers that are providing better amenities at lower rates in the National Capital Region.

Out of the 25,000 flats auctioned in 2014, nearly 8,500 allottees surrendered their apartments citing reasons such as size constraints and lack of infrastructure. These were mostly in Dwarka, Rohini and Narela, and have been put up for sale again this year.

In the Jasola Vihar model project, the agency says it has made the walls and ceilings waterproof. Waterproofing sheets will prevent seepage.

There are facilities for support staff and 1,100 car-parking units, which means there will be three slots for each house.

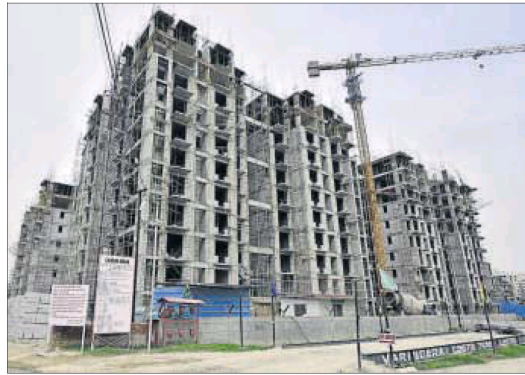
Besides, these 14-floor apartments are said to be the first-of-its-kind, in which just 20% of the area is being used for the buildings. The remaining part has parking, play areas and parks.

The agency plans to focus more on high-rise apartments to cater to the maximum number of people due to paucity of land.

These flats, constructed in a carpet area of 100 square metres, with room sizes of around 16x14 feet, and a balcony and a bathroom attached with each bedroom, follows the National Building Code-2016.

The code ensures correct spots for building columns, parking norms and height of the buildings corresponding to the floor area ratio. There are proper measures for evacuation in case of fire and emergency.

The development authority also claims that the buildings built with the latest earthquake resistant technology (IS13920, IS456 and IS13920) can endure earthquakes up to 8.5 Richter scale.



• The HIG flats for DDA's 2018 scheme under construction in Jasola Vihar. ARUN SHARMA/HT FILE PHOTO

## Authority staff will help buyers visit housing sites for spot check

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**NEW DELHI:** Seeking to facilitate visit by prospective buyers to different DDA flats being offered as part of its new housing scheme, the urban body has deputed dedicated representatives at various project sites to guide the visitors.

The DDA's 2017 housing scheme, rolled out on June 30 by urban development minister M Venkatesh Naidu, offers 12,000 flats across four income groups.

The flats are spread across Rohini, Dwarka, Narela, Vasant Kunj, Jasola, Pitampura, Paschim Vihar and Sirasapur.

Prospective buyers can visit the flats. They can come and have a look at the facilities. And to facilitate their visits, we have deputed representatives at various flat sites, who will guide people interested in applying for the DDA scheme," a senior DDA official said.

### Flats on offer in 2017 scheme

<b>HIG : 87 flats</b>
<b>Cost : ₹53.52 lakh to ₹126.81 lakh</b>
<b>MIG : 404 flats</b>
<b>Cost : ₹31.32 lakh to ₹39.95 lakh</b>
<b>LIG/ONE-BED ROOM: 11,197 flats</b>
<b>Cost : ₹14.50 lakh to ₹30.30 lakh</b>
<b>Janta : 384 flats</b>
<b>Cost : ₹7.07 lakh to ₹12.76 lakh</b>

The DDA's move to allow and facilitate visit to flats is apparently to make people comfortable about the features of the flats and the facilities being offered.

## NDMC directed to finish smart city projects before 2020 deadline

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**NEW DELHI:** The Union ministry of housing and urban affairs has asked the New Delhi Municipal Council (NDMC) to ensure completion of smart city projects ahead of time so that it can lead by example for the rest of the country.

The NDMC area—also known as city's VIP zone as it houses bungalows of ministers, politicians and bureaucrats—made it to the first list of 20 urban centres to be developed under the Central government's flagship smart city programme announced last year. The ₹1,800 crore smart city plan of NDMC has a completion deadline of 2020.

On Saturday, a review meeting was held by Durga Shanker Mishra, secretary (housing and urban affairs), during which differential timelines for key elements of the plan was fixed.

Work on a range of major projects will begin in phases by October this year, for which tendering is in progress. Deadline for another project worth ₹500 was fixed as March 2018.

Presenting the details of projects implemented so far in Saturday's review meeting, NDMC chairman Naresh Kumar asserted that the civic body has made a good beginning with smart solutions initiatives already yielding positive results.

"Student enrollment and OPD registration have shown good improvement. Mobile app 'Smart City 311' is finding wider traction with citizens availing various services online," Kumar said, claiming that all projects will meet the timeline.

Officials said the urban affairs secretary asked NDMC to include more services on the 311 app like bus schedules and frequencies at all bus stops, information related to parking lots and availability of slots therein.

Concerns were also raised over sub-optimal utilisation of multilevel car parking at Sarojini Nagar. Mishra asked the council to come out with an enforcement plan for its full utilisation. The civic body was also asked to pursue pedestrianisation of Connaught Place and Khan Market with appropriate action plans.

## Helps who supported mob banned in housing society

**NOIDA:** Residents of Mahagan Moderne society on Sunday decided that around 60 domestic helps who were caught on cameras supporting the mob that had stormed the society on July 12 will be banned from the housing complex. Helps who did not take part in the protest and share a good rapport with their employers will be allowed to resume

work on Monday. Residents faced a riot-like situation last week when a mob stormed into the society premises and vandalised a resident, Harshu Sethi's, house. Over 300 people had gathered at the gates of the society around 6am, alleging that Sethi had assaulted Zora Bibi who was employed as her domestic help. **HTC**

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