



DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION
C-1/112, VIKAS SADAN, INA, NEW DELHI-110023

No. F.13(36)2014/Bldg/ 150

Date: 10/07/2019

CIRCULAR

Sub: Refund of Additional FAR Charges deposited for Hotels/Commercial Plots.

(A)

The Building Section has received requests for refund of additional FAR charges deposited in DDA from lessee/ developer entities.

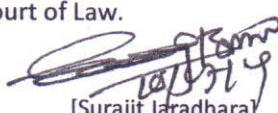
As far as the policy regarding the additional FAR charges are concerned, there are three notifications available. Gazette Notification vide S.O. 567 (E) dated 27th February 2009, S.O. 2955(E) dated 23rd December 2008 and S.O. 3172 (E) dated 29th June 2018.

These three Notifications are predominantly aimed for charging additional FAR/FAR charges. The matter of availing additional FAR is only optional for the developers and DDA cannot force the developers to avail the same. The Owner/Applicant/Lessee is free to avail the additional FAR as per his requirements. There is no mention, however, on the refund in these three notifications.

(B)

In view of the above position, the competent authority has approved the following policy decision while processing the cases of refund of Additional FAR Charges deposited for Hotels/Commercial Plots.

- 1) The refund of the additional FAR charges for Hotels and Commercial properties shall be made, irrespective of size of plot and quantum of FAR. Due verification of site to check the FAR achieved shall be made prior to refund.
- 2) The Building Permit Fee will not be refunded and further no interest on the additional FAR charges already deposited by the lessee/ developer entities will be payable. The lessee/ developer entities shall be required to furnish an undertaking to this effect.
- 3) The request for refund will be considered subject to following conditions:
 - (i) The lessee/ developer entities will not be allowed to avail additional FAR in future before the expiry of a period of one year to be counted from the date of his application/request for refund of additional FAR charges.
 - (ii) The cases of refund shall be applicable only when the sanctioned additional FAR area is not constructed or commercially utilized and it has to be certified by the Building Section.
 - (iii) In case of refund, the Building permit for the additional FAR area shall stand automatically cancelled to that extent of the additional FAR area.
 - (iv) The above policy will not be applicable in the cases where Additional FAR and/or their rates have been decided by the Court of Law.



[Surajit Jaradhara]
Director (Bldg.)

Copy to:

- i) OSD to VC for kind information of the later.
- ii) PS to the FM for kind information of the later.
- iii) PS to the Chief Legal Advisor for kind information of the later.
- iv) PS to the EM for kind information of the later.
- v) PS to the Principal Commissioner (LD/Housing) for kind information of the later.



- vi) PS to the Principal Commissioner (LS/Hort/Pers.) for kind information of the later.
- vii) PS to the Commissioner (Plg) for kind information of the later.
- viii) PS to the Commissioner (LD) for kind information of the later.
- ix) PS to the Chief Architect for kind information of the later.
- x) PS to the Chief Accounts Officer for kind information of the later.
- xi) PS to the Additional Commissioner (Plg)-I for kind information of the later.
- xii) Director (CL) for kind information.
- xiii) Director (LC) for kind information.
- xiv) Sr. Architect VC Secretariat for kind information.
- xv) Sr.A.O. Cash (Main) for kind information.


Director (Bldg.)

