

Bill Summary

The National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Bill, 2019

- The National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Bill, 2019 was introduced in Lok Sabha by the Minister of State of Housing and Urban Affairs, Mr. Hardeep Singh Puri, on November 26, 2019. The Bill provides for recognising the property rights of residents of certain unauthorised colonies in the National Capital Territory of Delhi. Key features of the Bill include:
 - **Recognition of property rights:** The Bill provides that the central government may regularise transactions of immovable properties held by residents of certain unauthorised colonies, through notification. These transactions could be regularised based on documents including the latest power of attorney, agreement to sale, will, or possession letter. Any resident of an unauthorised colony having these documents will be eligible to obtain the right of ownership through a conveyance deed or an authorisation slip.
 - **Resident:** The Bill defines a resident as a person with physical possession of property on the basis of a registered sale deed or certain other documents. These documents include latest power of attorney, agreement to sale, will, possession letter, and any other document which provides evidence of payment for a property in unauthorised colonies. The definition includes legal heirs of residents but does not include any tenant, licensee, or persons permitted to use the property.
- **Unauthorised colony:** An unauthorised colony is defined as a colony or development comprising of an adjoining area, where no permission has been obtained for the approval of layout or building plans. Further, the Delhi Development Authority must have had notified the colony for regularisation.
- **Payment of charges:** The residents will be required to pay certain charges to obtain such ownership. These charges may be notified by the central government. Stamp duty and registration charges will also be payable on the amount mentioned in the conveyance deed or the authorisation slip. No stamp duty and registration charges will be payable on any previous sale transactions related to the property.

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