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DDA plans old-age home with Navy

NEW DELHI: The Delhi Development Authority (DDA) is joining hands with the Indian Navy to develop an old-age home where retired government employees will be offered studio apartments on rent. The Rs 462-crore project, housing 1,550 studio apartments, will come up in Sector 16, Dwarka.

Officials said this novel model--DDA will build the complex while the Navy will manage it--would allow elderly people to live with dignity in a homogenous societal group. "Once completed, this will set a new trend. Retired government officials can rent an apartment for a lifetime by paying Rs 10 lakh and a monthly maintenance. The complex will have all the facilities. There are several government agencies which can explore this option," said Arun Goel, vice-chairman of DDA.

Each apartment, measuring 550 sq ft, will be allotted on the payment of Rs 2.2 lakh, of which Rs 20,000 will be a non-refundable registration fee. The rest will be collected once the flats are ready. "Each allottee will have to pay an additional Rs 10,000 every month--Rs 3,000 as maintenance charges and Rs 7,000 to DDA to partially meet the cost of construction," said an official.

The project was conceived when the Navy requested DDA to

allot land for an old age home. "If the land was allotted at approved rates, its cost itself would have made the project unviable. It was then decided to develop a complex for retired government officials in a joint venture," said a DDA official. The land will now cost Rs 180 crore while DDA will spend Rs 282 crore on the construction. Of the 1,550 apartments, 200 will be given to the Navy and the remaining will be distributed among retired central and state government employees, other armed forces, teaching faculty of government colleges and universities, and DDA employees of certain pay scales. The units will be allotted with lifelong tenancy rights. If the allottee dies, the spouse can use the unit during his/her lifetime. "However, the allottee will not be allowed to transfer or sell the unit and the ownership will always remain with DDA that will reallocate the unit according to the waiting list," said an official.

The complex will have Metro connectivity and will be completely self-sufficient with retail, recreational and healthcare facilities. It will also have elderly friendly architectural features such as anti-skid floor, hand rails and ramps.