DDA JANTA AWAAS YOJANA

Phase II 2026







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[Online Scheme on Computerized Draw Basis]

for disposal of 209 EWS flats (Group Housing Project "Pragati 1") Situated at Rohtak Road, Near Jakhira Flyover, New Delhi-110026 developed by M/s DLF Urban Pvt. Ltd. in line with DDA Circular No. E/312/0002/2022/CGHS/DW-Janta-II/286 dated 12.03.2025

1. SCHEME: -

The Scheme is titled as "DDA JANTA AWAAS YOJANA Phase II 2026" of the Delhi Development Authority for disposal of 209 EWS flats (Group Housing Project "Pragati 1") Situated at Rohtak Road, Near Jakhira Flyover, New Delhi-110026 developed by Developer Entity (DE) namely M/s DLF Urban Pvt. Ltd. through end-to-end online system through Computerized Draw of flats in line with DDA Circular No. E/312/0002/2022/CGHS/DW-Janta-II/286 dated 12.03.2025 (Annexure 'C'). The time-lines of the scheme are as below:

Sr. No.	Event	Date
1.	Date of launch of Scheme	24.09.2026
2.	Brochure ready for download	30.09.2026
3.	Start of registration	07.10.2026
4.	Last date for registration	07.12.2026
5.	Date of Draw of flats	15.12.2026

2. ELIGIBILITY:

2.1. The applicant must be a citizen of India.

2.2. He/ She should have attained the age of majority i.e., an applicant should have completed 18 years of age as on the last date of registration and legally competent to enter into a contract.

2.3. There shall be no restriction with regard to owning any land/built up property in Delhi.

2.4. The family income of the applicant as well as of joint/co-applicant applying for EWS flats should not exceed Rs. 10 Lakh per annum in case of both the families considered separately. Family Income for this clause is defined to include the income of the applicant and his/her spouse, if married.

2.5 The joint applicant/co-applicant should be from within the family and for this clause family means a person or his/her parents or his/her blood relatives or his/her spouse or unmarried children. The applicant (and/or co-applicant) has to produce a valid annual family income certificate /EWS Certificate issued by the competent authority (from the office of concerned SDM/Tehsildar/issuing authority) in this regard issued on or before the last date of registration.

2.6. The applicant should give particulars of his/her savings account in any Bank in the name of the applicant only in the 'Application Form'.

2.7. Applicant must have Permanent Account Number (PAN) allotted under the provisions of the Income Tax Act and the same must be quoted in the Application Form.

2.8. In case of joint applicant under SC/ST Reserved Category, the joint applicant should be from within the Family. Family for this clause means a person or his/her parents or his/her blood relatives or his/her spouse or unmarried children

2.9. In case of joint application under Persons with Benchmark Disabilities (Divyangjan), ex-servicemen reserved categories, the applicant himself/herself should fall within the reserved category and the joint applicant/co-applicant should be from within the Family. Family for this clause means a person or his/her parents or his/her blood relatives or his/her spouse or unmarried children

2.10. It is advisable that co-allottee, if any, may preferably be added at the application stage rather than at later stage, for easy processing.

3. HOW TO APPLY: -

3.1. Interested persons have to visit official website of DDA i.e., www.dda.gov.in or https://eservices.dda.org.in and have to create login credentials using PAN and other details and thereafter login with the same and register themselves for DDA JANTA AWAAS YOJANA Phase II 2026 by paying a sum of Rs. 2,500/-. This amount is to be paid online and is non-refundable. One needs to register himself/herself specifically for this scheme to participate in the draw notwithstanding the fact that he is already registered with DDA. The person so registered shall, for all intents & purposes, be considered as the First Applicant.

3.2. Interested persons can check all relevant details like size of the flats, location of the flat, price, layout plan of the flat/pocket online at https://eservices.dda.org.in. All these flats are in ready-to-move-in condition.

3.3. Applicants are advised to keep their login credentials safe with them and not to share the same with anyone. DDA will not be responsible for any unauthorized use of login credentials. It will be sole responsibility of the applicant to regularly check the portal for any updates.

3.4. PAYMENT OF PRICE OF THE FLAT:

3.4.1. The price of the flat is to be deposited with the Developer Entity (DE) within 60 days from the date of issue of demand-cum- allotment letter.

3.4.2. The allotment belonging to Persons with Benchmark Disabilities (Divyangjan) will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price that has to be deposited within 60 days. Rest of the amount would be taken in monthly instalments over a period up to 15 years. The rate of interest charged is simple interest @10% p.a. on monthly reducing balance which is similar to how banks charge Housing Loan EMIs.

3.4.3. Further time of 30 days, over and above the period as stated in para 3.4.1 and 3.4.2 above, will be available to the allottees subject to payment of interest at the rate of 10% p.a. (simple interest). Such interest will be chargeable only on the balance / unpaid amount and will be charged from the date of expiry of the aforesaid initial 60-days. Therefore, it is advised that the necessary payment should be made well in advance before the stipulated period to avoid payment of interest as well as to avoid last minute hassles.

3.4.4. If the complete amount with interest, if any, as demanded vide the demand-cum- allotment letter is not deposited within a period of 90 days from the date of issuance of the demand-cum-allotment letter then allotment of flat will deemed to have been stand cancelled without any notice and the flat will be made available for allotment to others. In said case, the applicant/allottee shall lose all his/her rights of allotment and shall stand barred from claiming the allotment of the flat.

3.4.5. The applicant may give one or two preferences of his/her choice by writing locality codes, given in Annexure 'A' (if there are more than one locality). It is mandatory to fill at least one preference for locality. It is presumed that applicant has seen the locality before giving preferences. No preference for Sector/Pocket/Floor can be exercised by the applicant. No request for change of locality, sector, Pocket, Floor shall be entertained by the DDA/DE.

3.5. Demand-cum-Allotment letter will be issued by the Developer Entity.

4. RESERVATIONS: -

The details of reservations under this Scheme are as under:-

4.1 15% of the flats for applicants belonging to Scheduled Castes;

4.2 7.5% of the flats for applicants belonging to Scheduled Tribes

4.3 1% for War Widows and those receiving liberalized pension from Armed/Paramilitary Services (Next of Kin)

4.4 5% reservation for Persons with Benchmark Disabilities (Divyangjan) as defined in Section-37(a) of the Rights of Persons with Disabilities Act, 2016.

4.5 1% for Ex-servicemen.

Note:

a) The reservations, as above, are admissible strictly with reference to the number of flats available in a locality.

b) In case number(s) of flats in respect of reserved category comes to a fraction i.e. less than 0.5 it would be rounded off to zero and if it is 0.5 or more it would be rounded off to one.

c) DDA will invite online application for allotment of EWS flats from eligible applicants along with the eligibility documents, like income certificate/EWS Certificate, category certificate, PwBD Certificate etc. The DDA's policy for eligibility shall be applicable as on date of inviting online applications. If sufficient number of applicants are not received from reserved category applicants, for disposal of the balance number of reserved category EWS flats, application would be called for from the respective reserved categories of applicants and remaining reserved flats to be disposed of among these reserved category of applicants. This process to be continued till all the reserved EWS flats are allotted to the reserved categories.

d) Benefits of reservation of any specified category will be given only, if the person has applied under a reserve category and shall be given only for the category under which the applicant has applied for allotment.

5. DOCUMENT TO BE SUBMITTED AT THE TIME OF REGISTRATION:

5.1. Identity proof e.g. Self-attested copy of Passport, Aadhaar card, Government identity card, Election card, Driving license, Ration Card with photo. (Any One)

5.2. Address proof e.g. Self-attested copy of Passport, Aadhaar Card, Government identity card, Election card, Ration Card, Driving licence Telephone Bill, Electricity Bill Water Bill House tax receipt etc., of same address as given in application form, Bank Passbook (Page carrying Name and Address) (Any One).

5.3. Self-attested copy of PAN Card for allottee, Co-allottee (if any) and spouse (if any).

5.4. A self-attested copy of valid family income certificate / EWS Certificate must be submitted, which shall be verifiable from the issuing authority. (Family income certificate / EWS Certificate should be valid between the date of launch of scheme to last date of registration, including both the dates)

5.5. In addition to para 5.1 to 5.4 given above, persons applying under any of the reserved categories have to submit the following supporting documents which shall be verifiable from the issuing authority:

5.5.1 A self-attested copy of the original certificate issued by the competent authority (from the office of concerned SDM / Tehsildar / issuing authority) of the residence of the applicant in case the applicant belongs to the Reserved Category of SC/ST.

5.5.2 A self-attested copy of the original certificate issued by the Medical Board or a Govt. Hospital in case the applicant is applying under the reserved category of Persons with Benchmark Disability. A self-attested copy of guardianship certificate issued by the competent authority, wherever applicable, be attached.

5.5.3 A self-attested copy of Discharge Certificate from the competent authority of Ministry of Defence/Armed Forces in case of ex-Servicemen.

5.5.4 A self-attested copy of "Requisite Certificate" issued by the Ministry of Defence/Armed Forces/Para Military Forces, in case applicant comes under reserved category of War-Widows/Next of Kin, which would include those receiving liberalized pension.

Note:-

a. No document(s) submitted by the applicants after the last date of submission of application shall be considered.

b. Applicants are directed to upload clear or legible copies of document (s) for further verification. Blurred or illegible document (s) will not be considered as the eligibility of the application shall be decided on the details & documents provided/uploaded at the time of application submission

c. Applicants can save their application as a draft and edit/modify the application details/documents before final submission. Once the application is finally submitted, no further editing or modification of the application details/documents shall be permitted.

d. Family income certificate or EWS certificate, as may be applicable, of the applicants shall be considered as per Circular, order etc. issued by their respective State of residence. Applicants belonging to Rajasthan State (or residence of Rajasthan State), self-declaration income certificate shall be considered as proof of income certificate for EWS category flats in terms of Rajasthan Govt. Order No.P.13(34)Raj./Group-1/2012 dated 09.08.2012 and DDA's Housing Co-ordination Circular No.F1/0015/2022/CORD/-Housing(Coordn.)/65 dated 16.02.2022. Such self-declaration should be in proper format and duly filled up.

6. DOCUMENTS TO BE SUBMITTED AFTER ALLOTMENT OF FLATS AND BEFORE POSSESSION OF FLAT THROUGH ONLINE MODE ONLY:

The issuance of possession letter and handing over of the physical possession of these flats to the successful applicant will be done by DE. The DE will specify the documents required to successful applicants after issuance of DAL by DE.

7. MODE OF ALLOTMENT:

All the eligible applicants shall be considered for allotment through a computerized draw based on random number technique. The draw shall be conducted in online mode in a transparent manner in the presence of independent observers along with presence of sample number of applicants, say 20. In case excess flats remain un-allotted, DDA will again call for applications from eligible applicants and another draw for such flats shall be conducted by DDA. The draw for this Housing Scheme will be web-streamed.

8. RESULT OF THE ALLOTMENT/DRAW:

8.1 A separate list of successful applicants and wait listed applicants (upto the extent of 100% of successful applicants) will also be declared in order of priority. The waiting list will be valid only for 9 months from the date of issue of demand letters to the successful applicants.

8.2 The results of the draw shall be displayed/uploaded on DDA's website i.e. www.dda.gov.in

8.3 It shall be the sole responsibility of the applicant to check the result of the draw.

8.4 After allotment, the eligibility documents of successful applicants like family income certificate / EWS Certificate, Category certificate, PwBD certificate etc. will be verified from the concerned issuing authority. In case, any successful applicant is found ineligible, his/her application shall be rejected and He/she shall be substituted by the wait listed applicant.

8.5 After successful verification, the list of successful applicants shall be handed over by DDA to DE for issuance of demand-cum-allotment letters, strictly as per costing policy.

9. POSSESSION LETTER:

9.1 The issuance of possession letter and handing over of physical possession of the flat shall be done by DE. As per DDA policy, full payment of the cost of flats is to be made by the allottees in the bank account of DE before issuance of possession letter of a flat and thereafter physical possession of the flat will be handed over to the allottees.

9.2 A list of those allottees to whom possession letter has been issued, will be shared by DE with the DDA along with issued Possession letters.

10. DISPOSAL PRICE OF THE FLATS

The tentative disposal price of the flats is given at Annexure "A". The disposal price of the flats (including water connection charge) is calculated as per the plinth area of the flats including common area. The disposal price also includes maintenance charges, sinking fund/corpus fund as stated in para 14 below and processing fee of DDA. GST on maintenance charges and other costing components will be as per the applicability of GST on DE. The variation in price within category, if any, is due to variation in plinth area including common area of the flats.

11. METHOD OF PAYMENT OF REGISTRATION AMOUNT: -

11.1 The Registration amount shall be paid from any account, through NEFT/RTGS/Net Banking through online challan generation only. Any charges, of whatever nature, in this regard shall be borne by the applicant. Applicants should not use the same generated NEFT challan for multiple payments.

11.2 The allotment of flats shall be made on cash down basis only except for the applicants belonging to PwBD [Persons with Benchmark Disability (Divyangjan)] category who will have the options of making payment either on "Cash Down" basis or in Equated Monthly Instalments (EMIs) on terms and conditions as applicable in their case. The rate of interest charged is simple interest @10% p.a. on monthly reducing balance.

11.3 Amount demanded through Demand-cum-Allotment letter, should be deposited from applicants' account or from the account of specified relatives through NEFT/RTGS/Net Banking in the bank account of DE. The details of bank account of DE shall be intimated by DE at the time of issuance of Demand cum Allotment Letter. DDA will not bear any service charges on payments done through any mode.

11.4 The specified relatives for this para include the allottee's spouse, father, mother, sister, brother, son, daughter, grandson, granddaughter, grandfather, grandmother, daughter-in-law (wife of the son/grandson), son- in-law (husband of the daughter), father-in-law (father of husband/wife), mother-inlaw (mother of husband/wife) or husband/wife of the granddaughter/grandson (for this definition,

'grandson/granddaughter' means the child of the allottee's son or daughter). Furthermore, payment made by a proprietorship firm, where the allottee is the proprietor, shall also be considered.

12. MORTGAGE/AVAILING LOAN: -

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA/DE subject to the condition that first lien will be of the DE to the extent of recovery of all outstanding dues including disposal/demanded price. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned DE. It will be the sole responsibility of the applicant to apply for loan in a timely manner. The application for home loan intimation should preferably be submitted to concerned DE within 30 days from the date of issuance of the demand-cum-allotment letter. DDA/DE will not be responsible for any delays in processing the loan by the concerned bank. The applicant will be solely responsible for any late payments and will have to pay any additional interest or penalties that may apply. The loan/mortgage facility can be availed from the following institutions:

12.1.1. Government of India; State Government; Union Territory Administration;

12.1.2. Public Sector Undertakings / Autonomous Bodies;

12.1.3. Nationalised Banks;

12.1.4. Life Insurance Corporation of India; General Insurance Corporation of India;

12.1.5. Housing Development Finance Corporation;

12.1.6. Cooperative Banks;

12.1.7. MCD; NDMC;

12.1.8. All joint sector companies irrespective of the percentage of shareholding;

12.1.9. University of Delhi;

12.1.10. All organisations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company;

12.1.11. All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 Crores or so;

12.1.12. All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;

12.1.13. All public companies with a capital base of Rs.5 Crores provided they have a Scheme for granting Housing Building Advance/Loan to their employees and the mortgage is required for grant of such advances.

13. MISUSE, ADDITIONS AND ALTERATIONS, ETC.: -

13.1. The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall - neither be entitled to sub-divide -nor to amalgamate any flat with any other Flat nor to make any structural additions/alterations.

14. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.: -

Allotment of flat, execution of sale deed and all sort of maintenance, supervision, control, user transfer renovation/alteration etc. of/over the flat so allotted, shall be subjects to the terms & conditions of brochure, allotment, sale deed and provisions of all the applicable laws, by-laws, Regulations, Policies, Orders, Circulars etc. issued from time to time by the DDA and/or any other competent Authority and shall include but not be limited to the DDA (Management and Disposal of Housing Estates) Regulations, 1968.

14.1. DE may collect following types of maintenance charges from the allottee:-

14.1.1. Monthly Common Area Maintenance Charge: For day to day recurring maintenance of EWS Housing, a charge of Rs. 1.5/- per sq. ft. per month (on plinth area) to be charged. The monthly charges may be taken up as an upfront payment of 1 year as part of the pricing of the flat. After one year, the maintenance charges shall be calculated every month as per actuals.

14.1.2. Sinking Fund/Corpus Fund: An upfront maintenance charge capped @ 2.5% of cost of flat to be collected as part of the price towards the flat for creation of a "Sinking Fund" which will be used for major maintenance works such as replacement of lifts/STP plants/machinery room etc. It shall be vested in a separate interest-bearing account.

14.1.3. RWA is to be formed by all the EWS allottees within one year of allotment of the flats. All the allottees need to be member of such an RWA of EWS allottees at the time of taking possession of the flats. Once the RWA is formed for the EWS housing, the above funds shall be handover to RWA immediately for future maintenance of the housing. RWA shall be formed and regulated as per the provisions of DDA (Management and Disposal of Housing Estates) Regulations, 1968.

14.2. Every allottee shall be required to become a member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provisions of any of the applicable laws and also of the DDA (Management and Disposal of Housing Estates) Regulations, 1968 as amended upto date. Only one RWA will be registered for one pocket which will be considered as one Housing Estate. All allottees of each pocket shall mandatorily have to become member of the concerned RWA.

14.3. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.

14.4. Day to day maintenance including maintenance of green areas, cleanliness of campus/colony/ housing pocket, replacement of light fittings in common areas, maintenance and operation of lifts, payment of electricity bill for common areas etc. will be the responsibility of concerned RWA.

15. MIS-REPRESENTATION OR SUPPRESSION OF FACTS: -

15.1. If at any time before or after the allotment or even after the registration of sale deed, it is established that the applicant was not eligible & entitled or has falsely claimed any benefit of any specific category or has given false affidavit/information including quoting wrong PAN number or suppressed any material fact at any time whatsoever, the application/allotment and even the sale deed will be rejected/cancelled summarily without issuing any show cause notice for the same and the entire amount deposited by the allottee will be forfeited.

15.2 This would be without prejudice to DDA's/DE's right to take such other action as may be permissible in law, including lodging a police complaint/FIR for misrepresentation to a Govt. Authority, etc.

16. POSSESSION OF FLATS: -

16.1. The allottee shall be entitled to take possession only after he/she has paid all the dues and completed all the requisite formalities, and furnished/executed all the required documents mentioned in the scheme brochure /the demand-cum-allotment letter/required by DE.

16.2. Possession letter will be issued by the DE.

16.3. After issuance of Possession letter, allottee has to take physical possession from the DE. If the allottee does not take possession of the flat within 3 months from the date of issue of possession letter, he/she shall be liable to pay watch and ward charges at the rate of Rs. 1000/- p.m. beyond the period of 3 months from the date of issue of possession letter.

16.4. The flats are being offered on "as is where basis" as developed/constructed by concerned DE. DDA will neither be liable for any sort of deficiency nor inadequacy nor shall it entertain any request for providing any sort of amenities nor fittings nor for additions nor alterations nor any complaints of whatsoever nature with respect to any sort of defects, inadequacy, lack of fitting & service etc. DDA shall also not entertain a complaint about price of flat, its design, and the quality of material used, workmanship or any other defects. All the desirous applicants are advised to properly inspect the flat in all manners and to do their due diligence for all purposes before applying for allotment.

17. SALE DEED: -

17.1 The DE will execute sale deed in respect of such flats directly in favour of the allottees.

17.2 There shall be a lock-in period of five years, from the date of taking over physical possession, on further sale/purchase of EWS flats by allottees to ensure the benefits of the allotment under EWS quota are enjoyed by the intended beneficiaries and the speculation in respect of these flats is curbed.

17.3 The expenditure on e-stamping and other expenses on account of registration of Sale Deed with the Registrar, etc. in this regard shall be borne by the allottee.

17.4 In the event of death of the original allottee prior to execution of sale deed, the sale deed shall be executed in favour of the legal heir(s) of the original allottee subject to completion of all sort of codal formalities.

18. STATUS OF THE ALLOTTEE: -

18.1. All allotments shall be made on free hold basis. However, the title shall be transferred only when the Sale Deed is executed in favor of the allottee and it is registered in the office of the sub-Registrar, GNCTD. For Persons with Benchmark Disabilities (Divyangjan), Sale Deed will be executed after realization of entire price of flat along with interest and other dues, if any, in case they choose to get allotment on hire purchase basis.

19. INSPECTION OF FLAT: -

19.1. The applicants are advised to visit the site and inspect the flats and satisfy themselves with regard to location, size and price of flats before applying under this scheme. As all the information is disclosed before applying for the flat, DDA/DE shall not entertain a complaint about price of flat, its design, and the quality of material used, workmanship or any other defects.

19.2. The following official(s) of DE may be contacted for facilitation in inspection of flats:

Name of concerned & Contact No.
Mr. Mandeep Rathee (Manager) Phone: 9289976250 (between 10:00 AM and 5:00 PM on all working days)

19.3. A dedicated Call Centre will also start functioning at Vikas Sadan from the date of launch of the Scheme, for resolving the issues/queries of general public, if any.

20. BENEFICIAL ALLOTMENT FOR DIVYANGJANS: -

20.1. 5% reservation for Persons with Benchmark Disabilities (Divyangjan) as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.

20.2. Attempt shall be made to make allotment of flats to Persons with Benchmark Disabilities (Divyangjan) at ground floor. However, no claim for any specific flat shall be entertained by DDA and there is no surety of allotment on ground floor.

20.3. The allotment of Flat belonging to Persons with Benchmark Disabilities (Divyangjan) as defined in Section 37(a) of the Rights of persons with Disabilities Act, 2016 will have two options of payment i.e., allotment on hire purchase basis or on cash down basis. The initial payment in case of hire purchase allotment would be 25% of the total price. Rest of the amount would be taken in monthly instalments over a period up to 15 years. The rate of interest charged is simple interest @10% p.a. on monthly reducing balance

20.4. A 5% rebate in the price, subject to a maximum of Rs. 2.50 lakh (Rupees Two Lakh Fifty Thousand), will be given to such allottees who are allotted flats under the above quota. The other conditions of allotment will remain the same. The sale deed papers will be executed in the name of the original allottees only.

20.5. The letter of allotment of such flats would specifically state that alienation of possession of the flat prior to 15 years, or payment of the price of the flat with interest and other dues, whichever is earlier, from the delivery of possession to the allottee would result in automatic cancellation of the flat, and under no circumstances such cancellation would be withdrawn, except where exemption from the 15-year lock-in period is granted under the following conditions:

a) PwBD allottees who have opted for cash-down payment may be granted exemption from the lock-in period of 15 years, subject to their applying for conversion of the property into freehold and payment of the applicable charges.

b) PwBD allottees who have opted for hire-purchase may also be granted exemption from the lock-in period of 15 years, subject to their applying for conversion into freehold and payment of the balance amount of the cost of the flat as applicable on the date of application, along with other applicable charges.

20.6. **In addition, the Sale Deed for all such cases would also include the following specific clause which would be included in the letter of allotment itself and the allottee should by way of affidavit specifically agree to the same being a part of the Sale deed before the possession of the flat is delivered to the allottee.**

"That the allottee shall neither sell nor execute any sort of Agreement-to- Sell nor part with possession of the whole or any part of the flat before the expiry of 15 years from the date of actual delivery of possession by DE or until payment of the full disposal price together with interest and all other dues, whichever is earlier. To that extent, the title in the property shall be deemed to continue to vest in DE. It is further agreed that, in the event of any breach of the terms and conditions of the allotment or of the Sale Deed by the allottee, the Sale Deed shall become invalid and liable to be declared void, and DE shall be entitled to resume possession of the demised property in accordance with law."

20.7. In case the allottee dies prior to the expiry of the stated period of 15 years, his/her legal representatives and heirs shall also be bound to honour the stated condition and shall be entitled to occupy the said flat.

20.8. The concession shall be applicable only to the persons who come within the meaning of benchmark disability as defined in the Rights of

Persons with Disabilities Act, 2016 and are duly certified as such by a Medical Board.

20.9. The permissible benefit under this clause will be given only to those applicants who have applied under Persons with Benchmark Disabilities (Divyangjan) category. If the flat is allotted under general category, the above benefit will not be extended to them in any case or manner whatsoever and they will neither claim such benefits nor any requests in this regard will be entertained by the DDA/DE.

21. OTHER GENERAL CONDITIONS: -

21.1. DDA reserves the right to alter any terms and conditions/clause of the Scheme brochure at its discretion as and when considered necessary.

21.2. DDA reserves the right to increase or decrease the number of flats on offer under the scheme. DDA also reserves the right to withdraw some/all flats depending on the circumstances.

21.3. The allotment under this scheme shall be on the terms and conditions contained in this brochure and Policy Guideline Circular dated 12.03.2025.

21.4. As per the provisions contained in Regulation 17 of the DDA (Management and Disposal of Housing Estates) Regulations, 1968, all rates, fees, taxes, charges, assessments of municipal taxes, and levies of whatsoever nature shall be borne by the allottee or the Registered Agency/Association of Apartment Owners, as the case may be, and shall be payable by the allottee or the Association of Apartment Owners/Registered Agency within the specified period.

21.5. All sorts of disputes pertaining to the scheme, allotment, cancellation, forfeiture of amount, pricing related disputes etc. shall be subject to the jurisdiction of the Courts of competent jurisdiction at New Delhi.

21.6. In all correspondence with DE regarding allotment and related matters, applicants are advised to quote their Application Number, File Number, etc. Such correspondence should be addressed to the concerned DE.

21.7. In case of any grievance, the applicant can contact Director (H)- I/Director (H)-II, Commissioner (Housing), Principal Commissioner (Housing) or the Vice Chairman, DDA during their Public Hearing days. However, on financial issues, the applicant is advised to first contact Financial Advisor (Housing), D-Block, 1st Floor, Vikas Sadan, New Delhi- 110023.

21.8. It is not possible to verify the eligibility of applicants at the time of accepting the application. Therefore, applicants are advised, in their own interest, to carefully read and understand the eligibility conditions before submitting their application. Applicants who do not meet the eligibility criteria will not be considered for allotment, if found ineligible at any later stage under the Scheme.

21.9. The Demand-cum-Allotment Letter shall be issued based on the information/documents provided by the applicant in the Application Form for allotment of a flat. If, at any stage, whether before or after the allotment or e v e n after the registration of the sale deed, it is found that the documents/information submitted are incorrect, false, or misleading, the allotment shall stand automatically cancelled without any prior notice and the sale deed shall become invalid, and no claim of the applicant shall be entertained in such cases. The entire amount paid, including the booking amount, shall be forfeited.

ANNEXURE 'A'

Sr. No.	Locality	Developed by (DE)	No. of flats	Approx. Range of plinth area including common area* (Sqm)	Broad range of Tentative Price (Rs. In Lakh)** (excluding GST)
1.	Rohtak Road, Near Zakhira Flyover	DLF Urban Pvt. Ltd.	209	61.48 to 62.77 (Scooter Parking 7.08 Sqm)	Rs. 34.86 to 35.50

Note: -

* Plinth Area includes common area and it may vary from flat to flat.

** The demand letter will be issued as per actual plinth area of the individual flat and therefore the disposal price of flats may vary depending on plinth area.

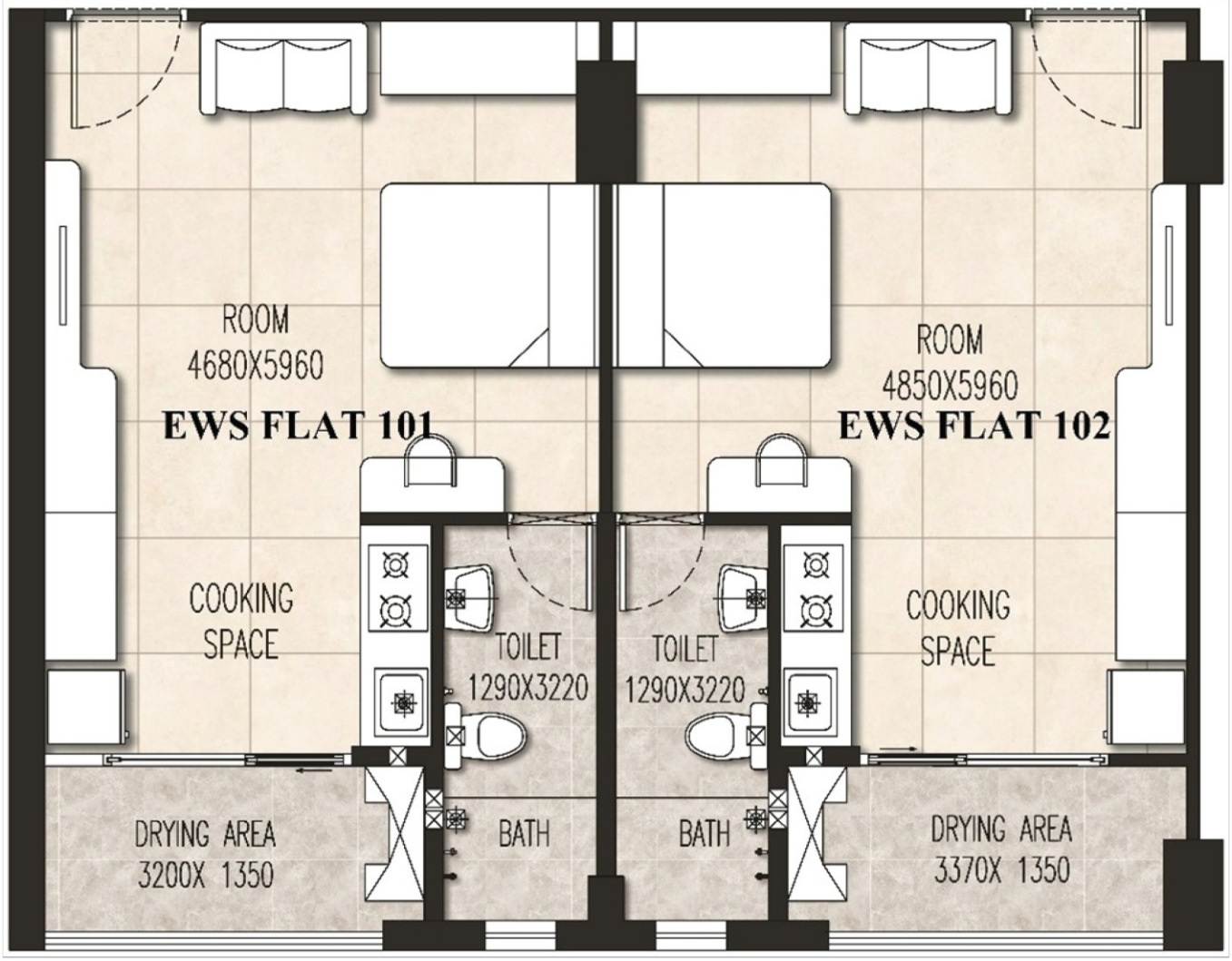
For location of EWS flats scan QR Code:-

Scan For Location

https://maps.app.goo.gl/cFXcAJDxYxBur1839?g_st=ac

Project Surroundings: The project is high-rise residential development specifically constructed for EWS Flats, with exclusive two-wheeler parking at the podium & Stilt levels, beautifully landscaped open spaces, STP etc. The site is strategically located on Rohtak Road, facing the Delhi Metro corridor and a bus stop, and is approximately a 10-minute walk from Ashok Park Main Metro Station.

Individual Unit Layout: -



ANNEXURE 'B'

AFFIDAVIT-CUM-UNDERTAKING

(E-Stamp Certificate No. .....)

(NOTE: This Affidavit-cum-Undertaking shall be executed on a non-judicial stamp paper/e-stamp paper of Rs.10/- and shall be attested by a Magistrate/Sub- Judge/Notary Public. An additional stamp of Rs.5/- shall be affixed thereon.)

I, ..., S/o/ D/o/W/o Shri ....., resident of ....., do hereby solemnly affirm, declare and undertake as under:

1. That I am a citizen of India and had attained the age of majority at the time of submission of my application under DDA Janta Awas Yojana Phase II 2026. My Date of Birth is .....
2. That I had applied for allotment of a flat under DDA Janta Awas Yojana Phase II 2026 vide Application No. .....and have been allotted Flat No. ....., Pocket ....., Sector ....., Locality ..... vide Demand-cum-Allotment Letter No. ....., dated .....
3. That I am entitled to take possession of the aforesaid flat and that all information furnished by me in the application form and supporting documents is true, correct and complete to the best of my knowledge and belief.
4. That where a joint applicant/co-allottee has been included in the application, the said person viz. Shri/Smt. ..... is my (relationship) and is eligible under the provisions of the Scheme Brochure.
5. That I have not sold, transferred, assigned, sublet, encumbered or otherwise parted with possession of the whole or any part of the aforesaid flat and have not executed any Sale Agreement, Agreement to Sell, General/Special Power of Attorney or any other document creating third-party rights in favour of any person.
6. That I have carefully read, understood and accepted all the terms and conditions of DDA Janta Awas Yojana Phase II 2026 and undertake to abide by the same as well as any instructions, orders, regulations and policies issued by DDA from time to time.
7. That I have already inspected the allotted flat and am satisfied in all respects with its general condition and the condition of the surrounding area.
8. That, wherever allotment has been made under a reserved category, including the category of Person with Benchmark Disability (PwBD), I hereby declare that I fulfil all eligibility conditions prescribed under the Scheme and that all certificates/documents submitted by me in support of such claim are genuine and valid. I understand that in the event any declaration, certificate or document is found to be false, incorrect or misleading, DDA/DE shall be entitled to cancel the allotment and even the sale deed, and to take such further action as may be permissible under law.
9. That I undertake to become a member of the Registered Agency, Resident Welfare Association (RWA), Apartment Owners Association or any other body constituted for the management, maintenance and administration of the housing pocket/building in accordance with the provisions of the Delhi Development Authority (Management and

Disposal of Housing Estates) Regulations, 1968, as amended from time to time. I further undertake to execute all necessary documents, submit requisite information, pay membership charges, maintenance charges and other lawful dues, andextend full cooperation for the constitution, registration and functioning of such body. I shall abide by the lawful rules, regulations, bye-laws and resolutions of the said body and shall not undertake any act prejudicial to the management, maintenance, common services, common areas or collective interests of the residents.

10. That I undertake to execute, sign and register, at my own cost and expense, the Sale Deed or any other document required under the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968, or any amendment/re-enactment thereof.

11. That I shall not misuse any common area, common services or community facilities and shall comply with all applicable laws, regulations, municipal requirements and directions issued by DDA/DE or any competent authority.

12. That I shall not make any addition, alteration, extension, encroachment, structural modification or change in the allotted flat or any part thereof without obtaining the prior written permission of DDA/DE and such other approvals as may be required under the applicable rules, regulations and building bye- laws. I understand that any unauthorized addition, alteration or structural modification shall constitute a violation of the terms and conditions of allotment and may render the allotment liable to cancellation and/or such other action as may be permissible under law.

    Provided, however, that where I, either individually or jointly with my immediate family members, own or are allotted two adjacent flats, I may apply for amalgamation of such flats by opening a connecting door through the common wall between them, subject to structural feasibility, prior approval of DDA/DE and compliance with such terms, conditions and technical requirements as may be prescribed by DDA/DE from time to time.

13. That I understand and agree that any violation of the terms and conditions of the Scheme, allotment, brochure, regulation, circular, order etc., any false declaration made herein, or any breach of the undertakings given by me may render the allotment liable to cancellation and may also attract such other action as may be permissible under law.

DEPONENT

VERIFICATION

I, ..., the above-named deponent, do hereby verify that the contents of paragraphs 1 to 13 above are true and correct to the best of my knowledge and belief and that nothing material has been concealed therefrom.

DEPONENT

Place: .....

Date: ...../...../.....

ANNEXURE 'C'

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY. DIRECTOR (Janta) HOUSING
Room No. 301, 3rd Floor, D-Block, Vikas Sadan, New Delhi-23

CIRCULAR

No. E/312/0002/2022/CGHS/DW-Janta-II/ 286 **Dated: - 12/03/2025**

E File Computer No. - 45687

Sub: - DDA "Policy Guidelines for disposal of EWS flats built by Developer Entities (DEs) in terms of Chapter 4: Shelter; Para 4.4.3 B.(v) Residential Plot- Group Housing of MPD-2021"

In accordance with the Resolution No. 67/2024 passed by Authority in its meeting held on 30.12.2024, the "Policy Guidelines for disposal of EWS flats built by Developer Entity (DEs) for facilitating the implementation of Clause- 4.4.3 B.(v) Residential Plot- Group Housing of MPD-2021" is annexed herewith for necessary action and compliance. These policy guidelines will come into effect prospectively with immediate effect.

Encl: As above.

12/03/25
Dy. Director (Janta)

Copy to: -

1. Dy. Director (Group Housing) LD, DDA

DDA Policy Guidelines for disposal of EWS flats built by DEs

in terms of Chapter 4: Shelter; Para 4.4.3 B.(v) Residential Plot- Group Housing of MPD-2021

[As amended and notified vide Gazette Notification no. S.O. 4125(E) dated 16.11.2020]

1. The following policy guidelines are for facilitating the implementation of clause 4.4.3B Residential Plot-Group Housing (v) of MPD-2021:

A. Applicability:

i. These policy guidelines shall only be applicable to Developer Entity (DE) intending to dispose 50% of EWS dwelling units to eligible beneficiaries.

ii. These developer entities could be any entity like developer/business/corporate entity, i.e. which are private in nature and not public authorities like DDA etc.

iii. DDA is not covered by these guidelines as it is not a developer entity per se and DDA follows its own standard costing policy for disposal of its EWS units at subsidized rates to meet the goal of affordable housing for all. Furthermore, terms and conditions of disposal of a property are decided by Authority from time to time as per Regulation 5 of DDA (Management and Disposal of Housing Estates) Regulations 1968. These terms and conditions are specified in scheme prepared by the Authority for disposal of built-up property.

B. Earmarking of CSP and EWS flats:

i. The DE shall ensure that minimum 15% of the proposed FAR is to be constructed for Community Service Personnel (CSP)/EWS and lower category. This 15% of the proposed FAR for CSP/EWS and lower category housing would be over and above the permissible FAR as per MPD.

ii. 50% of the EWS housing stock shall be retained by DE and disposed only to apartment owners, at market rates, to house CSP working for the residents/owners of the group housing. These will be developed by the DE at the respective Group Housing site/premises or contiguous site.

iii. Remaining 50% of dwelling units (DUs) developed by DE to be sold by DE to eligible beneficiaries in accordance with the DDA policy which is laid out under these policy guidelines. These can be developed by DE at an alternate nearby site also. Necessary parking, commercial and PSP facilities shall also be provided by the DE for this separate housing pocket.

iv. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard, by Govt. agencies. The DE has to fulfil the quality assurance requirements before the EWS component could be offered to the eligible beneficiaries.

v. DE must construct and finish all the CSP/EWS flats first and obtain completion/occupancy certificate for the same, before getting the completion/occupancy certificate for the remaining portion.

vi. DE must register the housing project with RERA as mandated by law.

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C. Eligibility & reservation:

i. DDA's policy shall be applicable for determination of eligible persons who can purchase such EWS flats.

ii. The family income of an applicant should not exceed Rs. 10 Lakh per annum. In case of joint applicant/ co-applicant applying for EWS flats, the family income of applicant and joint applicant/ co-applicant considered together should not exceed Rs. 10 Lakhs per annum. Family income for this clause is defined to include the income of the applicant and his/her spouse, if married. The joint applicant/co-applicant should be from within the family. Family means a person or his wife or her husband or any of his/her dependent relations including unmarried children. The applicant (and/or co-applicant) has to produce an annual family income certificate issued by competent authority in this regard.

iii. Reservation policy of DDA shall also be adopted by DE, which is as below:

a. 15% of the flats for applicants belonging to Scheduled Castes (SC);

b. 7.5% of the flats for applicants belonging to Scheduled Tribes (ST);

c. 1% for War Widows and those receiving liberalized pension from Armed/Paramilitary Services (Next of Kin);

d. 5% reservation for Persons with Disability (Divyangjan) as defined in Section-37(a)of the Rights of persons with Disabilities Act, 2016;

e. 1% for Ex-servicemen.

iv. In case number(s) of flats in respect of reserved category comes to a fraction, i.e., less than 0.5, it would be rounded off to zero and if it is 0.5 or more, it would be rounded off to one.

D. Pricing methodology:

i. DE will calculate and inform DDA the maximum price of the flats which are to be disposed as EWS quota, including parking space. Each EWS flat shall have a designated parking space for two-wheeler, which can either be covered or uncovered. As per National Building Code (NBC) of India, the minimum size of two-wheeler parking shall be 1.25 sq. m.

ii. The maximum price will be calculated by taking into consideration:

a. Construction cost of flat to be calculated as follows:

Construction cost of flat= Construction cost (Rs. per sq. m.) as per latest building cost index of Delhi x plinth area of flat (in sq. m.)

Construction cost shall be calculated as per latest building cost index of Delhi approved by CPWD, Ministry of Housing and Urban Affairs at the time of advertising of scheme for disposal of flats. While calculating construction cost, the plinth area as per completion plan approved by concerned local authority would be reckoned for computation.

***Note:** As per Unified Building Bye Laws for Delhi, plinth area is the built-up covered area measured at the floor level of the basement or of any storey.*

10/03/25

b. The land cost for flat to be calculated as follows:

Land cost for flat= 50% of the notified Delhi circle rate of the respective zone issued by GNCTD x plinth area of flat x 100/MPF

Here, MPF is Maximum Permissible FAR of the respective Group Housing plot as per MPD.

c. The construction cost of covered parking would be calculated at the rate of 60% of that taken for calculating construction cost of flat. Whereas, for uncovered parking, it would be calculated at the rate of 25%. Thus, the cost calculation of parking space shall be done as below:

Construction cost	
Covered parking space	Construction cost (Rs. per sq. m.) as per latest building cost index of Delhi x area of parking space (in sq. m.) x 0.6
Uncovered parking space	Construction cost (Rs. per sq. m.) as per latest space building cost index of Delhi x area of parking space (in sq. m.) x 0.25

d. The land cost of covered & uncovered parking would be calculated as follows:

Land cost for parking space= 25% of the notified Delhi circle rate of the respective zone issued by GNCTD x area of parking space

iii. The charges payable for electricity connection shall be as per DDA policy, which at present is Rs. 459/- per sq. m. on total plinth area of flats.

iv. The charges payable for water connection shall be Rs. 2000/- per EWS unit.

v. Maintenance charges: DE may collect following types of maintenance charges from allottees.

a. Monthly Common Area Maintenance Charges: For regular day to day recurring maintenance of EWS housing, a charge of Rs 1.50 per sq.ft. per month (on plinth area) to be charged. The monthly charges may be taken up as an upfront payment for 1 year as part of the pricing of the flat. After one year, the maintenance charges shall be calculated every month as per actuals.

b. Sinking fund: An upfront maintenance charge capped @ 2.5% of cost of flat to be collected as part of the price towards the flat for creation of a "Sinking fund" which will be used for major maintenance works such as replacements of lifts/STP plants/machinery room etc. It shall be vested in a separate interest-bearing account.

RWA is to be formed by all the EWS allottees within one year of allotment of flats. All allottees need to be a member of such an RWA of EWS allottees at the time of taking possession of the flats. Once the RWA is formed for the EWS housing, the above funds shall be handed over to RWA immediately for future maintenance of the housing.

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E. Mechanism for disposal:

i. Upon completion of EWS flats, DE shall give an intimation to DDA about completion (along with completion certificate and quality certificate) and its intent to go for disposal of these flats along with the details of inventory of EWS flats.

ii. DE will calculate and inform DDA the maximum price of the flats which are to be disposed as EWS quota, including parking space.

iii. The flat cost will be capped at the price computed as per the formula given in this policy. DE is free to adjust the price of such flats, i.e. suitably reduce the same below the capped price in a manner that it gets enough eligible applicants depending on demand-supply dynamics.

iv. DDA will invite online applications for allotment of EWS flats from eligible applicants along with the eligibility documents, like income certificate, category certificate etc. The DDA's policy of eligibility shall be as applicable as on the date of inviting online applications. If sufficient number of applications are not received from reserved category of applicants, for disposal of the balance number of reserved category EWS flats, applications would be called for from the respective reserved categories of applicants and the remaining reserved EWS flats to be disposed off among these reserved category of applicants. This process to be continued till all the reserved EWS flats are allotted to the reserved categories.

v. DDA will conduct draw of lots for allotment of flats. The draw shall be conducted in online mode in a transparent manner in presence of independent judges along with presence of a sample number of applicants, say 20. In case excess flats remain unallotted, DDA will again call for applications from eligible applicants and another draw for such flats shall be conducted by DDA.

vi. A separate list of successful applicants and wait listed applicants (upto the extent of 25% of successful applicants) shall also be prepared by DDA.

vii. After allotment, DDA will verify the eligibility documents of allottees like income certificate, category certificate etc. After successful verification, the list of successful allottees shall be handed over by DDA to DE for issuance of demand-cum-allotment letters, who will issue these strictly as per costing policy outlined herewith. In case, any successful applicant is found ineligible, he/she shall be substituted by the wait listed applicant.

viii. DDA shall charge 1% of the cost of each allotted flat as processing fee from DE. These charges may be loaded by DE onto the allottees at the time of issue of demand-cum-allotment letter.

ix. The issue of possession letter and handing over of physical possession of the flat shall be done by DE. As per DDA policy, full payment of the cost of flats is to be made by the allottee before possession letter of a flat is issued and physical possession of the flat is handed over.

x. DE shall share with DDA the list of those allottees to whom possession letters (PL) have been issued along with issued PLs.

xi. The DE will execute sale deed in respect of such flat directly in favour of the applicant.

xii. The flats coming under EWS quota shall be disposed only by this method (and no permission for free market sale will be given).

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xiii. There shall be a lock-in period of 5 years on further sale/purchase of EWS flats by allottees to ensure that the benefits of allotment under EWS quota are enjoyed by the intended beneficiaries and the speculation in respect of these flats is curbed.

xiv. The DE shall be allowed to undertake actual transfer / transaction of saleable component to the apartment owners which are earmarked for the CSP only after the prescribed land and the EWS housing component is sold/transferred to the eligible beneficiaries following DDA policy at the rates in accordance to the DDA policy.

xv. These policy guidelines will be prospectively applicable with immediate effect.

*****

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10/03/25


WELCOME TO GREEN



DELHI DEVELOPMENT AUTHORITY

Vikas Sadan, INA, New Delhi-110023
www.dda.gov.in

Helpline No.: 011-35233900