

Frequently Asked Questions (FAQs)

DDA Towering Heights Karkardooma Housing Scheme, 2025

1. What is the DDA Towering Heights Karkardooma Housing Scheme, 2025?

The **DDA Towering Heights Karkardooma Housing Scheme, 2025** is the **Delhi Development Authority's first-ever Transit-Oriented Development (TOD) housing project**, located at **East Delhi Hub, Karkardooma**.

This landmark initiative represents a modern approach to urban planning that promotes **high-density, mixed-use development around major transit nodes**, ensuring that residents can live, work, and commute conveniently within the same neighbourhood.

The project features **premium 2-BHK apartments** designed with contemporary layouts, double-parking options in select units, and a range of **state-of-the-art amenities** such as landscaped open areas, community spaces, and sustainable design features.

Connectivity:

The project enjoys **exceptional connectivity** due to its central location within East Delhi's TOD zone:

- **Directly adjacent to Karkardooma Metro Station**, an interchange for both the **Blue Line and Pink Line** of Delhi Metro.
- Proximity to **Anand Vihar ISBT, Anand Vihar Railway Station, and Anand Vihar Metro Station**.
- Seamless road access via **National Highway 9 (NH-9)** and **National Highway 24 (NH-24)** connecting East Delhi with Ghaziabad, Noida, and Central Delhi.
- Close proximity to major city hubs such as **Preet Vihar, Patparganj, and Yamuna Sports Complex**.

This combination of transit convenience and modern infrastructure makes DDA Towering Heights a benchmark project for sustainable and accessible urban living.

2. Who can apply under this scheme?

Any **Indian citizen aged 18 years or above**, holding a **PAN card** and a **savings bank account**, is eligible to apply.

There is **no restriction** on owning any other residential property in Delhi, meaning even existing property owners can participate.

3. How can I participate in the e-auction?

Applicants can register and participate through any of the following online platforms:

- **DDA Awaas Portal:** www.eservices.dda.org.in
- **SBI e-Tendering Portal:** dda.etender.sbi
- **Official DDA Website:** www.dda.gov.in

To participate, pay a **non-refundable processing fee of Rs. 2500/-** and an **Earnest Money Deposit (EMD) of Rs. 10,00,000/- per flat** you intend to bid for.

4. Can companies or organizations apply?

No. The scheme is open **only to individual applicants (natural persons)**. **Companies, trusts, societies, or other legal entities** are not eligible to participate.

5. What are the key dates for registration and auction?

- **Opening of registration and EMD submission:** 31.10.2025
- **Closing of registration and EMD submission:** 21.11.2025
- **Last date for final submission of online application:** 24.11.2025
- The schedule for **actual e-auction** will be notified separately on the **official DDA website**. Applicants are advised to regularly visit the website for the latest updates.

6. Is there any reservation for special categories?

Yes. The following reservations are applicable under this scheme:

- Scheduled Castes (SC): **15%**
- Scheduled Tribes (ST): **7.5%**
- Persons with Disability (PwD/Divyangjan): **5%**
- War Widows: **1%**
- Ex-servicemen: **1%**

7. What documents are required after winning a bid?

Successful bidders must upload/submit the following documents online within the stipulated time:

- PAN card and valid photo ID proof (Aadhaar, Passport, or Voter ID)
- Address proof (Aadhaar, utility bill, or rent agreement)
- Category certificate (if applicable)
- Bank details and proof of payments made
- Prescribed affidavit and undertaking in the format provided by DDA

8. What is the payment schedule for successful bidders?

- **75% of the bid amount** and applicable charges must be paid **within 60 days** from the date of issue of the demand-cum-allotment letter.
- The remaining **25% of the cost** will be payable **before taking possession**, after construction completion.

9. Is there any EMI or installment option?

Yes, only for **Persons with Disability (PwD/Divyangjan)**. They can avail of a **hire-purchase option**, where:

- **25%** of the flat cost is paid upfront, and
- The balance **75%** is payable through **monthly EMIs for up to 15 years**, at **10% simple interest per annum**.

10. What if a successful bidder wishes to surrender the flat?

If a successful bidder chooses to surrender their flat after being declared successful, the **entire Earnest Money Deposit (EMD)** will be **forfeited**, and the allotment will be cancelled.

11. What maintenance charges are applicable?

- A one-time **Corpus Fund of Rs. 2,50,000/- plus GST** is payable in advance.
- In addition, **maintenance charges of Rs. 2.50/- per sq. ft. per month (plus GST)** for two years will be collected upfront.

The above maintenance charges shall **not form part of the reserve price of the flat**. These charges will be **added separately to the H1 price** in the **Demand-cum-Allotment Letter (DAL)** issued to successful bidders.

12. Can I avail of a home loan for payment?

Yes. Applicants may avail **home loans from banks or housing finance companies** by mortgaging their allotted flat.

The **first lien** on the property will remain with DDA until full payment is made. All loan-related information must be **intimated to DDA** via the online portal (www.eservices.dda.org.in) for record purposes.

13. What is the process for taking possession of the flat?

After making full payment and submitting required documents, DDA will issue an **online possession letter** through the Awaas Portal.

Allottees must take **physical possession within three months** of issuance. If possession is delayed, **watch and ward charges** will be levied to cover security and maintenance costs.

14. Can I transfer or sell my flat before registration of the Conveyance Deed?

The flats under this scheme are allotted on a **freehold basis**. However, any **sale or transfer of the flat before execution and registration of the Conveyance Deed** in favour of the allottee is **strictly prohibited** and will result in **cancellation of allotment** as per DDA rules.

Once the **Conveyance Deed is duly executed and registered** in the name of the allottee, he or she shall be **free to sell or transfer the flat** in accordance with applicable laws and regulations.

15. What happens if payment deadlines are not met?

If payment deadlines are not met, DDA may **cancel the allotment** and **forfeit the EMD** in full. Applicants are strongly advised to adhere to all timelines mentioned in the demand letter.

16. What special benefits are available for Persons with Disability (PwD/Divyangjan)?

PwD allottees are entitled to:

- **5% reservation in allotment**
- Option to pay through **EMI (hire-purchase) mode**
- **Rebate up to Rs. 1,00,000/-** on the flat price
- Restriction on sale for **15 years** or until **all dues are cleared**, whichever is later

17. Can I visit and inspect the flats before bidding?

Yes. Interested applicants are welcome to **visit the project site** at their own convenience to inspect sample flats, view the construction progress, and understand the layout and specifications.

A **facilitation team has been deputed at the project site** to assist and guide members of the public during their visit. Visitors may contact the **designated DDA site engineers or facilitation officials** for on-site support and access to the sample flats.

18. Where can I get assistance or more information?

For any clarification or support, applicants may contact:

- **DDA Helpdesk**, Vikas Sadan, INA, New Delhi
- **Toll-free helpline**: 1800 110 332
- **Official DDA Website**: www.dda.gov.in
- **Awaas Portal**: www.eservices.dda.org.in
- **SBI e-Tendering Portal**: dda.etender.sbi
- **DDA's WhatsApp Chatbot**: <http://wa.me/917289802626?text=Hi>