



दिल्ली विकास प्राधिकरण
आवास (समन्वय) शाखा
द्वितीय तल, ब्लॉक - डी, विकास सदन, नई दिल्ली

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CIRCULAR

Sub: Launch of DDA Karmayogi Awaas Yojana 2025 for serving and retired employees of Central and State Governments / Public Sector Undertakings (PSUs) / Public Sector Banks (PSBs) / Local Bodies / Autonomous Bodies / Government Universities for sale of HIG, MIG and 1 BHK Category Flats in Pocket 9, Sector A1 to A4, Narela

The Delhi Development Authority is pleased to announce the launching of "DDA Karmayogi Awaas Yojana 2025", a special housing scheme exclusively for all serving and retired Government Servants, including employees of the Central Government, State Governments, Public Sector Undertakings (PSUs), Public Sector Banks (PSBs), Local Bodies, Autonomous Bodies, Universities, and similar government institutions etc.

2. Under this Scheme, a total of 1168 newly constructed flats located in **Pocket 9, Sector A1 to A4, Narela** are being offered for disposal, with the following details:

Details of Flats at Pkt 9, Sec-A1-A4, Narela									
Sl. No.	Pocket, Sector, Location	Category	Number of Flats	Plinth Area Range (including common area and balcony) (in Sqm.)*		Cost Range excluding maintenance charges (in Lakhs Rs)		Disposal Price excluding maintenance charges (in Lakhs Rs) after 25% discount	
				Min.	Max.	Min.	Max.	Min.	Max.
1	Pkt-9, A1-A4, Narela	1 BHK	320	61.17	61.65	45.37	45.71	34.03	34.28
2		2 BHK	576	126.53	140.56	106.42	117.55	79.81	88.16
3		3 BHK	272	163.76	183.36	152.76	169.48	114.57	127.11
	Total		1168						

*There is also parking area available {1-BHK-5.76 sqm., 2-BHK-11.52 sqm., 3 BHK-23.04 sqm.}

❖ The above tentative disposal price is valid for this scheme only. The price would vary depending on the respective plinth area of a flat.

- ❖ Besides above, maintenance charges for different categories of flats to be added at the time of issue of Demand letters will be as under:

SN	Pocket, Sector, Location	Category	Amount of Corpus Fund (in Rs.)	Monthly Maintenance charge for regular maintenance of society per sq. feet per month for one year	Monthly maintenance range to be collected upfront for 12 months	
					Min.	Max.
1	Pkt-9, A1-A4, Narela	1-BHK	₹ 75,000	₹ 1.5	₹ 12,968	₹ 13,061
2		2-BHK	₹ 1,50,000	₹ 2.00	₹ 35,663	₹ 39,288
3		3-BHK	₹ 2,50,000	₹ 2.50	₹ 60,321	₹ 66,651

- ❖ GST is not to be levied on maintenance charges

3. The unique feature of this Scheme is a **flat 25% discount across all categories**, making it an attractive opportunity for Govt. Servants to find an ideal place of residence in Delhi and also a homogenous neighbourhood. Additionally, the flats are brand new, of top quality construction and situated in a well-planned developing residential hub with excellent connectivity, including proximity to Urban Extension Road-II (UER-II), GT Karnal Road and dotted with metro stations of the approved Rithala-Narela-Kundli Metro corridor, ensuring easy access to Central Delhi and surrounding areas.

4. The important dates related to the Scheme are as under:

- Detailed Scheme Brochure available on DDA website: 19.12.2025 (Friday)
- Registration opens on: 19.12.2025 (Friday)
- Booking commences from: 14.01.2026 (Wednesday) [Makar Sankranti]
- Scheme closes on: 31.03.2026 (Tuesday)

5. Eligibility Criteria

- The applicant must be a citizen of India.
- 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 submission of the application and legally competent to enter into a contract.

- iii. He/ She should be a serving or retired Government Servant, including employees of the Central Government, State Governments, Public Sector Undertakings (PSUs), Public Sector Banks (PSBs), Local Bodies, Autonomous Bodies, Universities, and similar institutions etc.
- iv. There is no restriction with regard to owning any land/built up property in Delhi or elsewhere. Also more than one house of any category and multiple houses of different categories can be purchased by eligible individuals without any restriction.
- v. The applicant should give particulars of his/her savings account in any Bank in **the name of the applicant only** in the 'Application Form'.
- vi. 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.
- vii. In case of joint application under Persons with Disabilities (Divyangjan), 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 any of his/her dependent relative/s including unmarried children.
- viii. It is advisable that co-allottee, if any, may preferably be added at the application stage rather than at later stage, for easy processing.

6. Allotment Process

- i. Allotment will be made on first-come-first-serve (FCFS) basis (पहले आओ, पहले पाओ).

7. Registration and Booking Amounts

- i. The one-time registration fees for registration on DDA's Awaas Portal (<https://eservices.dda.org.in>) is Rs. 2,500/- (Rupees Two Thousand Five Hundred).
- ii. The applicants already registered on the Awaas portal are not required to pay the registration fees again.
- iii. The booking amount for each flat under various categories is as under:
 - a. For a 3-BHK flat: Rs. 10,00,000/- (Rupees Ten Lakh Only)
 - b. For a 2-BHK flat: Rs. 4,00,000/- (Rupees Four Lakh Only)
 - c. For a 1-BHK flat: Rs. 50,000/- (Rupees Fifty Thousand Only)
- iv. There is no restriction with regard to the number of flats an applicant can book.

- v. The booking amount is non-refundable and would be adjusted against the disposal price of the flat, if the flat is successfully booked by an individual.

8. All eligible applicants are advised to carefully go through the detailed scheme brochure before applying. The brochure, along with terms and conditions, will be available on the DDA websites www.dda.gov.in and eservices.dda.org.in.

9. Interested buyers can visit the sample flats in all categories at the site of housing pocket at Pocket-9, Sector A1-A4, Narela. The details of sample flats and contact persons at the site are as under:

Details of sample flats in Housing Pocket 9, Sector A1-A4, Narela.

Category	Block	Flat No.	Contact No.
3-BHK	A	204	Sh. Mahesh Chandra, JE 8210157728 Sh. Umesh Kumar, AE 9149351699 Sh. Vikas Malik, DEO 7015008605 Sh. Puneet, DEO 8860472748
2-BHK	F	201	
1-BHK	H	124	

This issues with the approval of the Vice Chairman, DDA.

कुणाल कश्यप
(कुणाल कश्यप)

आयुक्त (आवास)