

PLOTTED PROPERTY BUYER'S GUIDE

Buying Land in Jhajjar & Delhi NCR

A practical, plain-language guide to buying a plot in a licensed DDJAY township: what to verify, how to check DTCP and RERA, and how to read the location honestly.

BEFORE YOU BEGIN

Why a plotted-development guide

Buying a plot is different from buying a finished flat. You are buying land in a planned township that develops over time, so the questions that protect you are about **licensing, approvals and honest timelines**, not just price. This guide walks through exactly what to check, in the order that matters.

1. What is a DDJAY plotted township?

Deen Dayal Jan Awas Yojana (DDJAY) is a 2016 affordable-housing policy of the Government of Haryana that enables **licensed, well-planned plotted colonies** with essential infrastructure. A genuine DDJAY project carries a DTCP licence and, where registered, a RERA number, and is typically eligible for home loans from nationalised banks.

In short: DDJAY is the legal framework that makes a plotted colony an approved township rather than unregulated land. Always confirm the project is developed under a named, licensed scheme.

2. Your six-point due-diligence checklist

- ✓ **DTCP licence:** confirm the Town & Country Planning licence number and that it covers the exact land you are buying.
- ✓ **RERA registration:** check the project's RERA number (or its current registration status) on the Haryana RERA portal.
- ✓ **Approved layout plan:** ask for the sanctioned layout and confirm your plot number, size and location match it.
- ✓ **Title & mutation:** verify a clear title chain and mutation records for the land.
- ✓ **Developer track record:** review delivered projects, licences held and past timelines.
- ✓ **Payment terms:** read the payment schedule, applicable charges and what happens if timelines change.

3. How to verify DTCP & RERA yourself

DTCP licence

The Directorate of Town & Country Planning, Haryana maintains licence records. Check that the licence number quoted for a project matches the department's records for that land and developer.

RERA registration

Search the project's RERA number on the Haryana RERA (HARERA) portal and confirm it matches the project name and promoter. RERA registration brings a project under regulatory disclosure, escrow and grievance rules.

Tip: Never rely only on a brochure. Cross-check the numbers on the official government portals before you pay any booking amount.

4. "RERA registration confirmed, number awaited": what it means

Some newly launched projects show that RERA registration is confirmed while the formal number is still being issued. Treat this as an interim state: ask the developer for written confirmation of the registration status and the expected number, and re-check the RERA portal before committing. A responsible developer will show the number on the project page as soon as it is received.

5. Plot vs apartment: the trade-offs

A plot gives you

- Ownership of land, which typically appreciates with the location.
- Freedom to build to your own plan and timeline.
- No shared-building maintenance dependency.

Weigh against

- Less liquidity than a ready flat; resale can take time.
- You manage construction yourself, later.
- Neighbourhood services mature over the development period.

6. Read the location honestly: operational vs proposed

The single most useful habit when evaluating a growth corridor like Jhajjar is to separate what exists today from what is planned. Ask which category every infrastructure claim falls into:

STATUS	EXAMPLES AROUND JHAJJAR (AS REPORTED)
Operational	Reliance MET City industrial activity; KMP (Western Peripheral) Expressway; Jhajjar railway station; district administration; National Cancer Institute at Badsa.
Under construction	Haryana Orbital Rail Corridor (reported revised target December 2029).
Proposed	Six-lane Gurugram–Jhajjar highway (NHAI evaluating three route alignments as of 2026); the planned 75-metre sector road.

Travel times that assume a proposed road are future estimates, not current drive times. Always ask, "is this built today, or is it planned?"

7. Risks to weigh before you buy

- **Infrastructure delays:** proposed roads and rail can shift in timeline; do not price them as certain.
- **Holding period:** plotted growth markets typically reward patience over several years.
- **Execution & developer risk:** mitigate with DTCP/RERA verification and a proven track record.
- **Liquidity:** plan for the possibility that resale takes time.

8. Cellular Realty projects at a glance

Every project carries its DTCP licence, and its RERA number where registered, shown on the project page.

PROJECT	LOCATION	STATUS	DTCP LICENCE	RERA	PLOT SIZES
South City Greens	Sector 36, Jhajjar	Ongoing	84 of 2026	On registration	90–180 Sq. Yd.
South City 1	Sector 36, Jhajjar	Delivered	82 of 2023	HRERA-PKL-JJR-572-2024	90–180 Sq. Yd.
South City 2	Sector 37, Jhajjar	Ongoing	98 of 2024	HRERA-PKL-JJR-637-2024	90–180 Sq. Yd.
Maruti Kunj	Sector 3, Farrukhnagar	Delivered	18 of 2017	127 of 2017 dated 28.08.2017	90–180 Sq. Yd.

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This guide is general information for prospective buyers and is not legal, financial or investment advice. Licence and registration numbers are shown as recorded on our project pages; always verify them independently on the official Haryana DTCP and RERA portals before transacting. Renders, plans, maps and timelines referenced here or on our website are indicative and subject to change per the approved plans and applicable approvals. Figures attributed to third parties (for example Reliance MET City and government agencies) are as reported by those sources.