



The YEIDA Plot-to-Home *File*

Every date, document, sanction and build decision between your allotment letter and a certified house – on six sheets, before the free window closes.

FREE WINDOW CLOSES

31 DEC 2026



PREPARED FOR YEIDA RESIDENTIAL PLOT ALLOTTEES – RPS-08 · RPS-09 · RPS-10 & EARLIER
SCHEMES

KEY SOURCES YEIDA 87TH BOARD (NOV 2025) · YEIDA BUILDING REGULATIONS · BPMS PORTAL
YOUR SCHEME GOVERNS WE VERIFY YOUR DATES AGAINST YOUR ALLOTMENT LETTER, FREE

31 December 2026 — what the extension actually gives you.

YEIDA's 87th board meeting (November 2025) extended the free construction window to **31 December 2026** for allottees who have executed their lease deed but not yet built – reported to cover more than 10,000 allottees. Build and certify inside it, and the escalating time-extension charges never touch you.

WHAT COUNTS AS "BUILT" – THE CERTIFICATE TEST

YEIDA's minimum for the completion / functional certificate is specific:

REQUIREMENT	STANDARD
Covered area	At least 40 sqm or 50% of permissible ground coverage – whichever is more
Habitability	Functional toilet <i>and</i> kitchen; flooring done; wiring complete
Boundary	Boundary wall constructed
The proof	The certificate itself, applied through BPMS after the build – an empty plinth or a bare structure does not count

The deadline is met by the certificate, not by starting work.

The number nobody quotes: as of the 87th board meeting, only around **1,100 functional certificates** had been issued against **10,000+ executed lease deeds**. Nine in ten allottees are racing the same window – which is also why the sanction queues get longer every quarter that passes.

IF THE WINDOW CLOSES ON AN EMPTY PLOT

Scheme terms generally require construction within about three years of lease deed / possession. Past the free window, an unbuilt plot means applying for time extensions and paying charges that escalate the longer it stays empty – and prolonged default can put the allotment itself at risk. Exact terms follow your scheme's conditions.

Title first — the sequence that makes everything else legal.

The allotment letter says the plot is yours to take; the **registered lease deed** is what actually grants leasehold rights. Loans, the completion certificate and any future resale all hang off clean, registered title – get it done before the first brick.

- 01 **Verify the allotment letter** against YEIDA records – then clear all dues on the PIMS portal. A building-plan sanction cannot proceed while dues are pending.
- 02 **Execute the lease deed** with YEIDA once dues are clear.
- 03 **Pay stamp duty and register** at the sub-registrar (IGRS-UP). UP stamp duty is generally **7%** (6% where a female is the buyer, within the prescribed limit) plus a **1% registration fee** – leasehold computation differs from a sale, so confirm your exact figure on IGRS-UP before paying.
- 04 **Apply for mutation** so the plot stands in your name in the authority's records.
- 05 **Take the possession certificate** – this is the document that starts your construction clock.

TWO CERTIFICATES PEOPLE CONFUSE

CERTIFICATE	WHAT IT DOES
Possession certificate	Confirms YEIDA handed you the plot – the start of the clock
Completion / occupancy certificate	Issued after the built home is verified against its sanctioned plan – required for utilities, a home loan, registry and resale

Resale plots run a different rail: a transfer needs a No-Due Certificate, then a Transfer Memorandum on payment of the transfer charge, then a registered transfer deed – verify current charges with YEIDA before committing either side of the deal.

BPMS sanction — the weeks that decide your year.

You build against two documents: the lease deed and a **sanctioned BPMS map**. The naksha is where allottees lose the most silent time – and where the rules actually favour you, if the filing is clean.

- 01 **Empanelled, CoA-registered architect** prepares drawings to your plot's sanctioned FAR and YEIDA byelaws.
- 02 **File on BPMS** (bpms.yamunaexpresswayauthority.com) with scrutiny fees – digital end to end.
- 03 **Sanction typically lands in 4-8 weeks** including back-and-forth; the digital sanction letter issues on the same portal.
- 04 **The 60-day backstop:** under the YEIDA Building Regulations, if the authority raises no refusal within 60 days of a duly certified application, the plan stands sanctioned – **deemed sanction**.
- 05 **The permit stays valid 5 years** – which is exactly what makes the phased route on Sheet 05 work.

WHERE YOUR PLOT SITS (RECENT SCHEMES)

SCHEME	SECTOR
RPS-09 / 2025	Sector 18, Pocket 9B
RPS-08(A) / 2024	Sector 24A, near the airport
RPS-10 / 2026	Sectors 15C, 18 and 24A

Permissible floors and coverage follow your plot's sanctioned FAR and the YEIDA byelaws – per-sector guides on vidastu.com.

Every week without a sanctioned naksha is a week deducted from your build. The full sequence – sanction (4-8 weeks) + construction (7-14 months) + certificate application – is what has to fit before 31 December 2026, not just the construction.

Can a house still land before the window closes?

A full turnkey G+1 normally runs **10-16 months** end to end. Started after mid-2026, a complete house lands very tight – we won't pretend otherwise. The honest route is phased, and the rules make it legal:

THE PHASED ROUTE

- Sanction fast** – naksha filed and approved (typically weeks 3-8), for the full house you eventually want.
- Build the qualifying block first** – the certificate standard from Sheet 02: ≥ 40 sqm or 50% coverage, toilet + kitchen functional, flooring, wiring, boundary wall.
- Certify by December** – completion applied through BPMS; the deadline is met by the certificate.
- Finish the remaining floors after** – under the same sanction, which stays valid 5 years.

Starting now (mid-2026): phased is the plan – qualifying block certified inside the window, the rest without a deadline gun to your head.

Deed not yet executed: Sheet 03 first, this week – the window only helps allottees whose lease deed is done.

TYPICAL SEQUENCE – QUALIFYING-FIRST BUILD



Why no ₹-per-sq-ft figure? Plot size, floors, soil and finish level set the number – you get one binding, itemised fixed quote after a free site walk. Packages (Essential / Premium / Luxe) are detailed on vidastu.com/build/.

Your window, in writing — free.

Send your allotment letter (and lease deed, if executed) on WhatsApp to **+91 95404 45300** and we return your position in writing: whether the 31-Dec-2026 window covers you, your clock's start date, what the certificate test requires on *your* plot size, and the week-by-week route that still lands inside the window. No obligation, whether or not we ever build for you.

WHAT ONE CONTRACT COVERS

- ☐ **Design + in-house BPMS map approval** – empanelled architect, Smart-DCR filing
- ☐ **Structure and finishes** – milestone-linked payments; nothing proceeds till the last stage is signed off
- ☐ **Weekly timestamped site photos** – you see the build without standing on it
- ☐ **The completion certificate itself** – we hand you the certificate, not a punch list

WHO THIS FILE IS FOR

YOU ARE...	START AT
Freshly allotted (RPS-10)	Sheet 03 – dues, deed, possession; the paper takes longer than people budget
Deed done, plot empty	Sheet 04 – the naksha is your critical path; file this month
Naksha sanctioned, not started	Sheet 05 – the phased route still fits; the qualifying block is the goal
Mid-build, worried about December	WhatsApp us the photos – we'll tell you honestly what the certificate still needs

Key sources: YEIDA 87th board meeting (Nov 2025) as reported (Millennium Post and others); YEIDA Building Regulations (deemed sanction, permit validity); BPMS portal procedure; IGRS-UP for stamp duty. Scheme terms differ by vintage – your allotment letter and lease deed govern, and we verify against your documents before planning. This file is an informational reading of published conditions, not legal advice. © 2026 Vidastu Developers Pvt Ltd.