

No. J-13036/03/2015-DDVA
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi-110 108
Dated 13.07.2016

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
INA Colony,
New Delhi-110 023.

**Sub: Fixation of rates for Institutional land premium for the year
2014-15 & 2015-16 reg.**

Sir,

I am directed to refer to DDA's letter No.F.6(4)/2007/AO(P)/DDA/Vol.II/47 dated 05.04.2016 on the above mentioned subject and to convey approval of the Central Government to the rates of various components of institutional land premium for the year 2014-15 and 2015-16 as proposed by DDA.

Yours faithfully,

(Bhupendra Bahuguna)
Under Secretary to the Govt. of India
Tel: 2306 1478

Copy to:-Director (Land Costing), DDA, Vikas Sadan, INA, New Delhi-110023.

Dir. (LC)

**DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING**

No. F6 (4)2007/AO (P)/DDA/Vol. II /98

Date 28-7-16

CIRCULAR

C.C.No-60

**Sub:- Rates for Institutional Land Premium in DDA Areas for the Years 2014-15
& 2015-16**

Copy forwarded alongwith the Schedule of Rates for kind information and necessary action please.

Encl: As above.


28/7/16
Sr. Accounts Officer (Proj.)

1. OSD to VC
2. OSD to FM
3. Commissioner(LD)
4. Chief Accounts Officer
5. Dir. (LC)
6. Director(Lands)
7. Dy.CAO(I.C)-I & II
8. Dy. Dir.(Institutional)
- ✓ 9. Dy. Dir.(System) with the request to display the same on the website.
10. All Sr. AOs/AOs of Land Costing Wing.

RATES OF PREMIUM FOR INSTITUTIONAL LAND IN DDA AREAS

Sl. No.	Purpose/Nature of the Institutional Property	Rates for the years 2012-13 & 2013-14 (duly approved by MOUD)	Rates Proposed for the years 2014-15 & 2015-16 (duly approved by the MOUD)
1	2	3	4
A	Land required by Central Govt. Deptts./ Institutions controlled by Central Government/GNCTD		
i)	Land required for non-commercial purposes including for construction of Staff Quarters by the Union Ministries, Central Govt. Departments & GNCTD.	Rs.300.15 lac per acre (Extent of land to be determined by the Screening Committee keeping in view the availability and MP norms).	No Profit No Loss Rate i.e. Rs.475.32 lac/acre
ii)	Land required for Higher Educational, Technical and Management Institutes Higher Educational, Technical and Management Institutes like IIFT, NITs, IITs, IIMs, i.e. Autonomous Bodies of Central Government/GNCTD for construction of academic campus as well as for hostels, residential accommodation of faculty members/ staff	NEW ITEM	No Profit No Loss Rate
iii)	Land required for Govt. Health Services The land for Medical Institutions, Hospitals, Dispensaries etc. required by Central Govt. & GNCTD, provided the allotted land shall	NEW ITEM	Nominal charge of Rs.1/- per annum

iv)	continue to be owned and facilities run by Central Govt./GNCTD	Rs.414.37 lac per acre	No Profit No Loss Rate
	Land required for external services of Govt. Colonies Land for Water Supply, Drainage & other infrastructure which serve entirely or overwhelmingly Govt. colonies.		
v)	Land required for Delhi Metro Rail Corporation (DMRC) a) Allotment of land for Stations and Operational Area (even in case of property development at these plots)	NEW ITEM	No Profit No Loss Rate
	b) Allotment of Land at a place other than Stations and operational area for commercial use		Commercial Market Rate
vi)	Land required for Delhi Transport Corporation a) For DTC Bus Terminals only	Rs. 414.37 lac per acre	No Profit No Loss Rate
	b) For DTC Depots, offices, etc.	Market Rate	No Profit No Loss Rate
vii)	Land required for Govt. Educational Institutions For schools run by Kendriya Vidyalaya Sangathan, GNCTD&	Nominal charge of Rs. 1/- per annum	Nominal charge of Rs. 1/- per annum

	local bodies		
viii)	Land required for Dispensaries and Primary Health Centers etc. up to one acre serving lower strata of society, running partially or fully on the grant received from the Central Government/GNCTD/ Local Bodies and charging to the extent of running the institution.	Rs.414.37 lac for first one acre & the rest at the Zonal Variant Institutional Rates(Extent of land to be determined by the Screening Committee keeping in view the availability and MP norms).	No Profit No Loss Rate

B	Land required by GNCTD/ Local Bodies. The allotted land shall remain in the possession of GNCTD/Local Bodies.		
i)	a).Land for road/road widening	NIL	NIL
	b).Land required for water supply and drainage exclusively for DDA colonies.	NIL	NIL
ii)	Land for Dispensaries as well as un-remunerative services such as maternity centres, night shelters, orphanages, libraries, public conveniences (such as public hydrants, fire-stations, community bathrooms, public lavatories & urinals and dhobi Ghats.	Rs.207186/-per acre (Extent of land to be determined by the Screening Committee subject to availability and MP norms).	Nominal charge of Rs.1/- per annum
iii)	Land for play grounds & parks	NIL	Nominal charge of Rs.1/- per annum
iv)	Land required for staff Quarters for schools & hospitals subject to the condition that land so provided shall be used exclusively for staff quarters for schools and hospitals owned/run by the GNCTD/Local Bodies	10% of the residential rates.	Nominal charge of Rs.1/- per annum
v)	Land required exclusively for their own offices.	Market Rate	Zonal Variant Rates
vi)	Land required for remunerative purposes such as Shopping Centers	Market Rate	Commercial Market Rate

ix)	Land Allotment to Power Departments, GNCTD for setting up Electric Sub-Stations.	<p>Central, South and Dwarka Rs.932.33 lac per acre (2.25 times of No Profit No Loss rate)</p> <p>WZ/NZ/EZ and Rohini Rs.621.55 lac per acre (1.5 times of No Profit No Loss rate)</p> <p>Narela & Other outlying areas Rs.414.37 lac per acre (i.e.at No Profit No Loss rate)</p>	<p>50% of Zonal Variant Rates (Pl. ref. note (iii) below this Schedule). It works out as follows:</p> <p>Central, South and Dwarka Rs.1069.47 lac per acre</p> <p>WZ/NZ/EZ and Rohini Rs.712.98 lac per acre</p> <p>Narela & Other outlying areas Rs.475.32 lac per acre</p>
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C	Land required for other Institutions including socio-cultural, religious institutions recommended by Central Govt./GNCTD	Zonal Variant Rates	Zonal Variant Rates
D	Political Organizations	Market Rate	Commercial Market Rate
E	Newspapers Concerns & Electronic Media	Market Rate	Commercial Market Rate
F	Foreign Missions	3 times of the Market Rate	3 times of the Average of Commercial/Residential Market Rate considering the use activity permitted as per MPD
G	<p>Land required by State Governments/ Union Territories</p> <p>i) Guest Houses</p> <p>i) For Other Activity</p> <p>ii) Office accommodation</p>	<p>Residential / Commercial Rate as per activity undertaken</p> <p>Residential/ Commercial Rate as per activity undertaken</p> <p>NEW ITEM</p>	<p>*75% of the total area at Zonal Variant Rates</p> <p>25% of the total area at commercial market rate.</p> <p>Residential/commercial Market Rate (as per activity undertaken)</p> <p>Zonal Variant Rate</p>
H	Land required by GNCTD/Local Bodies for Graveyards and crematoria (including electric crematorium) provided that the land allotted for this purpose will be under the ownership of GNCTD/Local Bodies.	Nil	Nil
I	Any other Institution to be charged as per activity undertaken.	Residential / Commercial Rate as per activity undertaken	Residential/Commercial Market Rate (as per activity undertaken)

J	Land for any other purpose not mentioned in this schedule	Market Rate	Residential/Commercial Market Rate (as per activity undertaken)
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N.B.

- (i) The above rates are for 100 FAR.
- (ii) Clause (i) above will not be applicable in cases where the land is to be transferred to Central Govt./GNCTD/local bodies controlled by the Govt. In such cases, land rates as per above schedule will be applicable irrespective of the permissible FAR.
- For example, where the land is to be allotted for a Govt. office under Sl. No. A(i) of the above schedule, the applicable rate will be NPPL i.e. Rs. 475.32 lacs/acre. Here, the permissible FAR as per MPD 2021 is 200. In view of clause (ii) above, the chargeable premium for one acre of plot will be Rs. 475.32 lacs instead of 950.64 lacs.
- (iii) 'No Profit No Loss Rate' i.e. Rs.475.32 lac per acre as above has been worked out after factoring the cost of acquisition, holding cost and external development cost (EDC) for the non-saleable portion also.
- (iv) The "ZVR" mentioned in the above schedule means Zonal Variant Rates. These rates have been derived as under:

<u>Zone</u>	<u>Multiplier Used</u>	<u>Rate per Acre (in lacs)</u>
Central, South & Dwarka	(4.5 times of No Profit No Loss Rate)	Rs.2138.94
West, North, East Zone & Rohini	(3.00 times of No Profit No Loss Rate)	Rs.1425.96
Narela and Outlying areas	(2.00 times of No Profit No Loss Rate)	Rs. 950.64

- (v)*In respect of State Govt. Guest Houses (item G), decision to charge 75% of the total area at Residential Rate & 25% of the balance area at commercial market rate was taken vide approval of MOUD vide letter No. 228/DDPA/VIP/2001/DDVA dated 27.03.2001.