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मह. सहा. (अ.सहा.) दि.वि.प्र.
25/7/19

DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING

435
25.7.19

No. Dy. CAO (LC) DDA/DAR/2019-20/ 77

Dated 24-7-2019

CIRCULAR No-72

Subject: Predetermined Rates for Developed Areas for the year 2019-20

The Authority vide agenda item No. 48/2019 in its meeting held on 09.07.19 has approved the following predetermined rates in respect of different categories of Flats/Plots under different Zones. These rates shall be applicable for the allotments to be made during the year 2019-20.

Land Rates for Flats for the year 2019-20			(Rates in Rs. Per.sq.mtr)		
Sr. No.	Zone	Janta/EWS	LIG	MIG	SPS/CGHS
1.	Central Zone	26509/-	39761/-	66268/-	79519/-
2.	NZ,EZ,WZ,Rohini Ph.I,II&III	16570/-	24850/-	41416/-	49701/-
3.	Dwarka	18304/-	27454/-	45756/-	54909/-
4.	South	18304/-	27454/-	45756/-	54909/-

Land Rates for Plots for the year 2019-20			(Rates in Rs. Per.sq.mtr)		
Sr. No.	Zone	Janta (26 Sqm)	LIG (32 Sqm)	MIG (60 Sqm)	
1.	Rohini Phase I, II & III	30113/-	40148/-	70260/-	

Notes:

- In addition to the above rates, 10% extra will be charged for the corner plots and 10% extra will be charged for plots located on roads 24M & above as ordered by competent authority. Orders of competent authority as given from time to time regarding allotment of alternative plots on specified road width may be strictly adhered to.
- The rates for Plots are inclusive of cost of internal development.
- For DDA Housing, the cost of internal development has to be added at the time of finalizing the costing of flats.
- Land Rates for SFS/HIG flats in South Delhi are to be applied after enhancement by 20% as surcharge.

140-11/14
8/78

(Kamal Joshi)
Director (Land Costing)

Copy for kind information to:

- (1) OSD to VC
- (2) OSD to FM
- (3) Commissioner (LD)
- (4) Commissioner (Housing)
- (5) Chief Accounts officer
- (6) Financial Advisor (Housing)
- (7) Director (RL)
- (8) Director (Housing)
- (9) Dy CAO(LC-I & II)
- (10) Dy. Director (Rohini)
- (11) Dy. Director (System) with the request to display the same on DDA's website for the convenience of the Public.
- (12) All Sr. AOs/ AOs of Land Costing Wing

(Kamal Joshi)
Director (Land Costing)

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DELHI DEVELOPMENT AUTHORITY

OFFICE OF THE COMMISSIONER(P)/HOUSING

No.F.21(2125)2018/HAC/DDA/ 03

Dated: 31/19

Subject:- STANDARD COSTING.

The Authority in its meeting held on 14/12/2018 vide Item No. 66/2018 has approved that the Plinth Area Rates (PAR) of Construction for the period from 01/04/2018 to 31/03/2019 may be maintained at the same level as were approved by the Authority for the period from 01/10/2017 to 31/03/2018, which are as under:-

Flats with lift	Rs. 39,600/- per sqm. for H.I.G. flats
	Rs. 36,300/- per sqm. for M.I.G. flats
Flats without lift	Rs.21,000/- per sqm. for Janta/EWS/ one room Tenements.
	Rs.25,900/- per sqm. for LIG / One Bed Room / (EHS)Type-A
	Rs.27,300/-per sqm. for LIG / One bed room flats constructed on turnkey basis in a mega project.
	Rs.28,500/-per sqm. for MIG / Two bed rooms / EHS Type-B
	Rs.29,100/-per sqm. for MIG / Two bed room flats constructed on Turnkey basis in a mega project.
	Rs.32,400/-per sqm. for HIG/ SFS / Three bed rooms flat.

2. The following notes have also been approved by the Authority as part of the Agenda:

- i) In addition to approved rates, other usual charges such as one time maintenance (both civil and electrical) will be charged extra. However, depreciation at the rate of 1.25% p.a. on current cost from the year of construction subject to maximum of 25% shall be allowed on old inventory flats (older than one year) as already approved by the Authority vide item No. 104/2014 dated 11th July, 2014.

Contd-P/2

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ii) Since most of the flats in the Category of MIG at A-9, Narela LIG/ One Bed Room flats at Sector-34 & 35, Rohini, G2&G8 Narela and Siras Pur and Janta Flats of Sector-4, (Extn.) Rohini have been surrendered by the allottees due to various reasons, the cost of these flats may be continued to be the same as was in DDA Housing Scheme-2014 and DDA Awasiya Yojana-2017. However, there will be no benefit of rebate of depreciation in respect of these flats.

iii) The Actual PAR would be charged in case where it is more than the approved PAR. In such cases, specific approval of VC, DDA would be obtained.

(RAJIV GANDHI)

COMMISSIONER(P)/Housing

Copy for kind information to:-

1. Vice Chairman, DDA.
2. Finance Member, DDA
3. Engineer Member, DDA
4. Chief Vigilance Officer, DDA
5. Chief Legal Advisor
6. All Chief Engineers, DDA
7. Commissioner(LD)/Planning/Commr-cum-Secretary.
8. Director(H)-I & II/Director(System), F.A.(H)/ Dy.F.A.(H)-I & II
9. Dy. Director (Meeting Cell)


COMMISSIONER(P)/Housing

DELHI DEVELOPMENT AUTHORITY

OFFICE OF THE COMMISSIONER (HOUSING)

No. F-21(1671)2001/HAC/Pt.III/ A/

Dated:

9.5.18

Subject: STANDARD COSTING.

The Authority in its meeting held on 11/04/2018, has approved the following Plinth Area Rates (PARs) of the cost of construction (vide Agenda Item No. 16/2018) for the half yearly period of 1st October, 2017 till 31st March, 2018.

Flats with lift

Rs. 39,600/- per sqm. for H.I.G. flats
Rs. 36,300/- per sqm. for M.I.G. flats

Flats without lift

Rs. 21,000/- per sqm. for Janta/EWS/ one room Tenements.

Rs. 25,900/- per sqm. for LIG / One Bed Room / (EHS) Type-A

Rs. 27,300/- per sqm. for LIG / One bed room flats constructed on turnkey basis in a mega project.

Rs. 28,500/- per sqm. for MIG / Two bed rooms / EHS Type-B

Rs. 29,100/- per sqm. for MIG / Two bed room flats constructed on Turnkey basis in a mega project.

Rs. 32,400/- per sqm. for HIG/ SFS / Three bed rooms flat.

2. The following notes have also been approved by the Authority as part of the Agenda.

Note:

In addition to rates mentioned above, other usual charges, such as Departmental Charges, interest during construction, land cost, one time maintenance and applicable GST thereon etc. are also chargeable. Moreover, depreciation is allowed on flats from old inventory as approved by the Authority from time to time. At present the rate of depreciation is 1.25% per annum subject to maximum of 25%.

The disposal cost of the flats of newly constructed schemes which are mostly on turnkey basis with higher specifications, will be determined separately based on actual cost.

If any discrepancy is noticed in PAR, Vice-Chairman, DDA may be contacted.

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The Authority in its meeting held on 14/12/2017 approved that in the new housing scheme to newly constructed flats, the disposal cost of the following flats at the cost on which they were allotted under the DDA Housing Scheme-2014.

S. No.	Category	Locality/Sector/ Pocket	No. of Flats per unit under Scheme-2014	No. of Flats per unit under Scheme-2014
1	ELG	Narela A-3	10812	10812
2	LIG	Sector 34 and 35, Rohini	6422	6422
3	LIG	G-2 and G-3, Narela	2540	2540
4	LIG	Sirasi	2540	2540
5	ELG	Sector 34 and 35, Rohini	6422	6422

As per addendum to this item, the Authority also approved continuation of the Plinth Area Rates and Land Rates (PDR) valid upto 30/06/2018 for another period of three months i.e. upto 30/09/2018 for the purpose of working out the disposal cost of flats allotted under DDA Housing Scheme-2014 or allotted through mini draw.

The Authority has also approved that from 1st April, 2018 onwards PDR in construction may be fixed on yearly bases like PDR for land, based on the details available for the last one year period, i.e. from January to December of the last year.

(Sd/-) SANDHYA
COMMISSIONER

For information,
To the
1. Member, DDA
2. Member, DDA
3. Member, DDA
4. Member, DDA
5. Member, DDA
6. Member, DDA
7. Member, DDA
8. Member, DDA
9. Member, DDA
10. Member, DDA

**DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING**

No. Dy. CAO (LC)/DAR/2004-05/182

Dated 11/8/17

CIRCULAR - 63

Subject: Predetermined Rates for Developed Areas for the year 2017-18.

I am directed to convey the approval of Hon'ble Lt. Governor of Delhi, to charge the following predetermined rates in respect of different categories of Flats/Plots under different Developed areas/Zones. These rates shall be applicable for allotments to be made during the year 2017-18.

Land Rates for Flats for the year 2017-18				(Rates in Rs. Per sqm)	
Sr. No.	Zone	Janta	LIG	MIG	SPS/HIC/CGHS
1.	Central Zone	21908/-	32860/-	54767/-	65718/-
2.	NZ, EZ, WZ, Rohini (Ph. I, II & III)	13694/-	20537/-	34228/-	41075/-
3.	Dwarka	15127/-	22689/-	37814/-	45379/-
4.	South	15127/-	22689/-	37814/-	54456/-

Land Rates for Plots for the year 2017-18				(Rates in Rs. per sqm)	
Sr. No.	Zone	Janta (26 Sqm)	LIG (32 Sqm)	MIG (60 Sqm)	
1.	Rohini Phase I, II & III	24886/-	33180/-	58066/-	

Notes:-

1. In addition to the above rates, 10% extra will be charged for the corner plots and 10% extra will be charged for plots located on roads 24 M & above as ordered by competent authority. Orders of competent authority as given from time to time regarding allotment of alternative plots on specified road width may be strictly adhered to.
2. The rates for Plots are inclusive of cost of internal development.
3. For DDA Housing, the cost of internal development has to be added at the time of finalizing the costing of flats.

(Signature)
(Kamal Joshi)
Director (Land Costing)

Copy to:

1. OSD to VC
2. OSD to FM
3. Commissioner (LD)
4. Commissioner (Housing)
5. Chief Accounts Officer
6. Financial Advisor (Housing)
7. Director (RI)
8. Director (Housing)
9. Dy. CAO (LC) I & II
10. Dy. Director (Rohini)
11. Dy. Director (System) with the request to display the same on DDA's Web Site for the convenience of the public
12. All Sr. AOs/AOs of Land Costing Wing

4805
30/12/16

**DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING**

No. Dy. CAO (LC)/DAR/2004-05/138

Dated 30.12.2016

CIRCULAR C.C.No 61

Subject: Predetermined Rates for Developed Areas for the year 2016-17.

I have been directed to convey the approval of Hon'ble Lt. Governor of Delhi, to charge the following predetermined rates in respect of different categories of Flats/Plots under different Developed areas/Zones. These rates shall be made applicable for the allotments to be made during the year 2016-17.

Land Rates for Flats for the year 2016-17				(Rates in Rs. per sqm)	
S. No	Zone	Janta	LIG	MIG	SFS/HIG/CGHS
1.	Central	19916/-	29873/-	49788/-	59744/-
2.	NZ,EZ,WZ, Rohini Ph.I,II&III	12499/-	18670/-	31116/-	37341/-
3.	Dwarka	13752/-	20626/-	34376/-	41254/-
4.	South	13752/-	20626/-	34376/-	49505

Land Rate for Plots for the year 2016-17				(Rates in Rs. per sqm)	
S. No.	Zone	Janta (26 Sqm)	LIG (32 Sqm)	MIG (60 Sqm)	
1.	Rohini Phase I, II & III	22624/-	30164/-	52787/-	

Notes:-

1. In addition to the above rates, 10% extra will be charged for the corner plots and 10% extra will be charged for plots located on roads 24 M & above. Orders of competent authority as given from time to time regarding allotment of alternative plots on specified road width may be strictly adhered to.
2. The rates for Plots are inclusive of cost of internal development.
3. For DDA Housing, the cost of internal development has to be added at the time of finalizing the costing of flats.

(Kamal Joshi)

Director (Land Costing)

Copy to:

1. OSD to VC
2. OSD to FM
3. Commissioner (LD)
4. Commissioner (Housing)
5. Chief Accounts Officer
6. Financial Advisor (Housing)
7. Director (RL)
8. Director (Housing)
9. Dy. CAO (LC)-I
10. Dy. Director (Rohini)
11. Dy. Director (System) with the request to display the same on DDA's Web Site for the convenience of the public.
12. All Sr. AOs/AOs of Land Costing Wing

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE PRINCIPAL COMMISSIONER (HOUSING)**

No.F.21(1671)2001/HAC/Pl.III/ 81

Dated: 28/12/16.

Subject: **STANDARD COSTING**

The Authority in the meeting held on 18.11.2016, has approved the following Plinth Area Rates (PARs) of cost of construction vide Agenda item No.106/2016. These rates also include maintenance, deficiency and rectification charges etc. and would be applicable for demand letters issued w.e.f. 1st April, 2016 till 30th September, 2016.

Flats with lift	Rs.36,000/-per sqm. for H.I.G. flats Rs.33,000/- per sqm. for M.I.G.flats
Flats without lift	Rs.19,100/-per sqm. For Janta /EWS /one room Tenements Rs.23,500/- per sqm. for LIG /One Bed Room /(EHS) Type-A Rs.24,800/-per sqm. for LIG /One bed room flats constructed on turnkey basis in a mega project. Rs.25,900/-per sqm. for MIG /Two bed room / EHS Type-B Rs.26,400/-per sqm. for MIG /Two bed room flats constructed on Turnkey basis in a mega project. Rs.29,400/-per sqm. for HIG / SFS/Three bed room flats.

For newly constructed 268 flats at Ramgarh Colony, Jahangirpuri, the disposal cost may be calculated considering actual PAR of the Scheme i.e. Rs.26,400/- per sq.mtr.

Above mentioned rates are not applicable for furnished/multistoried flats at D-6, Vasant Kunj i.e. for 805 One Bed Room flats and 1904 Flats of Mega Housing Scheme allotted under DDA Housing Scheme-2010.

2. As per Agenda Item No. 111/2016, the Authority has approved that the cost of flats in following Schemes shall not be enhanced and the flats would be disposed off at the cost on which these were offered under the Housing Scheme-2014 :-

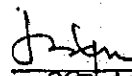
Sl. No	Category	Locality/Sector/Pocket	No. of Flats put under scheme 2014	No. of flats surrendered/cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 and 35, Rohini	10875	5103
3	LIG	G-2 and G-8, Narela	6422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.) Rohini	384	240

NOTE

(I) In addition to above, other usual charges, such as one-time maintenance (both civil and electrical) will be charged extra.

(II) As per Agenda item No. 104/2014, benefit of depreciation @ 1.25% per annum on current cost from the year of construction subject to maximum of 25% shall be allowed to the allottees to whom flats from old stocks would be allotted. For this purpose, the date of completion of such flats will be taken as the date on which costing was approved first time by the Competent Authority.

If any discrepancy is noticed in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.


(J.P. Aggarwal)
Principal Commissioner (LD & H)

Copy to:-

1. Vice Chairman, DDA for kind information
2. FM/EM, DDA for kind information
3. CVO for kind information
4. Principal Commissioners, (LD, Housing & CWG)
5. All Chief Engineers, DDA
6. Commissioner, LD/Housing/Planning/Commr.-cum-Secy./CLA/FA (H)
7. Director (H)-I & II/Director (System)/Dy. F.A.(H)-I & II
8. Dy. Director (Meeting Cell)

17/c

**DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING**

No. Dy. CAO (LC)/DAR/2004-05/66

Dated 22/6/11

CIRCULAR - 16

Subject: Predetermined Rates for Developed Areas for the year 2011-12

I am directed to convey the approval of Hon'ble Lt. Governor of Delhi, to charge the following predetermined rates in respect of different categories of Flats/Plots under different Developed areas/zones. These rates shall be made applicable for the allotments to be made during the year 2011-02.

For Flats for the year 2011-12

(Rates in Rs. per sqm.)

Sr. No.	Zone	Janta	LIG	MIG	SFS/CGHS
1.	Central Zone	12365/-	18548/-	30913/-	37095/-
2.	NZ,EZ,WZ, Rohini Ph.I,II&III	7729/-	11592/-	19320/-	23185/-
3.	Dwarka	8538/-	12806/-	21344/-	25614/-

For Plots for the year 2011-12

(Rates in Rs. per sqm.)

Sr. No.	Zone	Janta (26 Sqm)	LIG (32 Sqm)	MIG (60 Sqm)
1.	Rohini Phase I, II & III	1404/-	18729/-	32776/-

Notes:

- In addition to the above rates, 10% extra will be charged for the corner plots and 10% extra will be charged for plots located on roads 24 M & above as ordered by competent authority. Orders of competent authority as given from time to time regarding allotment of alternative plots on specified road width may be strictly adhered to.
- The rates for Plots are inclusive of cost of internal development.
- For DDA Housing, the cost of internal development has to be added at the time of finalizing the costing of flats.
- Housing Accounts Wing will apply appropriate land rates as approved by competent authority from time to time for each category of houses.
- For all constructions in developed areas of South Delhi, 20% surcharge will be added on the cost of Dwarka flats as per Authority's Resolution No.105/96 in cases of SFS/HIG Flats.

(Pawan Kumar)

Director (Land Costing)

Copy to:

- OSD to VC
- OSD to FM
- Commissioner (LD)
- Commissioner (Housing)
- Chief Accounts Officer
- Financial Advisor (Housing)
- Director (RL)
- Director (Housing)
- Dy. CAO (LC)
- Dy. Director (Rohini)
- Dy. Director (System) with the request to display the same on DDA's Web Site for the convenience of the public.
- All Sr. AOs/AOs (C.S.)

121/c

**DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING
[PROJECTS BRANCH]**

No.F4 (34)/2009/AO (P)/DDA/51

Dated 17.2.10

CIRCULAR

Subject: Provisional Predetermined Rates for the years 2010-11 in respect of Narela and Rohini Ph. IV & V.

The Authority in its meeting held on 14.05.2010 approved the following predetermined rates of Narela and Rohini Phase IV&V for the year 2010-11. The same are being referred to the Ministry for notification which may take considerable time. In the meantime, the predetermined rates for the year 2010-11 may be followed as **provisional** pending approval and notification by the Ministry.

[Rates in Rs. Per Sqm]			
Sl No	Category of Land	Narela	Rohini Phase IV&V
1	2	3	4
1.	Land for CGHS	9396.00	10279.00
2.	Alternative plots	559.00	8148.00
3.	Rohini Plots		
	26 Sqm	-----	6435.00
	32 Sqm	-----	8148.00
	60 Sqm	-----	13287.00
4.	DDA Housing Schemes		
	EWS	132.00	3427.00
	LIG	698.00	5140.00
	MIG	830.00	8566.00
	SFS	9396.00	10279.00
5.	JJ Squatters.	Rs.68.90 lakh per acre	Rs.68.90 lakh per acre

Notes:

1. In addition to the above rates, 10% extra will be charged for the corner plots and 10% extra will be charged for plots located on roads as ordered by competent authority. Orders of competent authority as given from time to time regarding allotment of alternative plots on specified road width may be strictly adhered to.
2. The rates for Plots (SL No. 2 and 3 above) are inclusive of cost of internal development.
3. For DDA Housing (SL No. 4 above) the cost of internal development has to be added at the time of finalizing the costing of Plots.
4. For JJ (Resettlement) (SL No. 5 above), the cost of internal development has not been added as the internal development has to be carried out by Slum department of MCD.

[Pawan kumar]
Director [Land Costing]

Copy to:

OSD to VC
OSD to FM
Commissioner (LD/Planning/Housing)
Chief Accounts Officer/FA (Housing)
Director (RL, H.L. Housing)
Dy. Director (Rohini)
Dy. Director (LA)
DD (System)
All Sr. AOs/AOs Ho: F5(4)Circular/HAC/2009/

AAO-I

2. copy to Ad/HAC H.

AAO-I

are copy to me

DDA/HAC

6/8/11

Subject: 9-8-2010

9-8-10

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