

(TO BE PUBLISHED IN PART-IV OF THE DELHI GAZETTE EXTRAORDINARY)  
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI REVENUE  
DEPARTMENT, 5 SHAM NATH MARG, DELHI

No. F.1(152)/Regn.Br./Div.Com./HQ/2011/ 780

Dated 04/12/2012

NOTIFICATION

No. F.1(152)/Regn.Br./Div.Com./2011; In exercise of the powers conferred by section 27 and section 47A of the Indian Stamp Act, 1899 (2 of 1899) as in force in Delhi and in pursuance of the provisions of rule 4 of the Delhi Stamp (Prevention of Under-valuation of Instruments) Rules, 2007, read with the Ministry of Home Affairs, Government of India SO 1726(No.F.2/5/61-Judl-II) dated 22<sup>nd</sup> July, 1961 and Notification S.O. 2709(41/2/66-Delhi), dated 7<sup>th</sup> September, 1966, and in supersession of this Government's Notification No.F1(152)/Regn.Br./Div.Com./HQ/2011/919 Dated 15-11-2011 the Lt. Governor of the National Capital Territory of Delhi, hereby revises and notifies, the minimum rates (circle rates) for valuation of lands and immovable properties in Delhi for the purposes and intent of the said Act and the rules made thereunder, as specified in Annexure I to this notification.

The above rates shall be taken into consideration for registration of instruments relating to lands and immovable properties in Delhi by all the Registering Authorities under the provisions of the Indian Stamp Act, 1899(2 of 1899) at the time of registration of instruments under the provisions of the Registration Act, 1908(XVI of 1908), having jurisdiction on the transaction placed before them for registration, under the provisions of the Indian Stamp Act, 1899 (2 of 1899), as in force in Delhi.

These revised rates shall come into force with effect from 05.12.2012.

By order and in the name of the  
Lt. Governor of the National  
Capital Territory of Delhi,



(NILA MOHANAN)

Spl. Inspector General (Registration)-I

Copy to:-

1. The Pr. Secretary to L.G Delhi.
2. The Principal Secretary to the Chief Minister, Delhi.
3. The Pr. Secretary (GAD), Govt. of NCT of Delhi with one spare copy for its publication in Delhi Gazette Part-IV(extraordinary).
4. The Secretary, Govt. of India. Ministry of Home Affairs, North Block, New Delhi.
5. The Secretary to Finance Minister, Govt. of NCT of Delhi
6. The Secretary to Revenue Minister, Govt. of NCT of Delhi
7. OSD to Chief Secretary, Delhi
8. The Pr. Secretary(Finance), Govt. of NCT of Delhi, Delhi Secretariat, New Delhi
9. All Dy. Commissioners(Revenue), ADMs, SDMs, Sub-Registrars/DIOs
10. State Informatics Officer, NIC, Delhi Secretariat, Delhi
11. PS to Divisional Commissioner, Delhi.
12. System Analyst with the request to make necessary changes in DORIS programme and also upload the notification on the web site of Revenue Department, GNCT of Delhi.
13. Consultant (Revenue)
14. Guard file.



(NILA MOHANAN)

Spl. Inspector General (Registration)-I

ANNEXURE-I

Minimum Rates(Circle Rates) for valuation of Land and Properties for purposes of Registration under the Registration Act, 1908 in Delhi:-

1. Minimum Land Rates for Residential Use:-

Table- 1

Category of Locality	Minimum rate for valuation of land for residential use (in Rupees per square meter)
A	645000
B	204600
C	133200
D	106400
E	58400
F	47200
G	38500
H	19400

2. Minimum Land Rates for Commercial, Industrial and other uses:

2.1 The following multiplicative use factors shall be employed to the above minimum land rates for residential use while calculating the cost of land under different uses:-

Table- 1.1

Use*	Residential	Public purpose e.g. government schools, hospitals etc.	Public utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	1	1	2	2	3

\* Definitions are as in the Unit Area Property Tax System.

3. Minimum rates for cost of constructions:

3.1. The base unit rate of cost of construction will be:

Table 1.2

Category of the Locality	Minimum rate of construction for residential Use (in Rs. per sq. mtr.)	Minimum rate of construction for Commercial use (In Rs. Per sq. mtr.)
(1)	(2)	(3)
A	18300	21000
B	14500	16600
C	11600	13300
D	9300	10700
E	7300	9000
F	6850	7900
G	5800	6700
H	2900	3300

3.2. The following multiplicative factors shall be employed to the minimum cost of construction for taking into consideration age of structures:-

Year of Completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 on words
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3. The following multiplicative factors to the above minimum of cost of construction for different types of structures shall be considered only for colonies in 'G' and 'H' Categories: -

Structure Type	Pucca	Semi-pucca	Katcha
Multiplicative factor	1.0	0.75	0.5

4. Minimum rates for built-up flats upto four storeys:-

Table 1.3

Category of flat Depending on Plinth & Area (square meters)	Minimum Built up rate (In Rs. Per Sq.mtr.) for DDA Colonies/Co-operative and Group Housing Societies (in case of residential use)	Minimum Builtup rate (in Rs. per sq. mtrs) for DDA Colonies /Co-Operative & Group Housing Societies/flats by private builders (in case of commercial use)	Multiplicative factors for Private Colonies
up to 30 square meters	42000	48200	1.10
Above 30 and up to 50 square meters	45400	52100	1.15
Above 50 and up to 100 square meters.	55200	63300	1.20
Above 100 square meters.	63500	72800	1.25

A. For the flats having more than four storeys, a uniform rate per sq. metre of Rs. 73200/- will be taken as a minimum value of built up rate for residential purpose, whereas in case where the same is used for commercial purpose, a uniform rate per sq. metre of Rs. 84000/- will be taken as a minimum value of built up rate for commercial purpose. For multistoried flats by private builders, a multiplicative factor of 1.25 shall be employed.

B. Where part plinth area, say one floor, of an independent property other than a flat is sold, the relevant minimum land cost may be taken for the proportionate plinth area sold, and minimum cost of construction applied on plinth area sold.



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