

NOTIFICATION

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI

(Revenue Department)

***No. F. 2(12)/Fin. (E.I)/Part File/Vol. 1(ii)/3548, dt. 18.7.2007.**-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 the Delhi Stamp (Prevention of Under-valuation of Instruments) Rules, 2007, read with the Government of India, States Ministry's Notification No. 104-J dated the 24th August, 1950 and Ministry of Home Notification S.O. 1726 (No. F.215/61-Jud1. -II) dated the 22nd July, 1961, the Lt. Governor of the National Capital Territory of Delhi, hereby notifies, with immediate effect, the minimum rates (circle rates) for valuation of lands and immovable properties in Delhi for the purpose 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 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.

Since it is considered that these minimum rates should be brought into force at once, the Lt. Governor further directs that shall come into force without previous publication.

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

(VINAY KUMAR)
Joint Secretary (Revenue)

**MINIMUM RATES (CIRCLE RATES) FOR VALUATION LAND
AND PROPERTIES UNDER SECTION 27 AND SECTION 47A OF
THE INDIAN STAMP ACT, 1899 (2 Of 1899)**

1. Minimum Land Rates for Residential Use:

Category of the locality	Minimum rate for valuation of land for residential use
	Rs. Per sq. mtr.
A	43000
B	34100
C	27300
D	21800
E	18400
F	16100
G	13700
H	6900

2. Minimum Land Rates for Commercial, Industrial & Other Uses:

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:

Use*	Residential	Public Purpose e.g. Govt. Schools, Hospitals etc.	Public Utility e.g. Private Schools, Colleges, Hospital	Industrial	Commercial
Factor	1	1	2	2	3

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

3. Minimum Rates for Cost of Construction:

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

Category	Publisher Notes Unit Area Value (Rs. er sq. mtr.)	Minimum rate of construction for residential use
		Rs. per sq. mtr.
(1)	(2)	(3)
A	630	14,960

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(1)	(2)	(3)
B	500	11,870
C	400	9,500
D	320	7,600
E	270	6,410
F	236	5,600
G	200	4,750
H	100	2,370

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 onwards
Age Factor	0.5	0.6	0.7	0.8	0.9	1.0

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

Structure type	Pucca	Semi-pucca	Katch
Multiplicative Factor	1.0	0.75	0.5

4. Minimum Rates for Built-up Flats:

Category of flat depending on Plinth area (sq. mtrs.)	Minimum built up rate (Rs. per sq. mtr.) for DDA colonies/cooperative & Group Housing Societies	Multiplicative factors for Private colonies
Up to 30 sq. mtr.	Rs. 8,600/-	1.10
Above 30 and upto 50 sq. mtr.	Rs. 9,300/-	1.15
Above 50 and upto 100 sq. mtr.	Rs. 11,300/-	1.20
Above 100 sq. mtrs.	Rs. 13,000/-	1.25

4.1 For flats in buildings having more than four stories, a uniform rate per sq. mtr. Of Rs. 15,000 is will be taken as the minimum value of built up rate for DDA/ Cooperative/Group Housing Societies. For multistoried flats by private builders, a multiplicative factor of 1.2.5 shall be employed.

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

