

(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(281)/Regn.Br./HQ/Div.Com./09/ 45

Dated 4/2/2011

NOTIFICATION

No. F.1(281)/Regn.Br./HQ/Div.Com./09/- 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 Notification SO 1726(No.F.2/5/61-Judl-II) dated the 22nd July, 1961 and Notification S.O. 2709(No. 41/2/66-Delhi), dated the 7th September,1966, 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 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 land 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 rates shall come into force with effect from February 8, 2011.

By order and in the name of the

Lt. Governor of the National
Capital Territory of Delhi


(Rajesh Misra)

Special Inspector General (Registration)

No. F.1(281)/Regn.Br./HQ/Div.Com./09/ 45

Dated 4/2/2011

Copy to:-

1. The Pr. Secretary to L.G., Delhi.
2. the Secretary to the Chief Minister, Delhi.
3. The 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. OSD to Chief Secretary, Delhi
7. The Jt. Secretary(Finance), Govt. of NCT of Delhi, Delhi Secretariat, New Delhi
8. All Dy. Commissioners(Revenue), ADMs, SDMs, Sub-Regstrars/DIOs
9. State Informatics Officer, NIC, Delhi Secretariat, Delhi
10. PS to Divisional Commissioner, Delhi.
11. System Analyst with the request to make necessary changes in DORIS programme and also upload the notification on the web site of Revenue Department, G.N.C.T. of Delhi.
12. Guard file.


(Rajesh Misra)

Special Inspector General (Registration)

ANNEXURE-I

Minimum rates (Circle Rates) for valuation of land and properties for the purposes of registration under the Registration Act, 1908 in Delhi:-

1. Minimum land rates for residential use:-

Category of locality	Minimum rate for valuation of land for residential use (in Rs. Per sq. mtr.)
A	86000
B	68200
C	54600
D	43600
E	36800
F	32200
G	27400
H	13800

2. Minimum land rates for Commercial, Industrial and 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. 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 construction:-

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

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Category of the Locality	Minimum Rate of construction for Residential use (in Rs. Per Sq. Mtr)
(1)	(2)
A	14960
B	11870
C	9500
D	7600
E	6410
F	5600
G	4750
H	2370

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 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:-

Category of flat depending on Plinth and Area (sq. mtrs.)	Minimum Built up rate (in Rs. Per Sq. mtr.) for DDA Colonies/Co-Operative and Group Housing Societies	Multiplicative factors for Private Colonies
Up to 30 sq. mtr.	Rs.17,200/-	1.10
Above 30 And upto 50 sq.mtr.	Rs.18,600/-	1.15
Above 50 and Upto 100 Sq. mtr.	Rs.22,600/-	1.20
Above 100 sq. mtrs.	Rs. 26,000/-	1.25

4.1 For flats in buildings having more than four stories, a uniform rate per sq. mtr. of Rs.30,000/- 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 1.25 shall be employed.

4.2 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 the plinth area sold.


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