

(TO BE PUBLISHED IN PART-IV OF THE DELHI GAZETTED EXTRAORDINARY DATED / /2021)
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
REVENUE DEPARTMENT, 5 SHAM NATH MARG, DELHI.

Dated: 26/02/2021


NOTIFICATION

No.F.1(2854)/Regn.Br./Div.Comm./HQ/2020/5453:- In exercise of power conferred by rule 4 of the Delhi Stamp (Prevention of Under-Valuation of Instruments) Rules, 2007 read with the Ministry of Home Affairs, Government of India SO1736(No. 2/5/61-JudI-II) dated the 22nd July, 1961 and Notification S.O. 2709 (41/2/66-Delhi), dated the 7th September 1966 and in supersession of this Government's Notification No. F.1(953)/Regn. Br./Div.Com/HQ/2014/5943 dated the 22nd September, 2014, the Lt. Governor of the National Capital Territory of Delhi hereby notifies the relaxation in the minimum rates (Circle rates) for valuation of lands and immovable properties in Delhi for the purposes of the said Act and Rules made there under, as specified in Annexure-I annexed to this notification and since it is considered that these minimum rates should be brought into force at once, the Lt. Governor further directs that they shall come into force without previous publication.

The above rates, inter alia, 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) and the Indian Registration Act 1908 (XVI of 1908) as in force in Delhi at the time of registration of instruments.

These revised rates shall come into force with immediate effect till 30/09/2021.

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


(SANJEEV KHIRWAR)

Principal Secretary cum-Divisional Commissioner (Revenue)

Dated: 26/02/2021

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of Stamp duty under Indian Stamp Act, as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi:-

TABLE 1

MINIMUM LAND RATE FOR RESIDENTIAL USE		
Category of the locality	Present minimum rates for valuation of land for residential use (in Rs. Per Sq.Mtr.)	Effective Circle Rates for valuation of land for residential use (in Rs. Per Sq.Mtr.)
A	774000	619200
B	245520	196416
C	159840	127872
D	127680	102144
E	70080	56064
F	56640	45312
G	46200	36960
H	23280	18624

TABLE 2

MINIMUM RATES FOR COST OF CONSTRUCTION FOR RESIDENTIAL USE		
Category of the locality	Present minimum rates of construction for residential use (in Rs. Per Sq.Mtr.)	Effective Circle Rates for valuation of land for residential use (in Rs. Per Sq.Mtr.)
A	21960	17568
B	17400	13920
C	13920	11136
D	11160	8928
E	9360	7488
F	8220	6576
G	6960	5568
H	3480	2784

TABLE 3

MINIMUM RATES FOR COST OF CONSTRUCTION FOR COMMERCIAL USE		
Category of the locality	Present minimum rates of construction for commercial use (in Rs. Per Sq.Mtr.)	Effective Circle Rates for valuation of land for residential use (in Rs. Per Sq.Mtr.)
A	25200	20160
B	19920	15936
C	15960	12768
D	12840	10272
E	10800	8640
F	9480	7584
G	8040	6432
H	3960	3168

TABLE 4

MINIMUM RATES OF BUILT-UP FLATS UPTO FOUR STOREY				
Category of flats depending on plinth area (sq.mtr.)	Present minimum built-up rate (in rupees per sq. mtr.) for DDA colonies and Group Housing Society (in case of residential use)	Proposed minimum built-up rate (in rupees per sq. mtr.) for DDA colonies and Group Housing Society (in case of residential use)	Present minimum built-up rate (in rupees per sq. mtr.) for DDA colonies / Cooperative Housing Societies / flats by private builders (in case of commercial use)	Proposed minimum built-up rate (in rupees per sq. mtr.) for DDA COLONIES / Cooperative Housing Societies / flats by private builders (in case of commercial use)
Upto 30 sq. mtr.	50400	40320	57840	46272
Above 30 and upto 50 sq. mtr.	54480	43584	62520	50016
Above 50 and upto 100 sq. mtr.	66240	52992	75960	60768
Above 100 sq. mtr.	76200	60960	87360	69888

TABLE 5

MINIMUM RATES OF BUILT-UP FLATS HAVING MORE THAN FOUR STOREYS		
Category of Property	Present minimum built-up rate (in rupees per sq. mtr.)	Effective minimum built-up rate (in rupees per sq. mtr.)
Residential	87,840/-	70,272/-
Commercial	1,00,800/-	80,640/-

- The Multiplying factors applicable to the various categories as notified by the notification No. F.1/953/Regn.Br./Div.Comm./HQ/R/2014/5943 dated 22/09/2014 shall continue to apply even after 20% envisaged reduction in the Circle Rates.

Note- 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.


(SANJEEV KHIRWAR)


Principal Secretary cum-Divisional Commissioner (Revenue)

No.F.1(2854)/Regn.Br./Div.Comm./HQ/2020/5453

Dated:-26/02/2021

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 program and also upload the notification on the web site of Revenue Department, GNCT of Delhi.
13. Consultant (Revenue).
14. Guard file.


(SANJEEV KHIRWAR)

Principal Secretary cum-Commissioner (Revenue)