

**(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(953)/Regn. Br./Div.Com./HQ/2014/5943

Dated 22/09/2014

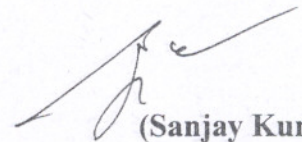
NOTIFICATION

No.F.1(953)/Regn. Br./Div.Com./HQ/2014:- In exercise of power conferred by sections 27 and 47A of the Indian Stamp Act, 1899 (2 of 1899) as in force in Delhi and in pursuance of the provision of rule 4 of the Delhi Stamp (Prevention of Under-valuation of Instruments) Rules, 2008, read with the Ministry of Home Affairs, Government of India SO1736(No.F.2/5/61-Judl-II) dated the 22nd July, 1961 and Notification S.O. 2709 (41/2/66-1-Judl-II) dated Delhi), dated the 7th September, 1966 and in supersession of this Government's Notification No.F.1(152)/Regn. Br./Div.Com./ HQ/ 2011/780 dated the 4th December, 2012, 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 annexed to this notification.

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 effect from 23.09.2014.

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


**(Sanjay Kumar)
IAS**

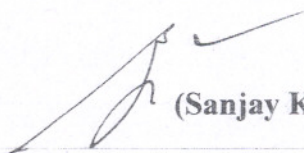
Spl. Inspector General (Registration)

No.F.1 (953)/Regn.Br./Div.Com./HQ/2014

Dated:

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.


(Sanjay Kumar)
IAS

Spl. Inspector General (Registration)-I

ANNEXURE-1

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:-

1. Minimum land rate for Residential Use:-

Table-1.

Category of the locality	Minimum rates for valuation of land for residential use (in Rs. Per Sq. mtr.)
A	774000
B	245520
C	159840
D	127680
E	70080
F	56640
G	46200
H	23280

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

The following multiplying factors shall be employed to the above minimum land rates of residential use, to arrive at the cost of land under other following uses:-

Table-1.1

Use*	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

*Definition are as per unit area property tax system

3. Minimum rates for cost of construction:-

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

Table-1.2

Category of the locality	Minimum rates of construction for residential use (in Rs. Per Sq. mtr.)	Minimum rates of construction for Commercial use (in Rs. Per Sq. mtr.)
A	21960	25200
B	17400	19920
C	13920	15960
D	11160	12840
E	9360	10800
F	8220	9480
G	6960	8040
H	3480	3960

3.2 In order to take into account the age of structures, the following multiplying factor shall be employed to the minimum cost of construction mentioned above:-

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 To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in G and H category:

Structure Type	Pucca	Semi-Pucca	Katcha
Multiplicative	1.0	0.75	0.5

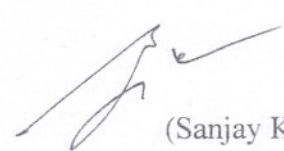
4. Minimum rates of built-up flats upto four storey:-

Table 1.3

Category of flats depending on plinth area (sq. Meters.)	Minimum built-up rate (in rupees per sq meters) for DDA colonies and group housing society (in case of residential use)	Minimum built-up rate (in rupees per sq meters) for DDA colonies/co-operative housing societies/ flats by private builder (in case of commercial use)	Multiplying factors for private colonies
Up to 30 sq meters	50400	57840	1.10
Above 30 and upto 50 sq meter	54480	62520	1.15
Above 50 and upto 100 sq meter	66240	75960	1.20
Above 100 sq meter	76200	87360	1.25

4.1 For the flats having more than four storeys, a uniform rate per sq. metre of Rs. 87840/- 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. 100800/- will be taken as a minimum value of built up rate for commercial purpose. For multistories flats by flats by private builders, a multiplicative factor of 1.25 shall be employed.

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.


(Sanjay Kumar)
IAS

Spl. Inspector General (Registration)-I