

DELHI DEVELOPMENT AUTHORITY

OFFICE OF THE COMMISSIONER(P)/HOUSING

No.F.21(2125)2018/HAC/DDA/ 0.3

Dated: 3.1.19

Subject:- STANDARD COSTING.

The Authority in its meeting held on 14/12/2018 vide Item No. 66/2018 has approved that the Plinth Area Rates (PAR) of Construction for the period from 01/04/2018 to 31/03/2019 may be maintained at the same level as were approved by the Authority for the period from 01/10/2017 to 31/03/2018, which are as under:-

Flats with lift	Rs. 39,600/- per sqm. for H.I.G. flats Rs. 36,300/- per sqm. for M.I.G. flats
Flats without lift	Rs. 21,000/- per sqm. for Janta/EWS/ one room Tenements: Rs. 25,900/- per sqm. for LIG / One Bed Room / (EHS) Type-A Rs. 27,300/- per sqm. for LIG / One bed room flats constructed on turnkey basis in a mega project. Rs. 28,500/- per sqm. for MIG / Two bed rooms / EHS Type-B Rs. 29,100/- per sqm. for MIG / Two bed room flats constructed on Turnkey basis in a mega project. Rs. 32,400/- per sqm. for HIG/ SFS / Three bed rooms flat.

2. The following notes have also been approved by the Authority as part of the Agenda:

- i) In addition to approved rates, other usual charges such as one time maintenance (both civil and electrical) will be charged extra. However, depreciation at the rate of 1.25% p.a. on current cost from the year of construction subject to maximum of 25% shall be allowed on old inventory flats (older than one year) as already approved by the Authority vide Item No. 104/2014 dated 11th July, 2014.

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Plinth Area Rates (PAR) & Land Factors of the flats launched prior to DDA Housing Scheme 2019

Particulars	Category	PAR per sq mt
Flats with Lift	HIG	Rs 39,600/-
	MIG	Rs 36,300/-
Flats without Lift	Janta/EWS/ ORT	Rs 21,000/-
	LIG / One Bed Room / (EHS)Type-A	Rs 25,900/-
	LIG / One bed room flats constructed on turnkey basis in a mega project.	Rs 27,300/-
	MIG / Two bed rooms / EHS Type-B	Rs 28,500/-
	MIG / Two bed room flats constructed on Turnkey basis in a mega project.	Rs 29,100/-
	HIG/ SFS / Three bed rooms flat.	Rs 32,400/-

- For old inventory of flats offered prior to 2019, the old Land factors already notified may be continued to be used. (Annexure A)

4. The following notes have also been approved by the Authority as part of the Agenda:

- i) A surcharge of 10% & 20 % on the construction cost (i.e. PAR + Grid charges + Departmental charges + Interest during Construction) and land cost for all MIG/ 2-bedroom flats & HIG flats respectively being offered at Dwarka will now be levied w.e.f. houses whose costing is being finalized for DDA Housing Scheme 2021 and onwards.
- ii) The surcharge may be charged @ 10% instead of 20% on the construction cost and land cost for the HIG flats at Jasola offered in DDA Housing Scheme 2021.
- iii) MIG flats at A-9, Narela, LIG/ One bedroom flats at Sector 34 & 35 Rohini, G-2 & G-8 Narela, Ramgarh Colony and Siraspur and Janta flats at Sector 4 Rohini Extn. have been surrendered by the allottees due to various reasons. Therefore, the cost of these flats may be continued to be maintained at the same level as was at the state of launch under DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017.

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- iii) LIG flats at Pocket A, B1, B2, C & D at Loknaya Puram may be disposed off at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. Rs. 23,546/- per sqm. which was calculated after taking into consideration depreciation @1.25% p.a. to the PAR w.e.f. 01.10.2017 to 31.03.2018. The cost of these flats will be continued to be maintained at the same level.
- iv) If any discrepancy is noticed in PAR, Vice-Chairman, DDA may be authorized to rectify the same.

Copy for kind information to: -

1. Vice Chairman, DDA.
2. FM/EM, DDA.
3. CVO, DDA.
4. Principal Commissioners, DDA.
5. All Chief Engineers, DDA.
6. Commissioner, LD/Housing/Planning/Commr.-cum-Secy./CLA/F.A. (H).
7. Director (H) - I & II/Director (System)/Dy. F.A. (H)-I&II.
8. Dy. Director (Meeting Cell).

(Nimisha Jha)

Financial Advisor (Housing)

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