

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE FINANCIAL ADVISOR (HOUSING)**

No. F.21(2125)2019/HAC/DDA/ 54

Date: 30.7.21

Subject: STANDARD COSTING.

The Authority in its meeting held on 13.07.2021, vide Item No. 65/2021, has approved the Plinth Area Rates (PAR) of Construction for the Financial Year 2020-21 and 2021-22, which are as under :-

1. Plinth Area Rates (PAR) and Land Factors for the flats launched under DDA Housing Scheme 2021:

S No	Scheme	Plinth Area Rates per sq mt	Land Factors
1	346 (Actual 348) MIG Houses including Internal development and Electrification at sector- 16-B, Pocket II, Dwarka, Phase II	Rs 41,823/-	0.50
2	Integrated complex of 273(276) multi-storied EWS housing with facility building behind DDA Project office at Manglapuri (Site No. IV)	Rs 43,768/-	0.50
3	352 Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector-19B, Dwarka Phase-II	Rs 38,223/-	0.60
4	215 Multistoried HIG flats at Pocket 9-B, Jasola	Rs 54631/-	0.50

2. Plinth Area Rates (PAR) (without the benefit of depreciation) and Land Factors for the flats launched under DDA Housing Scheme 2019:

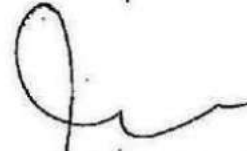
Area	Category of Flats	PAR	Land Factors
Sector G-7, G-8, Pocket 4 & 5, Narela	EWS flats	Rs 24,020/-	0.50
Sector G-7, G-8, Pocket 4 & 5, Narela	LIG flats	Rs 25,295/-	0.50
Sector A-1 to A-4, Pocket 1A, 1B & 1C Narela	EWS flats	Rs 31,782/-	0.25
Sector A-1 to A-4, Pocket 1A, 1B & 1C Narela	Cat II (MIG) flats	Rs 51,790/-	0.45
Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb:	4 Storied flats (all categories)	Rs 36,500/-	0.65
Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb:	8 Storied flats (all categories)	Rs 37,600/-	0.65
B-2, Vasant Kunj	Cat II (HIG)	Rs 32,400/-	0.85

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surcharge on total disposal cost of 10% & 20% on MIG/ HIG Dwarka respectively & 10% for Jasola HIG HS 2021 flats etc will be kept same as applied at the time of costing for the particular scheme.

- f) For the new projects, If the Actual Plinth Area Rates are more than the approved/notified rates, then the actual rates will be used.
- g) If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA is authorized to rectify the same.



(Lalit Wadhwa)
Financial Advisor (Housing)

Copy for kind information to:-

1. Vice Chairman, DDA.
2. FM/EM, DDA.
3. CVO, DDA. *6/7/23*
4. Principal Commissioners, DDA. *6/7/23*
5. All Chief Engineers, DDA. *6/7/23*
6. Commissioner, LD/Housing/Planning/Commr.-edn-Secy./Clk. *6/7/23*
Director (H)- I & II *Director (System)/Dy. F.A. (H)- I & II.*
7. Dy. Director (Meeting Cell).



Financial Advisor (Housing)

	Pocket 1A,1B &1C Narela		
5	4 Storied flats (all categories) at Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb	Rs 39,603/-	0.65
6	8 Storied flats (all categories) at Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb	Rs 40,796/-	0.65
7	Cat II (HIG) flats at B-2, Vasant Kunj	Rs 35,154/-	0.85

3. Plinth Area Rates (PAR) of the flats launched prior to DDA Housing Scheme 2019

Particulars	Category	PAR per sq mt
Flats with Lift	HIG	Rs 45,114/-
	MIG	Rs 41,355/-
Flats without Lift	Janta/ EWS/ ORT	Rs 23,924/-
	LIG / One Bed Room / (EHS)Type-A	Rs 29,507/-
	LIG / One bed room flats constructed on turnkey basis in a mega project.	Rs 31,102/-
	MIG / Two bed rooms / EHS Type-B	Rs 32,469/-
	MIG / Two bed room flats constructed on Turnkey basis in a mega project.	Rs 33,152/-
	HIG/ SFS / Three bed room flat	Rs 36912/-

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

- Land factors as already approved by the Authority for the flats of DDA HS 2019 & 2021 at the time of respective schemes will be continued to be used for these flats. For old inventory of flats offered prior to 2019, the old Land factors already notified may be continued to be used.
- The cost of 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. will be continued to be maintained at the same level as was at the launch of DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017.
- LIG flats at Pocket A, B1, B2, C & D at Loknayak Puram will be disposed off at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. PAR of Rs.23,546/- per sqmt.
- Since no increase is being proposed in the PAR of Narela flats of HS 2019, therefore no benefit of depreciation will be made available on these flats.
- All other parameters such as concessions of 40% on 6536 EWS flats at Pkt 1A, 1B and 1C at Sector A-1 to A-4 Narela & 10% on 960 EWS flats at Sector G-7/ G-8 Narela applied in DDA HS 2019 approved by the Authority vide Agenda Item No 57/2019 &