

DELHI DEVELOPMENT AUTHORITY
Housing Accounts Central
D-Block, First Floor, Vikas Sadan, INA, New Delhi

File No. HAC/F-21/007/2023/AO-HAC/160

Date: 05/07/2023

Subject: Plinth Area Rates (PAR) for the Construction cost of flats for the Year 2023-24 for Standard Costing of Flats

The Authority in its meeting held on 14.06.2023 approved the Plinth Area Rates (PAR) towards Construction cost of flats for the Year 2023-24 for Standard Costing of Flats vide Agenda Item No 17/2023. The minutes of which have been issued vide letter dated 22.06.2023. The approved rates are as follows:

1. Plinth Area Rates (PAR) & Land Factors of the flats launched for first time in DDA Housing Scheme 2021

S No	Scheme	Plinth Area Rates per sq mt	Land Factor
1	MIG Houses at sector 16-B, Pocket II, Dwarka, Phase II	Rs 45,378/-	0.50
2	Multi-storied EWS houses at Manglapuri	Rs 47,488/-	0.50
3	Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector-19B, Dwarka Phase-II	Rs 41,472/-	0.60
4	Multistoried MIG flats at Pocket 9-B, Jasola	Rs 59,275/-	0.50

2. Plinth Area Rates (PAR) & Land Factors of the flats launched for first time in DDA Housing Scheme 2019

S No	Scheme	Plinth Area Rates per sq mt	Land Factor
1	EWS flats at Sector G-7, G-8, Pocket 4 & 5, Narela	Rs 24,020/-	0.50
2	LIG flats at Sector G-7, G-8, Pocket 4 & 5, Narela	Rs 25,295/-	0.50
3	EWS flats at Sector A-1 to A-4, Pocket 1A, 1B & 1C Narela	Rs 31,782/-	0.25
4	Cat II (MIG) flats at Sector A-1 to A-4,	Rs 51,790/-	0.45

	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 &

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.

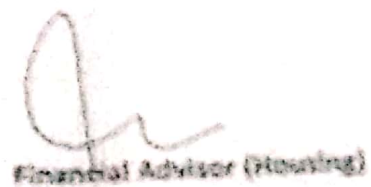
- f) For the new projects, if the Actual Plinth Area Rates are more than the approved/ notified rates, then the actual rates will be used.
- g) If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA is authorized to rectify the same.



(Lalit Wadhwa)
Financial Advisor (Housing)

Copy for kind information to:-

1. Vice Chairman, DDA
2. FM/EM, DDA
3. CVO, DDA
4. Principal Commissioners, DDA
5. All Chief Engineers, DDA
6. Commissioner, LD/Housing/Planning/Construction/Community Development
7. Director (H) - I & II
8. Director (Systems) / Dy. PA (H- I & II)
9. Dy. Director (Marketing Cell)



Financial Advisor (Housing)