

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

Date: 19/09/2024

File No. HAC/F-21/0003/2024/AO-HAC/232

Subject: Plinth Area Rates (PAR) for the Construction cost of flats for the Year 2024-25 for Standard Costing of Flats

The Authority in its meeting held on 06.08.2024 approved the Plinth Area Rates (PAR) towards Construction cost of flats for the Year 2024-25 for Standard Costing of Flats vide Agenda Item No 41/2024. The minutes of which have been issued vide letter dated 19.08.2024. The approved rates are as follows:

1) Plinth Area Rates (PAR) of the flats launched in DDA Diwali Special Housing Scheme 2023 (FCFS and E-Auction):

S. No	Project/ Location	Plinth Area Rate per sqmt	Land Factors
1	EWS flats at Sector -19 B, Phase-II, Dwarka	Rs. 37,242/-	0.44
2	HIG flats at Sector -19 B, Phase-II, Dwarka	Rs. 45,114/-	0.44
3	Super HIG flats at Sector -19 B, Phase-II, Dwarka	Rs. 45,114/-	0.44
4	Penthouses at Sector -19 B, Phase-II, Dwarka	Rs. 45,114/-	0.44
5	EWS flats at Pocket -5, Sector-14, Phase-II, Dwarka	Rs. 44,031/-	0.44
6	1BHK/LIG flats at Pocket -5, Sector-14, Phase-II, Dwarka	Rs. 48,983/-	0.44
7	2BHK/MIG flats at Pocket -5, Sector-14, Phase-II, Dwarka	Rs. 48,983/-	0.44
8	EWS flats at pocket-E, Lok Nayak Puram (Bakkarwala)	Rs. 38,751/-	0.44
9	2BHK/MIG flats at pocket-E, Lok Nayak Puram (Bakkarwala)	Rs. 42,013/-	0.44
10	EWS Flats at G-2, Narela, Pkt 1,4,6	Rs. 25,590/-	0.43
11	LIG/1BHK Flats at G-2, Narela, Pkt 1,4,6	Rs. 26,529/-	0.43

12	EWS Flats at G-2, Narela, Pkt 3,5	Rs. 25,590/-	0.44
13	LIG/1BHK Flats at G-2, Narela, Pkt 3,5	Rs. 26,529/-	0.44
14	EWS Flats at Pkt3, Sec A1-A4, Narela	Rs. 45,306/-	0.44
15	2BHK/MIG Flats at Pkt3, Sec A1-A4, Narela	Rs. 52,395/-	0.44
16	HIG Flats at Pkt3, Sec A1-A4, Narela	Rs. 55,807/-	0.44
17	EWS Flats at Pkt4, Sec A1-A4, Narela	Rs. 45,983/-	0.44
18	2BHK/MIG Flats at Pkt4, Sec A1-A4, Narela	Rs. 52,992/-	0.44
19	HIG Flats at Pkt4, Sec A1-A4, Narela	Rs. 52,939/-	0.44
20	EWS Flats at Pkt7, Sec A1-A4, Narela	Rs. 44,369/-	0.44
21	2BHK/MIG Flats at Pkt7, Sec A1-A4, Narela	Rs. 50,572/-	0.44
22	HIG Flats at Pkt7, Sec A1-A4, Narela	Rs. 50,993/-	0.44
23	EWS Flats at Pkt14, Sec A1-A4, Narela	Rs. 44,859/-	0.44
24	2BHK/MIG Flats at Pkt14, Sec A1-A4, Narela	Rs. 50,935/-	0.44
25	HIG Flats at Pkt14, Sec A1-A4, Narela	Rs. 51,472/-	0.44
26	EWS flats at Pkt 6, Sec G7, Narela	Rs. 31,875/-	0.44
27	1BHK/LIG flats at Pkt 6, Sec G7, Narela	Rs. 33,192/-	0.44
28	EWS flats at Pkt 7, Sec G7, Narela	Rs. 31,875/-	0.44
29	1BHK/LIG flats at Pkt 7, Sec G7, Narela	Rs. 33,192/-	0.44
30	EWS flats at Pkt 11, Sec G7, Narela	Rs. 31,707/-	0.44
31	1BHK/LIG flats at Pkt 11, Sec G7, Narela	Rs. 33,038/-	0.44

2) Plinth Area Rates (PAR) of the flats launched in DDA Housing Scheme 2021 & DDA Housing Scheme 2019

S. No	Project/ Location	Plinth Area Rate per sqm.	Land Factors
A. For flats offered under Housing Scheme 2021			
1	MIG Houses at sector 16-B, Pocket II, Dwarka, Phase II	Rs 45,378/-	0.50
2	Multi-storied EWS houses at Manglapuri	Rs47,488/-	0.50
3	Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector-19B, Dwarka Phase-II	Rs41,472/-	0.60
4	Multistoried HIG flats at Pocket 9-B, Jasola	Rs59,275/-	0.50
B. For flats offered under Housing Scheme 2019			

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, Pocket 1A, 1B & 1C Narela	Rs 51,790/-	0.45
5	4 Storied flats (all categories) at VasantKunj, Mehrauli, Mahipalpur road, Near Sultangarhi tomb	Rs 39,603/-	0.65
6	8 Storied flats (all categories) at VasantKunj, Mehrauli, Mahipalpur road, Near Sultangarhi tomb	Rs 40,796/-	0.65
7	Cat II (HIG) at B-2, VasantKunj	Rs 35,154/-	0.85

3) Plinth Area Rates (PAR) & Land Factors for the old inventory flats launched prior to DDA Housing Scheme 2019

Particulars	Category	PAR per sqmt
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 rooms flat.	Rs 36,912/-

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 Diwali Special Housing Scheme 2023, HS 2019 & 2021 at the time of respective schemes may 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.
- Since the depreciation @1.25% p.a. subject to maximum of 25% is applicable on the PAR of flats which are more than 01 year old from the date of validity of first time costing and the costing of flats offered under DDA Diwali Special Housing Scheme 2023 has validity till 31.03.2024, hence no benefit of depreciation on these flats shall apply till 31.03.2025.

- c) Since no increase made in the PAR of Narela flats of HS 2019, therefore no benefit of depreciation will be made available on these flats.
- d) 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 Sirasapur and Janta flats at Sector 4 Rohini Extn may be continued to be maintained at the same level as was at the launch of DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017.
- e) LIG flats at Pocket A, B1, B2, C & D at Loknayak Puram may be disposed of at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. PAR of Rs. **23,546/-** per sqmt.
- f) All other parameters such as concessions of 40% in construction cost of 6536 EWS flats at Pkt 1A, 1B and 1C at Sector A-1 to A-4 Narela & 10% in construction cost of 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 may be kept same as applied at the time of costing for the particular scheme.
- g) Surcharge on total disposal cost of 10% on MIG & 20% on HIG/ Super HIG /Penthouses Dwarka and surcharge of 10% for Jasola HIG HS 2021 flats etc may be kept same as applied at the time of costing for the particular scheme.
- h) For the new projects, if the Actual Plinth Area Rates are more than the approved/ notified rates, then the actual rates may be used.
- i) If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA may be authorized to rectify the same.


(Rakesh Kakkar)
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/Commr.
7. Director (H) - I & II/Director (System)/Dy. F.A. (H)- I & II.
8. Dy. Director (Meeting Cell).


Financial Advisor (Housing)