

# COMPENDIUM ON PLINTH AREA RATE

(Containing PAR issued upto March 2026)



DELHI DEVELOPMENT AUTHORITY

## INTRODUCTION

PAR i.e plinth area rate per square meter is used for working out the construction cost of flats offered by DDA through various housing schemes.

### Brief parameters used for deriving Plinth Area Rates as contained in this Compendium are as under:

In respect of new construction, the Plinth Area Rate (PAR) will be derived by dividing the total expenditure data provided by Engineering Wing on the scheme by gross plinth area including common area. The actual PAR so determined will be compared with notified PAR and the higher PAR will be used for determination of construction cost of flats. While finalising PAR, the Departmental charges loaded by the Engineering department on the total expenditure of the project will not be considered and it will be ensured that overheads (which are indirect costs of the project) have been levied on the actual expenditure of the project and no overheads have been levied on the overheads already charged on the expenditure of the project.

In respect of old inventory, the PAR will be updated on the basis of average of semi-annual CPWD building cost index of previous year. Such up-dation of PAR will be announced only once a year with the approval of Vice-Chairman, DDA.

(3)

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**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER(HOUSING)**

No: F.21(1671)2001/HAC/Pt-I/ 155,

Dated: 1st July 2010

CENTRALISED CIRCULAR NO: 6

Subject: STANDARD COSTING:

The Authority in its meeting held on 14-05-2010, vide Item No. 42/2010, has approved the revised Plinth Area Rates (PAR) of Cost of Construction, including maintenance, deficiency and rectification charges for demand letters to be issued w.e.f. 01-04-2010 till 30-09-2010, as under:-

Flats with lift

i) For upcoming schemes:

Rs.19,600/-per sqm. (\*inclusive of one time cost component for operation and maintenance charges for lifts and fire fighting equipment and the like for a period of five years).

ii) For Existing Schemes:

Rs.19,000/- per sqm.

Flats without lift

Rs. 9,300/-per sqm. for Janta/EWS/ one room Tenements.

Rs.11,800/- per sqm. for LIG/EHS - Type - A

Rs.12,500/-per sqm. for LIG flats construct on turnkey basis/mega project.

Rs.13,100/-per sqm. for MIG/EHS - Type-B

Rs.13,400/-per sqm. for MIG flats constructed on Turnkey basis/ mega project.

Rs.13,800/-per sqm. for HIG/ SFS flats.

Rs.900/-per sqm. Additional for underground Common Parking.


Contd....P/2....

(5)

P/2

Note:-

- i) For Flats with richer specifications additional PAR would be charged except the flats constructed on Turnkey basis/Mega Project with richer specifications separate higher rates for the same are already worked out.
- ii) If any distortion is noticed in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

  
( Asma Manzar )  
Commissioner(Housing)

Copy to:-

1. Vice Chairman,DDA for kind information.
2. FM/EM, DDA for kind information.
3. PC/PC-cum-Secy/CVO for kind information.
4. FA(H)/Commissioner(System)/CLA for kind information.
5. All Chief Engineers,DDA
6. Director(H)-I & II /Director(System)/Dy.F.A.(H)-I & II
7. Sr.A.O.(HAC)
8. P.S. to Commissioner(Housing)

PAR

1163-24 Out 12-50% for 20M

MIG	LIG	Janta
Rs./sq.m.	Rs./sq.m.	Rs./sq.m.
1575.88	1777	Incremential
217.24		

1308-22  
 165-16  
 2012.87  
 219.92

Int 12.60% for 20M

19.11.90

flat	2113.51	2145.87
c.y.	230.92	183.06
flat	2926.5	2435.25
c.y.	188.14	245.95
flat	2976.81	2868.63
c.y.	257.01	576.15
flat	2976.81	3078.88
c.y.	257.01	300.84

Int 17% for 20M

Sept.93	flat	3494.9	3668.3	3642.87	4121
	c.y.	247.5	475.35	360.77	

Int 17% for 18 months

March, 94	flat	3188.72	3178.19	3011.09	3652.92
	c.y.	603.28	410.25	360.77	

1995		3333.97	EHS "A"	EHS "B"
		323.91		

Int. - 15% for 18 months

14.96	flat	3828.45	3627.15	4252.85	3367.1
	c.y.	494.2	434.6		

Kondli gharoli  
 EHS "A" EHS "B"

flat	5688.52	5589.4
c.y.	212.56	571.15

Oct-96 15.6.98	flat	4043.13	4110.45	3902.45	4954.08	3707.91
	c.y.	744.78	432.51	467.59		

Kondli gharoli

6

LC/PROJ/0001/2026/F2/MM-O/o-DY.CAO(PROJECT)

1001260/2026/HAC

OFFICE OF THE COMMISSIONER (HOUSING)

No.F.21(1671)2001/HAC/Pt.I/26

Dated: 1-3-11

Subject: STANDARD COSTING;

The Authority in its meeting held on 21.01.2011, vide item No. 14/2011, has approved the revised Plinth Area Rates (PAR) of Cost of Construction, including maintenance, deficiency and rectification charges for demand letters to be issued w.e.f. 1.10.2010 till 31.03.2011, as under :-

Flats with lifts

i) Rs.20,000/- per sq.mt.

ii) Rs.20,600/- per sqm. (\*inclusive of onetime cost component for operation and maintenance charges for lifts and firefighting equipment and the like for a period of five years from the initial date of allotment).

Flats without lift

Rs.10,700/-per sqm. for Janta/EWS/ one room Tenements.

Rs.13,600/- per sqm. for LIG/One Bed Room (MS)- Type - A

Rs.14,400/-per sqm. for LIG flats constructed on turnkey basis/mega project.

Rs.14,500/-per sqm. for MIG/EHS - Type-B

Rs.14,800/-per sqm. for MIG flats constructed on Turnkey basis/ mega project.

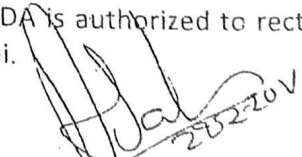
Rs.15,200/-per sqm. for HIG/ SFS flats.

Rs.1000/-per sqm. Additional for underground Common Parking.

NOTE:-

(i) In addition, for the new Housing schemes, one time maintenance cost would be charged as per orders No.F.21(1953)2010/HAC/270, dated 26.11.10.

(ii) If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.



( Asma Manzar )

Commissioner (Housing)

Copy to :-

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3. PC/ CVO for kind information
4. PA(H)/Commissioner (System)/Commr.-cum-Secy./CLA for kind information
5. All Chief Engineers, DDA
6. Director (H)-I & II/Director (System)/Dy.F.A.(H)-I & II

(1) (63) (8)

**DELHI DEVELOPMENT AUTHORITY**  
**OFFICE OF THE COMMISSIONER (HOUSING)**

No.F.21(1671)2001/HAC/Pt.II/151

Dated: 11-8-11

**Subject: STANDARD COSTING :**

The Authority in its meeting held on 28.7.2011, vide item No.61/11, has approved the following Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters to be issued w.e.f. 1.04.2011 till 30.09.2011, as under :-

Flats with lifts	<p>i) Rs.20,000/- per sq.mt.</p> <p>ii) Rs.20,600/- per sqm. (*inclusive of onetime cost component for operation and maintenance charges for lifts and firefighting equipment and the like for a period of five years from the initial date of allotment).</p>
Flats without lift	<p>Rs.10,700/-per sqm. for Janta/EWS/ one room Tenements.</p> <p>Rs.13,600/- per sqm. for LIG/One Bed Room (MS)- Type - A</p> <p>Rs.14,400/-per sqm. for LIG flats constructed on turnkey basis/mega project.</p> <p>Rs.14,500/-per sqm. for MIG/EHS - Type-B</p> <p>Rs.14,800/-per sqm. for MIG flats constructed on Turnkey basis/ mega project.</p> <p>Rs.15,200/-per sqm. for HIG/ SFS flats.</p> <p>Rs.1000/-per sqm. Additional for underground Common Parking.</p>

These rates are not applicable on following schemes as no costing proposals have been received:-

- (a) Furnished/Multistoried flats at D-6, Vasant Kunj and
- (b) Multistoried flats at 18-B, Dwarka

**NOTE:-**

- (i) In addition, for the new Housing schemes, one time maintenance cost would be charged as per orders No.F.21(1953)2010/HAC/270, dated 26.11.10.
- (ii) If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

(Asma Manzar)  
Commissioner (Housing)

**Copy to :-**

1. Vice Chairman, DDA for kind information
2. FM/EM, DDA for kind information
3. PC/ CVO for kind information
4. ~~FAI/Commissioner (System)/Commr.-cum-Secy./CLA~~ for kind information
5. ~~All Chief Engineers, DDA~~
6. Director (H)-I & II/Director (System)/Dy.F.A. (H)-I & II
7. Sr.A.O. (HAC)
8. Dy, Director (Meeting Cell)
9. P.S. to Commissioner (Housing)

*Director*

*All A.O.s I side  
a copy to me  
&  
18/8/11.*

No.F.21(1671)2001/HAC/Pt.I/

264

1-12-11

Subject: **STANDARD COSTING**

The Authority in its meeting held on 15.11.2011 vide item No. 94/11, has approved the following Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges for demand letters to be issued w.e.f. 1.10.2011 till 31.03.2012, as under :-

Flats with lifts

i) Rs.20,000/- per sq.mt.

ii) Rs.20,600/- per sqm. (inclusive of onetime cost component for operation and maintenance charges for lifts and firefighting equipment and the like for a period of five years from the initial date of allotment).

Flats without lift

Rs.10,700/-per sqm. for L.Ita/EWS/one room Tenements.

Rs.13,600/- per sqm. for L.Ita One Bed Room - Type - A

Rs.14,400/-per sqm. for One Bed Room/ LIG flats constructed on turnkey basis/ mega project.

Rs.14,500/-per sqm. for Two Bed Room/MIG/EHS Type-B

Rs.14,800/-per sqm. for Two Bed Room/MIG flats constructed on turnkey basis/ mega project.

Rs.15,200/-per sqm. for Three Bed Room/HIG/ SFS flats.

Rs.1000/-per sqm. Additional for underground Common Parking.

These rates are not applicable on furnished/multistoried flats at D-6, Vasant Kunj

**NOTE:-**

(i) In addition, for the new Housing schemes, 'one time maintenance cost' would be charged as per orders No.F.21(1953)2010/HAC/270, dated 26.11.10.

(ii) If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

(Signature)  
25/11/2011  
(Assistant Commissioner)  
Commissioner (Housing)

Copy to :-

1. Vice Chairman, DDA for kind information
2. FM/EM, DDA for kind information
3. PC/ CVO for kind information
4. FA(H)/Commissioner(System)/Commr.-cum-Secy/CLA for kind information
5. All Chief Engineers, DDA
6. Director (H)-I & II/Director (System)/Dy.F.A.(H)-I & II
7. Sr.A.O. (HAC)
8. Dy.Director (Meeting, Cell)
9. P.S. to Commissioner (Housing)

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER (HOUSING)

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No F.21(16/1)2001/HAC/PLI/123

Dated: 13-6-12

Subject: STANDARD COSTING;

The Authority in its meeting held on 15.05.2012, vide item No.35/12, has approved the following Plinth Area Rate (PAR) of cost of construction, including deficiency charges, rectification charges etc. for demand letters to be issued w.e.f. 1<sup>st</sup> April, 2012 till 30<sup>th</sup> September, 2012, as under:-

Flats with lift	Rs. 23,260/- per sqm. for H.I.G. flats
Flats without lift	Rs. 11,800/- per sqm. for Janta/EWS/one room flats upto
	Rs. 15,000/- per sqm. for LIG/One Bed Room (MIG) types.
	Rs. 15,800/- per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.
	Rs. 16,700/- per sqm. for MIG/Two bed room/ EHS Type-B
	Rs. 17,000/- per sqm. for MIG/Two bed room flats constructed on Turnkey basis/ mega project.
	Rs. 19,000/- per sqm. for HIG / SFS/Three bed room flats.
	Rs. 1000/- per sqm. additional for underground car park facilities.

These rates are not applicable to furnished/multistoried flats at D-6, Vasant Kunj

**NOTE:-**

- (i) In addition, for the new Housing schemes, 'one time maintenance cost' would be charged as per orders No.F.21(1953)2010/IIAC/270, dated 26.11.10.
- (ii) If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

(Asma Manzar)  
Commissioner (Housing)

**Copy to:**

1. Vice Chairman, DDA for kind information
2. GM/DM, DDA for kind information
3. PC/ CVO for kind information
4. P.S. to Commissioner (Housing)
5. All Chief Engineers, DDA
6. Commissioner (System)/Comm. cum Secy. (CLA/FA(H)) for kind information
7. Director (H)-I & II/Director (System)/Dy. C.A.(H)-I & II
8. Dy. Director (Meeting Cell)

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER (HOUSING)

No.F.21(1671)2001/HAC/Pl.I/196

Dated:  
29.10.12

Subject: STANDARD COSTING ;

The Authority in its meeting held on 5.10.2012, vide item No.68/12, has approved the following Plinth Area Rate (PAR) of cost of construction, including deficiency charges, rectification charges etc. for demand letters to be issued w.e.f. 1<sup>st</sup> October, 2012 till 31<sup>st</sup> March, 2013 as under :-

Flats with lift Rs. 25,590/- per sqm. for H.I.G. flats  
Flats without lift Rs. 12,980/- per sqm. for Janta/EWS/  
one room Tenements.

Rs. 16,500/- per sqm. for LIG/One Bed Room (MS) Type-A

Rs. 17,380/- per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.

Rs. 18,370/- per sqm. for MIG/Two bed room/ EHS Type-B

Rs. 18,700/- per sqm. for MIG/Two bed. room flats constructed on Turnkey basis/ mega project.

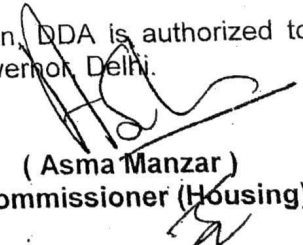
Rs. 20,900/- per sqm. for HIG / SFS/Three bed room flats.

These rates are not applicable to furnished/multistoried flats at D-6, Vasant Kunj

**NOTE:-**

(i) In addition, for the new Housing schemes, 'one time maintenance cost' would be charged as per order No.F.21(1953)2010/HAC/270, dated 26.11.10.

(ii) If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

  
( Asma Manzar )  
Commissioner (Housing)

Copy to:-

1. Vice Chairman, DDA for kind information
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3. PC/ CVO for kind information
4. P.S. to Commissioner (Housing)
5. All Chief Engineers, DDA
6. Commissioner (System)/Commr.-cum-Secy./CLA /FA(H) for kind information
7. Director (H)-I & II/Director (System)/Dy. F.A.(H)-I & II
8. Dy. Director (Meeting Cell)

12

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER (HOUSING)

No.F:21(1671)2001/HAC/Pt.I/ 138

Dated: 21.8.13

Subject: STANDARD COSTING :

The Authority in its meeting held on 26.7.2013, vide item No.95/13, has approved the following Plinth Area Rate (PAR) of cost of construction, including deficiency charges, rectification charges etc. for demand letters to be issued w.e.f. 1<sup>st</sup> April, 2013 till 30<sup>th</sup> September, 2013 as under :-

- Flats with lift Rs. 28,200/- per sqm. for H.I.G. flats
- Flats without lift
  - Rs.14,300/- per sqm. for Janta/EWS/ one room Tenements.
  - Rs.18,200/- per sqm. for LIG/One Bed Room (MS)Type-A.
  - Rs.19,200/-per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.
  - Rs.20,300/-per sqm. for MIG/Two bed room/ EHS Type-B
  - Rs.20,600/-per sqm. for MIG/Two bed room flats constructed on Turnkey basis/ mega project.
  - Rs.23,000/-per sqm. for HIG/ SFS/Three bed room flats.

These rates are not applicable to furnished/multistoried flats at D-6, Vasant Kunj i.e. for 805 One Bed Room flats and 1904 Flats of Mega Housing Scheme allotted under DDA Housing Scheme-2010.

B. For newly constructed E.W.S.flats, if any forwarded by Engineering Wing and allotted by Housing Management Wing during the period 01<sup>st</sup> April, 2013 to 30<sup>th</sup> September, 2013, the P.A.R. for that scheme will be with reference to the actual costing received for that scheme.

NOTE:-

- (i) In addition, for the new Housing schemes, 'one time maintenance cost' would be charged as per Order No.F.21(1953)2010/HAC/270, dated 26.11.10.
- (ii) If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor Delhi.

(Asma Manzar)  
Commissioner (Housing)

Copy to:-

1. Vice Chairman, DDA for kind information
2. FM/EM, DDA for kind information
3. PC/ CVO for kind information
4. P.S. to Commissioner (Housing)
5. All Chief Engineers, DDA
6. Commissioner (System)/Commr. cum Secy./GLA/FA(H) for kind information
7. Director (H&I)/Director (System)/Dy. F.A. (H&I)
8. Dy. Director (Meeting Cell)

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DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER (HOUSING)

No.F.21(1671)2001/HAC/PL.IV/24

Dated: 12.03.2014

Subject: STANDARD COSTING;

The Authority in its meeting held on 24.2.2014, vide item No.48/2014, has approved the following Plinth Area Rate (PAR) of cost of construction, including deficiency charges, rectification charges etc. for demand letters to be issued w.e.f. 1<sup>st</sup> October, 2013 till 31<sup>st</sup> March, 2014 as under :-

Flats with lift	Rs. 29,600/- per sqm. for H.I.G. flats
Flats without lift	Rs.15,700/- per sqm. for Janta/EWS/ one room Tenements.
	Rs.19,100/- per sqm. for LIG/One Bed Room (MS)Type-A.
	Rs.20,200/-per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.
	Rs.21,300/-per sqm. for MIG/Two bed room/ EHS Type-B
	Rs.21,600/-per sqm. for MIG/Two bed room flats constructed on Turnkey basis/ mega project.
	Rs.24,200/-per sqm. for HIG/ SFS/Three bed room flats.

These rates are not applicable to furnished/multistoried flats at D-6, Vasant Kunj i.e. for 805 One Bed Room flats and 1904 Flats of Mega Housing Scheme.

In addition, for the new Housing schemes, 'one time maintenance cost' would be charged as per Order No.F.21(1953)2010/HAC/270, dated 26.11.10.

For newly constructed E.W.S.flats, if any forwarded by Engineering Wing and allotted by Housing Management Wing in future, the P.A.R. for that scheme will be with reference to the actual costing received for that scheme.

**NOTE:-**

(ii) If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi

( Asma Manzar )  
Commissioner (Housing)

**Copy to:-**

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2. FM/EM, DDA for kind information
3. PC/ CVO for kind information
4. P.S. to Commissioner (Housing)
5. All Chief Engineers, DDA

Copy to: P.A./U for kind information

**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER (HOUSING)**

No.F.21(1671)2001/HAC/Pt.1/18

Dated: 12.08.14

Subject: **STANDARD COSTING :**

The Authority in its meeting held on 11<sup>th</sup> July, 2014, vide item No.104/2014, has approved the following Plinth Area Rate (PAR) of cost of construction, including deficiency charges, rectification charges etc., for demand letters to be issued w.e.f. 1<sup>st</sup> April, 2014 to 30<sup>th</sup> September, 2014 as under :-

Flats with lift	₹ 31,100/-per sqm. for H.I.G. flats
Flats without lift	₹17,300/- per sqm. for Janta/EWS/ one room Tenements.
	₹ 20,100/- per sqm. for LIG/One Bed Room (MS)Type-A
	₹ 21,200/-per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.
	₹ 22,400/-per sqm. for MIG/Two bed room/ EHS Type-B
	₹ 22,700/-per sqm. for MIG/Two bed room flats constructed on Turnkey basis/ mega project.
	₹ 25,400/-per sqm. for HIG/ SFS/Three bed room flats.

These rates are not applicable to furnished/multistoried flats at D-6, Vasant Kunj, i.e., for 805 One Bed Room flats and 1904 flats of Mega Housing Scheme.

In addition, for the new Housing schemes, 'one time maintenance cost' would be charged as per Order No.F.21(1953)2010/HAC/270, dated 26.11.10.

For newly constructed E.W.S. flats, if any, forwarded by Engineering Wing and allotted by Housing Management Wing in future, the P.A.R. for that scheme will be with reference to the actual costing received for that scheme.

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From pre-page:-

Benefit of depreciation at the rate of 1.25% per annum on current cost from the year of construction subject to maximum of 25% may be given to allottees to whom flats from old stocks would be allotted. Date of completion of flats will be computed from the date of validity of first time costing against respective flats. However, flats less than one year old will not be considered for the purpose of benefit of depreciation. Further, for purpose of working out total disposal cost of flat, other parameters like interest for the construction period, administrative charges, etc., would be applied on construction cost arrived at after providing for depreciation, if any.

**NOTE:-**

If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

  
(B.SARKAR)  
Commissioner (Housing)

Copy to:-

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2. FM/EM, DDA for kind information
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4. Principal Commissioner, DDA
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6. Commissioners, LD/ Housing/ Planning /Commissioner-cum-Secretary/CLA/ FA(H)
7. Director (H)-I & II/Director (System)/Dy. F.A.(H)-I & II
8. Dy. Director (Meeting Cell)

**DELHI DEVELOPMENT AUTHORITY**  
**OFFICE OF THE COMMISSIONER (HOUSING)**

No. F-21/157/2014/HAC/PL/110

Dated 29-12-14

Subject: STANDARD COSTING :

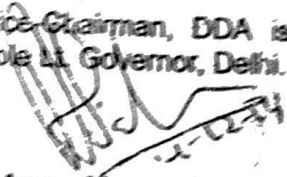
The Authority in its meeting held on 7<sup>th</sup> November, 2014, vide item No. 155/21/4, has approved the following Pirth Area Rate (PAR) of cost of construction, including deficiency charges, rectification charges etc., for demand letters to be issued w.e.f. 1<sup>st</sup> October, 2014 to 31<sup>st</sup> March, 2015 as under :-

Flats with lift	₹ 32,700/-per sqm. for H.I.G. flats
	₹ 36,000/-per sqm. for M.I.G. flats
Flats without lift	₹17,300/- per sqm. for Janta/EWS/ One Room Tenements.
	₹21,300/- per sqm. for LIG/One Bed Room (MS)Type-A
	₹22,500/-per sqm. for LIG/One Bed Room flats constructed on turnkey basis/mega project.
	₹23,500/-per sqm. for MIG/Two Bed Room / EHS Type-B
	₹24,000/-per sqm. for MIG/Two Bed Room flats constructed on Turnkey basis/ mega project.
	₹ 28,700/-per sqm. for HIG/ SFS/Three Bed Room flats.

In addition to rates mentioned above, other usual charges, like one time maintenance, depreciation, etc., will be charged extra, as approved by the Authority from time to time.

However, for newly constructed flats at Sector-4 (Extn.), Rohini, Village Siraspur, Narela and Pocket-1, Sector A-9, Narela, disposal cost of these flats will be calculated by considering actual P.A.R. for that Scheme.

**NOTE:-** If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

  
( Asma Manzar )  
Commissioner (Housing/LA)

Copy to:-

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

(17)

**DELHI DEVELOPMENT AUTHORITY**  
**OFFICE OF THE PRINCIPAL COMMISSIONER, (HOUSING)**

No.F.21(1671)2001/HAC/PL.II/154

Dated: 29.09.15

Subject: STANDARD COSTING :

The Authority in its meeting held on 16.06.2015, vide item No.76/2015, has approved the following Plinth Area Rate (FAR) of cost of construction, including maintenance, deficiency and rectification charges etc. for demand letters to be issued w.e.f. 1<sup>st</sup> April, 2015 till 30<sup>th</sup> September, 2015 as under :-

Flats with lift	Rs. 32,700/- per sqm. for H.I.G. flats
	Rs.30,000/- per sqm. for M.I G. flats
Flats without lift	Rs.17,300/- per sqm. for Janta/EWS/ one room Tenements.
	Rs.21,300/- per sqm. for LIG/One Bed Room (MS)Type-A.
	Rs.22,500/-per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.
	Rs.23,500/-per sqm. for MIG/Two bed room/ EHS Type-B
	Rs.24,000/-per sqm. for MIG/Two bed room flats constructed on Turnkey basis/ mega project.
	Rs.26,700/-per sqm. for HIG/ SFS/Three bed room flats.

NOTE:

- A. In addition to rates mentioned above, other usual charges, such as one-time maintenance (both civil and electrical) will be charged extra, as approved by the Authority from time to time.
- B. Benefit of depreciation at the rate of 1.25% per annum on current cost from the year of construction subject to maximum of 25% may be given to allottees whom flats from old stocks would be allotted as already approved by the Authority vide Item No. 104/2014, dated 11<sup>th</sup> July, 2014.
- C. These rates are not applicable to furnished/multistoried flats at D-6, Vasant Kunj i.e. for 805 One Bed Room flats and 1904 Flats of Mega Housing Scheme allotted under DDA Housing Scheme-2010.
- D. For newly constructed flats at Sector-4 (Extn.) at Rohini, Village Siraspur, Narela and Pocket-1, Sector A-9, Narela, disposal cost of these flats will be calculated by considering actual P.A.R. for that scheme.
- E. If any distortion is notified in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

*J.P. Agrawal*  
29/9/15  
( J.P.Agrawal)

Principal Commissioner(LD,Housing &amp; CWG)

Copy to:-

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

(18)

**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE PRINCIPAL COMMISSIONER (HOUSING)**

No.F.21(1671)2001/HAC/Pt.III/20

Dated: 07-03-2016

Subject: **STANDARD COSTING**

The Authority in its meeting held on 17.02.2016, vide item No.03/2016, has approved the following Plinth Area Rate (PAR) of cost of construction, including maintenance, deficiency and rectification charges etc. for demand letters to be issued w.e.f. 1<sup>st</sup> October, 2015 till 31<sup>st</sup> March, 2016 as under :-

Flats with lift	Rs.32,700/-per sqm. for H.I.G. flats Rs.30,000/- per sqm. for M.I.G.flats
Flats without lift	Rs.17,300/-per sqm. For Janta/EWS/one room Tenements
	Rs.21,300/- per sqm. for LIG/One Bed Room (MS) Type-A
	Rs.22,500/-per sqm. for LIG/One bed room flats constructed on turnkey basis/mega project.
	Rs.23,500/-per sqm. for MIG/Two bed room/ EHS Type-B
	Rs.24,000/-per sqm. for MIG/Two bed room flats constructed on Turnkey basis/ mega project.
	Rs.26,700/-per sqm. for HIG/ SFS/Three bed room flats.

**NOTE**

- A. In addition to rates mentioned above, other usual charges, such as one-time maintenance (both civil and electrical) will be charged extra, as approved by the Authority from time to time.
- B. Benefit of depreciation at the rate of 1.25% per annum on current cost from the year of construction subject to maximum of 25% may be given to allottees whom flats from old stocks would be allotted as already approved by the Authority vide item No. 104/2014, dated 11<sup>th</sup> July, 2014.
- C. These rates are not applicable to furnished/multistoried flats at D-6, Vasant Kunj i.e. for 805 One Bed Room flats and 1904 Flats of Mega Housing Scheme allotted under DDA Housing Scheme-2010.
- D. For newly constructed E.W.S.flats at Sector-4 (Extn.) at Rohini, Village Siraspur, Narela and Pocket-1, Sector A-9, Narela, disposal cost of these flats will be calculated by considering actual P.A.R. for that Scheme.
- E. If any distortion is noticed in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

(J.P.Agrawal)  
Principal Commissioner (LD & H)

Copy to:-

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

**DELHI DEVELOPMENT AUTHORITY**  
**OFFICE OF THE PRINCIPAL COMMISSIONER (HOUSING)**

No F.21(1671)2001/HAC/Pl.III/ 8-1

Dated: 28/12/16, (19)

Subject: STANDARD COSTING

The Authority in the meeting held on 18.11.2016, has approved the following Plinth Area Rates (PARs) of cost of construction vide Agenda item No.106/2016. These rates also include maintenance, deficiency and rectification charges etc. and would be applicable for demand letters issued w.e.f. 1<sup>st</sup> April, 2016 till 30<sup>th</sup> September, 2016.

Flats with lift	Rs.36,000/-per sqm. for H.I.G. flats Rs.33,000/- per sqm. for M.I.G.flats
Flats without lift	Rs.19,100/-per sqm. For Janta /EWS /one room Tenements Rs.23,500/- per sqm. for LIG /One Bed Room /(EHS) Type-A Rs.24,800/-per sqm. for LIG /One bed room flats constructed on turnkey basis in a mega project. Rs.25,900/-per sqm. for MIG /Two bed room / EHS Type-B Rs.26,400/-per sqm. for MIG /Two bed room flats constructed on Turnkey basis in a mega project. Rs.29,400/-per sqm. for HIG / SFS/Three bed room flats.

For newly constructed 268 flats at Ramgarh Colony, Jahangirpuri, the disposal cost may be calculated considering actual PAR of the Scheme i.e. Rs.26,400/- per sq.mtr.

Above mentioned rates are not applicable for furnished/multistoried flats at D-6, Vasant Kunj i.e. for 805 One Bed Room flats and 1904 Flats of Mega Housing Scheme allotted under DDA Housing Scheme-2010.

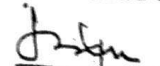
2. As per Agenda Item No. 111/2016, the Authority has approved that the cost of flats in following Schemes shall not be enhanced and the flats would be disposed off. at the cost on which these were offered under the Housing Scheme-2014 :-

Sl. No	Category	Locality/Sector/Pocket	No. of Flats put under scheme 2014	No. of flats surrendered/cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 and 35, Rohini	10875	5103
3	LIG	G-2 and G-8, Narela	6422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.)Rohini	384	240

**NOTE**

- (I) In addition to above, other usual charges, such as one-time maintenance (both civil and electrical) will be charged extra.
- (II) As per Agenda item No. 104/2014, benefit of depreciation @ 1.25% per annum on current cost from the year of construction subject to maximum of 25% shall be allowed to the allottees to whom flats from old stocks would be allotted. For this purpose, the date of completion of such flats will be taken as the date on which costing was approved first time by the Competent Authority.

If any discrepancy is noticed in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

  
28/12/16  
( J.P.Agrawal )

Principal Commissioner (LD &amp; H)

Copy to:-

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

(20)

From over leaf:

- 2 -

- (II) As per Agenda Item No. 104/2014, benefit of depreciation @ 1.25% per annum on current cost from the year of construction subject to maximum of 25% shall be allowed to the allottees to whom flats from old stocks would be allotted. For this purpose, the date of completion of such flats will be taken as the date on which costing was approved first time by the Competent Authority.

If any discrepancy is noticed in PAR, Vice-Chairman, DDA is authorized to rectify the same with the approval of Hon'ble Lt. Governor, Delhi.

*J.P. Agrawal*  
23/2/17

( J.P.Agrawal )

Principal Commissioner (LD &amp; H)

Copy to:-

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

(21)

**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE PRINCIPAL COMMISSIONER (HOUSING)**

No.F.21(1671)2001/HAC/Pt.III/ 7/1

Dated: 23.2.17

Subject: **STANDARD COSTING**

The Authority in the meeting held on 10.02.2017, has approved the following Plinth Area Rates (PARs) of cost of construction vide Agenda item No.04/2017. These rates also include maintenance, deficiency and rectification charges etc. and would be applicable for demand letters issued w.e.f. 1<sup>st</sup> October,2016 till 31<sup>st</sup> March, 2017:-

Flats with lift	Rs.36,000/-per sqm. for H.I.G. flats Rs.33,000/- per sqm. for M.I.G.flats
Flats without lift	Rs.19,100/-per sqm. For Janta /EWS /one room Tenements  Rs.23,500/- per sqm. for LIG /One Bed Room / EHS Type-A  Rs.24,800/-per sqm. for LIG /One bed room flats constructed on turnkey basis in a mega project.  Rs.25,900/-per sqm. for MIG /Two bed room / EHS Type-B  Rs.26,400/-per sqm. for MIG /Two bed room flats constructed on Turnkey basis in a mega project.  Rs.29,400/-per sqm. for HIG / SFS/Three bed room flats.

For newly constructed 268 flats at Ramgarh Colony, Jahangirpuri, the PAR would be Rs.26,400/- per sq.mtr. which is based on actual PAR of the scheme.

Above mentioned rates would not be applicable for furnished/multistoried flats at D-6, Vasant Kunj i.e. for 805 One Bed Room flats and 1904 Flats of Mega Housing Scheme allotted under DDA Housing Scheme-2010.

2. Further, the Authority has approved that the cost of flats in following Schemes shall not be enhanced and the flats would be disposed off at the cost on which these were offered under the Housing Scheme-2014. However, no depreciation will be allowed since the old cost applicable in 2014 would be charged. If any individual flat is allotted out of these five schemes during the period 1.10.2016 to 31.03.2017, the costing of such flats would also be worked in the similar manner to maintain parity.

Sl. No	Category	Locality/Sector/ Pocket	No. of Flats put under scheme 2014	No. of flats surrendered/cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 and 35, Rohini	10875	5103
3	LIG	G-2 and G-8, Narela	6422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.)Rohini	384	240

**NOTE**

- (I) In addition to above, other usual charges, such as one-time maintenance (both civil and electrical) will be charged extra.

(22)

-2-

3. The Authority in its meeting held on 18/11/2016 (vide item no. 111/2016 ) had approved that in the new Housing Scheme-2017, the Plinth Area Rates for newly constructed flats at Ramgarh Colony, Jahangir puri would be Rs. 26,400/-. Further, it was also approved that DDA will dispose of the following flats at the cost on which these were offered under the DDA Housing Scheme-2014.

Sl. No	Category	Locality/Sector/ Pocket	No. of Flats put under scheme 2014	No. of flats surrendered/ cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 and 35, Rohini	10875	5103
3	LIG	G-2 and G-8, Narela	6422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.)Rohini	384	240

4. As per addendum to this item, the Authority also approved continuation of the Plinth Area Rates and Land Rates (PDR) valid upto 31/03/2018 for another period of three months i.e. upto 30/06/2018 for the purpose of working out the disposal cost of flats allotted under DDA Aawasiya Yojana-2017 or allotted through mini draw.

5. The Authority has also approved that from 1<sup>st</sup> April, 2018 onwards PARs of Construction may be fixed on yearly basis like PDRs for land, based on the costing details available for the last one year period, i.e. from January to December of the last year.

(RAJIV GANDHI)  
COMMISSIONER

Copy for kind information to:-

1. Vice Chairman, DDA.
2. Finance Member, DDA
3. Engineer Member, DDA
4. Chief Vigilance Officer, DDA
5. Chief Legal Advisor
6. All Chief Engineers, DDA
7. Commissioner(LD)/Planning/Commr-cum-Secretary.
8. Director(H)-I & II/Director(System), F.A.(H)/ Dy.F.A.(H)-I & II
9. Dy Director(Meeting Cell)

30/11/16

- 49/c -

23

## DELHI DEVELOPMENT AUTHORITY

## OFFICE OF THE COMMISSIONER (HOUSING)

No.F.21(1671)2001/HAC/Pt.III/ 192

Dated: 9.5.18

Subject:- STANDARD COSTING.

The Authority in its meeting held on 11/04/2018, has approved the following Plinth Area Rates (PARs) of the cost of construction (vide Agenda Item No. 16/2018) for the half yearly period : 1<sup>st</sup> April,2017 till 30th September, 2017

**Flats with lift**

Rs. 36,000/- per sqm. for H.I.G. flats  
Rs. 33,000/- per sqm. for M.I.G.flats

**Flats without lift**

Rs. 19,100/- per sqm. for Janta/EWS/ one room Tenements.

Rs.23,500/- per sqm. for LIG / One Bed Room / (EHS)Type-A

Rs.24,800/-per sqm. for LIG / One bed room flats constructed on turnkey basis in a mega project.

Rs.25,900/-per sqm. for MIG / Two bed rooms / EHS Type-B

Rs.26,400/-per sqm. for MIG / Two bed room flats constructed on Turnkey basis in a mega project.

Rs..29,400/-per sqm.for HIG/SFS/Three bed room flat.

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

Note:

i) In addition to rates mentioned above, other usual charges, such as Departmental Charges, interest during construction, land cost, one time maintenance and applicable GST thereon etc. are also chargeable. Moreover, depreciation is allowed on flats from old inventory as approved by the Authority from time to time. At present the rate of depreciation is 1.25% per annum subject to maximum of 25%..

ii) Disposal cost of the flats of newly constructed schemes which are mostly on turnkey basis with higher specifications, will be determined separately based on actual cost.

iii) If any discrepancy is noticed in PAR, Vice-Chairman, DDA may be authorised to rectify.

3.The Authority in its meeting held on 18/11/2016 (vide item no. 111/2016) had approved that in the new Housing Scheme-2017, the Plinth Area Rates for newly constructed flats at Ramgarh Colony, Jahangir puri would be Rs. 26,400/-. Further, it was also approved that DDA will dispose of the following flats at the cost on which these were offered under the DDA Housing Scheme-2014.

Sl. No	Category	Locality/Sector/PKT.	No. of Flats put under scheme 2014	No. of flats surrendered/ cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 and 35, Rohini	10875	5103
3	LIG	G-2 and G-8, Narela	6422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.)Rohini	384	240

( RAJIV GANDHI)

COMMISSIONER(P)

Copy for kind information to:-

1. Vice Chairman, DDA.
2. Finance Member, DDA
3. Engineer Member, DDA
4. Chief Vigilance Officer, DDA
5. Chief Legal Advisor
6. All Chief Engineers, DDA
7. Commissioner(LD)/Planning/Commr-cum-Secretary.
8. Director(H)-I & II/Director(System), F.A. (H)/ Dy.F.A.(H)-I & II
9. Dy.Director(Meeting Cell)

COMMISSIONER(P)

100  
9.5.18

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## DELHI DEVELOPMENT AUTHORITY

## OFFICE OF THE COMMISSIONER (HOUSING)

No.F.21(1671)2001/HAC/Pt.III/ 191

Dated: 9.5.18

Subject:- STANDARD COSTING.

The Authority in its meeting held on 11/04/2018, has approved the following Plinth Area Rates (PARs) of the cost of construction (vide Agenda Item No. 16/2018) for the half yearly period of 1<sup>st</sup> October, 2017 till 31<sup>st</sup> March, 2018.

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.

Land Disposal Department

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

Note:

i) In addition to rates mentioned above, other usual charges, such as Departmental Charges, interest during construction, land cost, one time maintenance and applicable GST thereon etc. are also chargeable. Moreover, depreciation is allowed on flats from old inventory as approved by the Authority from time to time. At present the rate of depreciation is 1.25% per annum subject to maximum of 25%..

ii) Disposal cost of the flats of newly constructed schemes which are mostly on turnkey basis with higher specifications, will be determined separately based on actual cost.

iii) If any discrepancy is noticed in PAR, Vice-Chairman, DDA may be

-2-

31  
-46/C-

26

3. The Authority in its meeting held on 18/11/2016 (vide item no. 111/2016 ) had approved that in the new Housing Scheme-2017, the Plinth Area Rates for newly constructed flats at Ramgarh Colony, Jahangir puri would be Rs. 26,400/-. Further, it was also approved that DDA will dispose of the following flats at the cost on which these were offered under the DDA Housing Scheme-2014.

Sl. No	Category	Locality/Sector/ Pocket	No. of Flats put under scheme 2014	No. of flats surrendered/ cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 and 35, Rohini	10875	5103
3	LIG	G-2 and G-8, Narela	6422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.)Rohini	384	240

4. As per addendum to this item, the Authority also approved continuation of the Plinth Area Rates and Land Rates (PDR) valid upto 31/03/2018 for another period of three months i.e. upto 30/06/2018 for the purpose of working out the disposal cost of flats allotted under DDA Aawasiya Yojana-2017 or allotted through mini draw.

5. The Authority has also approved that from 1<sup>st</sup> April, 2018 onwards PARs of Construction may be fixed on yearly basis like PDRs for land, based on the costing details available for the last one year period, i.e. from January to December of the last year.

(RAJIV GANDHI)  
COMMISSIONER (CP)

Copy for kind information to:-

1. Vice Chairman, DDA.
2. Finance Member, DDA
3. Engineer Member, DDA
4. Chief Vigilance Officer, DDA
5. Chief Legal Advisor
6. All Chief Engineers, DDA
7. Commissioner(LD)/Planning/Commr-cum-Secretary.
8. Director(H)-I & II/Director(System), F.A.(H)/ Dy.F.A.(H)-I & II
9. Dy.Director(Meeting Cell)

(27)

## DELHI DEVELOPMENT AUTHORITY

OFFICE OF THE COMMISSIONER(P)/HOUSING

No.F.21(2125)2018/HAC/DDA/ 83

Dated: 2.1.19

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 11<sup>th</sup> July 2014.

Contd-P/2

As per  
 CHAC  
 2/1/19

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- ii) Since most of the flats in the Category of MIG at A-9, Narela LIG/ One Bed Room flats at Sector-34 & 35, Rohini, G2&G8 Narela and Siras Pur and Janta Flats of Sector-4, (Extn.) Rohini have been surrendered by the allottees due to various reasons, the cost of these flats may be continued to be the same as was in DDA Housing Scheme-2014 and DDA Awasiya Yojana-2017. However, there will be no benefit of rebate of depreciation in respect of these flats.
- iii) The Actual PAR would be charged in case where it is more than the approved PAR. In such cases, specific approval of VC, DDA would be obtained.

( RAJIV GANDHI)

COMMISSIONER(P)/Housing

Copy for kind information to:-

1. Vice Chairman, DDA.
2. Finance Member, DDA
3. Engineer Member, DDA
4. Chief Vigilance Officer, DDA
5. Chief Legal Advisor
6. All Chief Engineers, DDA
7. Commissioner(LD)/Planning/Commr-cum-Secretary.
8. Director(H)-I & II/Director(System), F.A.(H)/ Dy.F.A.(H)-I & II
9. Dy. Director (Meeting Cell)

  
COMMISSIONER(P)/Housing

(29)

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

No. F.21(2125)2019/HAC/DDA/ 37

Date: 06/11/2020.

Subject: STANDARD COSTING.

The Authority in its meeting held on 09.10.2020, vide item No. 53/2020, has approved the Plinth Area Rates (PAR) of Construction for the period from 01/04/2019 to 31/03/2020, which are as under :-

**1. Plinth Area Rates (PAR) for the flats launched under DDA Housing Scheme 2019:**

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

**2. Plinth Area Rates (PAR) for old flats i.e. the flats except those offered under DDA Housing Scheme 2019:**

Flats with lift	Rs. 36,300/- per sqm. for M.I.G.flats Rs. 39,600/-per sqm. for H.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

**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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	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 &

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

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Financial Advisor (Housing)

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

File No F21 (2125) 2019/HAC/DDA/17

Date: 23.08.2022

## Circular

**Subject: Plinth Area Rates (PAR) for the Construction cost of flats for the Year 2022-2023  
for Standard Costing of Flats**

The Authority in its meeting held on 03.08.2022 approved the Plinth Area Rates (PAR) for the Construction cost of flats for the Year 2022-2023 for Standard Costing of Flats vide Agenda Item No 32/2022 as per details given here under:

**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	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) & 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

(34)

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 Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb	Rs 36,500/-	0.65
6	8 Storied flats (all categories) at Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb	Rs 37,600/-	0.65
7	Cat II (HIG) flats at B-2, Vasant Kunj	Rs 32,400/-	0.85

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

<u>Particulars</u>	<u>Category</u>	<u>PAR per sq mt</u>
Flats with Lift	HIG	Rs 41,580/-
	MIG	Rs 38,115/-
Flats without Lift	Janta/ EWS/ ORT	Rs 22,050/-
	LIG / One Bed Room / (EHS)Type-A	Rs 27,195/-
	LIG / One bed room flats constructed on turnkey basis in a mega project.	Rs 28,665/-
	MIG / Two bed rooms / EHS Type-B	Rs 29,925/-
	MIG / Two bed room flats constructed on Turnkey basis in a mega project.	Rs 30,555/-
	HIG/ SFS / Three bed room flat	Rs 34,020/-

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

- For old inventory of flats offered prior to 2019, the old Land factors already notified will be continued to be used.
- 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 will 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.
- LIG flats at Pocket A, B1, B2, C & D at Loknaya 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 sq mt.
- As already approved by the Authority, a depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old. Since no increase is being proposed in the PAR of flats of HS 2019 & 2021, therefore no benefit of depreciation will be made available on these flats.
- All other parameters such as concessions of 40% & 10% applied on the PAR for Narela EWS flats of DDA HS 2019 as approved by the Authority vide Agenda Item No

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57/2019 & surcharge on total cost of 10% & 20% on MIG/ HIG Dwarka & 10% for Jasola HIG HS 2021 flats etc will be kept same as applied at the time of costing for the particular scheme.

- f) The cost of FY 2021-22 would be applicable for the demand letters for DDA Special Housing Scheme-2021.
- g) If the Actual Plinth Area Rates are more than the approved/ notified rates, then the actual rates will be used.
- h) If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA is authorized to rectify the same.

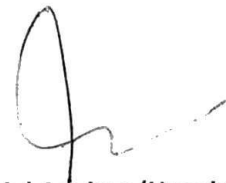


(Lalit Wadhwa)

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/Commr.-cum-Secy./CLA.
7. Director (H) – I & II/Director (System)/Dy. F.A. (H)- I & II.
8. Dy. Director (Meeting Cell).



Financial Advisor (Housing)

*Handwritten initials/signature*

**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 HIG 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

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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
<b>A. For flats offered under Housing Scheme 2021</b>			
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>B. For flats offered under Housing Scheme 2019</b>			

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- 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 Siraspur 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.

*[Signature]*

**(Rakesh Kakkar)**  
**Financial Advisor (Housing)**

**Copy for kind information to:-**

- 1. Vice Chairman, DDA.
- 2. FM/EM, DDA.
- 3. CVO, DDA. *Mishra 20/9/24*
- 4. Principal Commissioners, DDA. *Jain 20/9/24*
- 5. All Chief Engineers, DDA.
- 6. Commissioner, LD/Housing/Planning/Commr.-cum-Secy./CLA. *General 23/09/24*
- 7. Director (H) - I & II/Director (System)/Dy. F.A. (H)- I & II. *20/9/24*
- 8. Dy. Director (Meeting Cell). *23/09/24*

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*o/c. 23/09/24*

**Financial Advisor (Housing)**

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

File No. HAC/F-21/0003/2024/AO-HAC/232Date: 19/09/2024

**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



**Delhi Development Authority**  
दिल्ली विकास प्राधिकरण

**Housing Accounts Central आवासलेखाकेंद्र**

**First Floor, 110 D Block, Vikas Sadan, INA, New Delhi 110023**  
प्रथम तल, 110 डी-ब्लॉक, विकास सदन, आई एन ए, नई दिल्ली 110023

File No : HAC/F-21/0003/2024/AO-HAC/467

Dated: 29/05/2025

**Subject : Plinth Area Rates (PAR) for the Construction Cost of Flats for the Year 2025-26 for Standard Costing of Flats**

The Authority in its meeting held on 24/04/2025 approved vide agenda item No 09/2025 that Plinth Area Rates (PAR) and other parameters for the FY 2024-25 as approved vide agenda item No 41/2024 shall be continued for current FY 2025-26.

2. Accordingly, the Plinth Area Rates (PAR) for FY 2024-25 issued vide letter No HAC/F-21/0003.2024/AO-HAC/232 dated 19/09/2024 shall be applicable for FY 2025-26.

3. In addition, the costing of MIG flats at Ashok Nagar along Faiz Road was finalized and approved in FY 2024-25 for the first time. Hence, VC/DDA has approved (Ref. e-file No-59814) that Plinth Area Rates (PAR) of the same shall also be followed during FY 2025-26 in line with the approval of Authority vide Agenda item No 09/2025 as follows :-

S No	Project / Location	PAR for 2025-26	Land Factor
1	MIG Houses at Ashok Nagar along Faiz Road	40,227/-	0.72

(Rakesh Kakkar)  
Financial Advisor (Housing)

Copy to :-

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