

SUBJECT: Rates for premium of land for the block period of two Financial years 2020-22 in respect of Institutional land/plots allotted by DDA to Govt./Local Bodies.

F.1 (Misc.) 2016/IL

The revised premium for Institutional Land allotted / to be allotted by DDA to various organizations / Government bodies is tabulated below:

Sl. No.	Purpose/Nature of the Institutional Property	Rates for the block period of two financial years 2018-20	Rates for the block period of two financial years 2020-22
1	2	3	4
A	Land required by Central Govt. Deptts./ Institutions controlled by Central Government/GNCTD		
i)	Land required for non-commercial purposes including for construction of Staff Quarters by the Union Ministries, Central Govt. Departments & GNCTD	No Profit No Loss Rate i.e. Rs. 573.22 lac/acre	No Profit No Loss Rate i.e. Rs.708.55 lac/acre
A. ii)	Land required for Higher Educational, Technical and Management Institutes Higher Educational, Technical and Management Institutes like IIFT, NITs, IITs, IIMs, i.e. Autonomous Bodies of Central Government/GNCTD for construction of academic campus as well as for hostels, residential accommodation of faculty members/ staff	No Profit No Loss Rate i.e. Rs. 573.22 lac/acre	No Profit No Loss Rate i.e. Rs.708.55 lac/acre
A. iii)	Land required for Govt. Health Services Land for Medical Institutions, Hospitals, Dispensaries etc. required by Central Govt. & GNCTD, provided the allotted land shall continue to be owned and facilities run by Central Govt./GNCTD	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre

A. iv)	Land required for external services of Govt. Colonies Land for Water Supply, Drainage & other infrastructure which serve entirely or overwhelmingly Govt. colonies.	No Profit No Loss Rate i.e. Rs. 573.22 lac/acre	No Profit No Loss Rate i.e. Rs.708.55 lac/acre
A v)	a) Land required for Delhi Metro Rail Corporation (DMRC) Allotment of land for Stations and Operational Area (even in case of property development at these plots) b) Allotment of Land at a place other than Stations and operational area for commercial use	No Profit No Loss Rate Commercial Market Rate	No Profit No Loss Rate Commercial Market Rate**.
A(vi)-	Land required for National Capital Region Transport Corporation (NCRTC) c) Allotment of land for Stations and Operational Area d) Allotment of Land at a place other than Stations and operational area for commercial use	New Entry	No Profit No Loss Rate Commercial Market Rate**.
A. vii)	Land required for Delhi Transport Corporation a) For DTC Bus Terminals only b) For DTC Depots, offices, etc.	No Profit No Loss Rate No Profit No Loss Rate	No Profit No Loss Rate No Profit No Loss Rate
A. viii)	Land required for Govt. Educational Institutions For schools run by Kendriya Vidyalaya Sangathan, GNCTD & local bodies	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre

A. ix)	Land required for Dispensaries and Primary Health Centres etc. up to one acre serving lower strata of society, running partially or fully on the grant received from the Central Government/GNCTD/ Local Bodies and charging to the extent of running the institution.	No Profit No Loss Rate	No Profit No Loss Rate
A. x)	Land Allotment to Power Departments, GNCTD for setting up Electric Sub-Stations.	50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows: Central, South and Dwarka Rs. 1289.75 lac per acre WZ/NZ/EZ and Rohini Rs. 859.83 lac per acre Narela& Other outlying areas Rs. 573.22 lac per acre	50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows: Central, South and Dwarka Rs. 1594.24 lac per acre WZ/NZ/EZ and Rohini Rs. 1062.825 lac per acre Narela& Other outlying areas Rs. 708.55 lac per acre

B	Land required by GNCTD/ Local Bodies.		
B. i)	a) Land for road/road widening	NIL	NIL
	b) Land required for water supply and drainage exclusively for DDA colonies.	NIL	NIL
B. ii)	Land for Dispensaries as well as un-remunerative services such as maternity centres, night shelters, orphanages, old age homes / Retirement Homes libraries, public conveniences (such as public hydrants, fire-stations, community bathrooms, public lavatories & urinals and dhobi Ghats.	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
B. iii)	Land for play grounds & parks	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
B. iv)	Land required for staff Quarters for schools & hospitals subject to the condition that land so provided shall be used exclusively for staff quarters for schools and hospitals owned/run by the GNCTD/Local Bodies	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
B. v)	Land required exclusively for their own offices.	Zonal Variant Rates	Zonal Variant Rates
B. vi)	Land required for remunerative purposes such as Shopping Centres	Commercial Market Rate	Commercial Market Rate**
B. vii)	Land for sanitary land fill sites and solid waste management sites	Re. 1/- per annum (As per mandate of Supreme Court of India)	Re. 1/- per annum (As per mandate of Supreme Court of India)

B. viii)	Land required for Multi Level parking / Stack Parking		
a.	Without any other commercial activities to be permitted	No Profit No Loss Rate	No Profit No Loss Rate
b.	With commercial activities as per norms of MPD-2021	75 % on No Profit No Loss Rate & 25 % on Commercial Market Rate	75 % on No Profit No Loss Rate & 25 % on Commercial Market Rate**
C	Land required for other Institutions including socio-Cultural, religious institutions recommended by Central Govt./GNCTD.	Zonal Variant Rates	Zonal Variant Rate upto 11.03.2021. Nazul Rules stand amended on 11.3.2021 - Properties in this category will now be auctioned.
D	Political Organizations	Commercial Market Rate	Zonal Variant Rate per 100 FAR*
E	Newspapers Concerns & Electronic Media	Commercial Market Rate	Commercial Market Rate**
F	Foreign Missions	3 times of the Average of Commercial/Residential Market Rate considering the use activity permitted as per MPD	Zonal Variant Rate per 100 FAR*

G*	<p>Land required by State Governments/ Union Territories</p> <p>i) Guest Houses/Bhawans</p> <p>ii) For Other Activity</p> <p>iii) Office accommodation</p>	<p>100% of the total area at Zonal Variant Rates. (w.e.f. 2014-15 & 2015-16 including earlier cases of allotments where payments has not so far been received)</p> <p>Residential/Commercial Market Rate <i>(as per activity undertaken)</i></p> <p>Zonal Variant Rate</p>	<p>100% of the total area at Zonal Variant Rates. (w.e.f. 2014-15 & 2015-16 including earlier cases of allotments where payments has not so far been received)</p> <p>Residential/ commercial Market Rate** <i>(as per activity undertaken)</i></p> <p>Zonal Variant Rate</p>
H	<p>Land required by GNCTD/Local Bodies for Graveyards and crematorium (including electric crematorium) <i>provided that the land allotted for this purpose will be under the ownership of GNCTD/Local Bodies.</i></p>	NIL	NIL
I	Any other Institution to be charged as per activity undertaken.	Residential/Commercial Market Rate** <i>(as per activity undertaken)</i>	Residential/Commercial Rate** <i>(as per activity undertaken)</i>
J	Land for any other purpose not mentioned in this schedule	Residential/Commercial Market Rate** <i>(as per activity undertaken)</i>	Residential/Commercial Rate** <i>(as per activity undertaken)</i>

N.B

- i The above rates are for 100 FAR for all categories.
- ii *Clause (i) above will not be applicable in cases where the land is allotted to Central Govt./GNCTD/StateGovt. /Local bodies controlled by the Govt. In such cases, land rates as per above schedule will be applicable irrespective of the permissible FAR (For example, where the land is to be allotted for a Govt. office under Sl. No. A (i) of the above schedule, the applicable rate will be No profit no loss (NPNL) i.e. Rs. 708.55 lacs/acre. Here, the permissible FAR as per MPD 2021 is 200. In view of clause (ii) above, the chargeable premium for one acre of plot will be Rs. 708.55 lacs instead of 1417.10 lacs)
- iii 'No Profit No Loss Rate' i.e. Rs. 708.55 lac per acre as above has been worked out after factoring the cost of acquisition, holding cost and external development cost (EDC) for the non-saleable portion for the block year 2020-2022
- iv In respect of State Govt. Guest Houses (item G), the proposal to charge 100% of the total area at Zonal Variant Rates (w.e.f. 2014-16) has been sent to MoHUA for approval vide letter No. F.1 (Misc) 2016/IL/3643 dt. 16.06.2017, letter No. F.1 (Misc) 2016/IL/3002 dt. 15.03.2017 & F.1 (Misc) 2016/IL/3487 dt. 25.05.2017. The approval of MoHUA in the matter is still awaited.
- v **The commercial market rates are proposed to be determined on the basis of the highest auction price in the previous block period of financial year (2018-2020) of commercial land preferably in the same locality failing which the closest area in the same Circle Rate category as notified vide GNCTD Notification dated 22.9.2014.