

**DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING**

No F2(34)/99/AO(P)/DDA/pt | 39

Dated: 23/06/2023

Circular No. 88

SUB:- 1. Fixation of Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of Commercial and Industrial properties for the year 2023-24.

2. Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of the area under Multi-level parking for the year 2023-24.

The Authority in its meeting held on 14.06.2023 vide item No. 16/2023 has approved the following rates.

- (A) Land rates for the purpose of calculating conversion charges from leasehold to free hold in respect of Commercial and Industrial properties for the year 2023-24.
- (B) Land rates for the purpose of calculating conversion charges from lease hold to free hold in respect of the area under Multi-level parking for the year 2023-24.

The same are being circulated on "Provisional" basis subject to approval of the MoHUA.

Land rates for the purpose of calculating conversion charges in respect of Commercial properties.

Table-1 (Rates in Rs./Sqm. for 100 FAR)

S.No.	Zone	Rates for the year 2023-24
1	Central, South & Dwarka	2,18,354/-
2	West, North, East & Rohini	1,51,641/-
3	Narela	60,658/-

Land rates for the purpose of calculating conversion charges in respect of Industrial properties.

Table-2 (Rates in Rs./Sqm.)

S.No.	Zone	Rates for the year 2023-24
1	Central, South & Dwarka	1,31,017/-
2	West, North, East & Rohini	90,987/-
3	Narela	45,495/-

NOTE:

- i. The Commercial rates proposed above will be applicable for normal locations. It is clarified that for commercial plots located in community centres/District Centres or allotted as Malls (without multiplex) as per lease deed, the rates will be further enhanced by 50% i.e. 1.5 times of the normal rates. However, for commercial plots allotted as malls (with multiplex), Multiplex as per lease deed, the rates will be enhanced by 100% i.e. by 2 times of the normal rates.

- ii. These rates will be applicable only for calculation of conversion charges for the conversion of commercial/industrial plots from leasehold to freehold.
- iii. These rates shall be made applicable to commercial built up properties also.

Land rates for calculating conversion charges in respect of area under Multi-Level parking.

Table-3

(Rates in Rs./Sqm. for 100 FAR)

S.No.	ZONE	Land rates of area under Multi-level parking sites for Conversion from leasehold to freehold for 2023-24
1	Central, South & Dwarka	76,424/-
2	North West, East & Rohini	53,074/-
3	Narela	21,230/-

NOTE:

- i. The commercial plots where multilevel parking forms part of it will be converted into freehold only when the parking area has been fully developed and made operational as on the date of submission of conversion application, to ensure provision of parking facilities. The above mentioned rates for conversion (Table-3) will be applicable only when the applicant comes for conversion of the whole plot.
- ii. In case, the individual purchaser comes for conversion of their commercial property under the Delhi Apartment Act, full commercial land rates for conversion as applicable for commercial properties as per Table-1 shall be payable.

(Rajpal Singh)
Director (LC)/Consultant

Copy for kind information to:

- (1) OSD to VC
- (2) OSD to FM
- (3) Commissioner(LD)
- (4) Chief Accounts officer
- (5) Financial Advisor(Housing)
- (6) Director(CL/INDL.)
- (7) Dy CAO(LC)-I
- (8) Dy CAO(LC)-II
- (9) Dy. Director (System) with the request to display the same on DDA's website for the convenience of the Public.
- (10) Sr AO(CL/INDL)
- (11) IDLI/(Consultant), DDA for necessary action.

(Rajpal Singh)
Director (LC)/Consultant