

DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING

No: F.2(34)2024/AO(P)DDA/05

Dated: 21st May, 2025.

Circular No- 96

SUB:- Fixation of Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of Commercial, Industrial properties and Multi-level parking for the FY 2025-26.

The Authority in its meeting held on 24.04.2025 vide item No. 03/2025 has approved the following rates as per minutes of the meeting circulated vide letter dated 15.05.2025 by the Commissioner-cum-Secretary, DDA.

- (A) Land rates for the purpose of calculating conversion charges from leasehold to free hold in respect of Commercial and Industrial properties for the FY 2025-26.
- (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 FY 2025-26.

These rates are being circulated on "Provisional" basis subject to approval of the MoHUA.

(A) Land rates for the purpose of calculating conversion charges in respect of Commercial properties

Table-1		(Rates in ₹/Sq.m. for 100 FAR)
S.No.	Zone	Rates for the FY 2025-26
1	Central, South & Dwarka	264208/-
2	West, North, East & Rohini	183486/-
3	Narela	73396/-

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

Table-2		(Rates in ₹/Sq.m)
S.No.	Zone	Rates for the FY 2025-26
1	Central, South & Dwarka	158531/-
2	West, North, East & Rohini	110095/-
3	Narela	55050/-

NOTE:

- i. The Commercial rates proposed above under Table-1 will be applicable for normal locations. 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 rates for normal locations.

- ii. The commercial rates shown under Table-1 shall be made applicable to commercial built up properties also.
- iii. The rates under Table-1 & 2 will be applicable only for calculation of conversion charges for the conversion of commercial/industrial plots from leasehold to freehold.

(B) Land rates for calculating conversion charges in respect of area under Multi-Level parking

		Table-3 (Rates in ₹/Sq.m. for 100 FAR)
S.No.	ZONE	Land rates of area under Multi-level parking sites for Conversion from leasehold to freehold for the FY 2025-26
1	Central, South & Dwarka	92473/-
2	North West, East & Rohini	64220/-
3	Narela	25689/-

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 falling under MLP under the Delhi Apartment Act, full commercial land rates for conversion as applicable for commercial properties as per Table-1 shall be payable.



Director (LC)/DDA

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 & II
- (8) Dy. Director (System) with the request to display the same on DDA's website for the convenience of the Public.
- (9) Sr AO(CL)/(INDL)



Director (LC)/DDA