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No. J-13036/03/2015-DDV(3127150)
Government of India
Ministry of Urban Development
(Delhi Division)

Dy. Director I. L.
Dy. No. 536
Date 19/3/20

Nirman Bhawan, New Delhi-110 011
Dated 18.03.2020

To

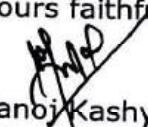
The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
INA Colony,
New Delhi-110 023.

**Sub: Fixation of rates of premium of Institutional plots in DDA areas
for the block of two financial years 2016-18 & 2018-20- reg.**

Sir,

I am directed to refer to DDA's letter No.F.1(Misc.)2016/IL/229 dated 7.03.2019 on the above mentioned subject and to convey approval of the Central Government to the rates of various components of institutional land premium for the year 2016-18 and 2018-20 as proposed by DDA.

Yours faithfully,


(Kumar Manoj Kashyap)
Under Secretary to the Govt. of India
Tel: 2306 2007

Copy to: Director(Institutional Land), DDA, Vikas Sadan, INA, New Delhi-110023

Please move agenda for 2020-2022 immediately

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DRAFT AGENDA

SUBJECT: Rates for premium of land for Institutional Plots in DDA areas

A. INTRODUCTION:

The premium for Institutional Land allotted / to be allotted by DDA to various organizations / Government bodies are approved by the MoHUA for a block of two financial years at one time. However, the premium for Institutional Land allotted / to be allotted by DDA to various organizations / Government bodies have not yet been fixed and notified for the block of financial years 2016-18 & 2018-20. The rates for the block of financial years 2016-18 were forwarded to MoHUA for their comments / suggestions but a letter was received dated 18.7.2017 which stated that the proposal may be first got approved by the Authority and then sent to MoHUA. Therefore, a proposal has been made based on previously notified rates for the block of financial years 2014-16. Further, since the financial year 2018-19 has also commenced, therefore rates have also been proposed for the block of financial years 2018-20 and included in the agenda.

The following changes are proposed in the previously notified rates (2014-16) for the block of financial years 2016-18 and 2018-20:

- i) Land required by Central Govt. Deptts./ Institutions controlled by Central Government/GNCTD for non-commercial purposes including for construction of Staff Quarters by the Union Ministries, Central Govt. Departments & GNCTD are allotted at No Profit No Loss rate (NPNL).

The NPNL rates are proposed to increase as follows:

Approved NPNL for block of two financial years 2014-16	Proposed NPNL for block of two financial years 2016-18	Proposed NPNL for block of two financial years 2018-20
Rs. 475.32 lac/acre	Rs. 495.11 lac/acre	Rs. 573.22 lac/acre

- ii) Land Allotment to Power Departments, GNCTD for setting up Electric Sub-Stations, the increase in rates have been proposed for the block of financial years 2016-18 @ 50% of ZVR as follows:

- a) Central, South and Dwarka: Rs.1069.47 lac per acre to Rs. 1114.00 lac per acre
- b) WZ/NZ/EZ and Rohini: Rs.712.98 lac per acre to Rs. 742.67 lac per acre
- c) Narela & Other outlying areas: Rs.475.32 lac per acre to Rs. 495.11 lac per acre

and for the block of financial years 2018-20 @ 50% of ZVR as follows:

- a) Central, South and Dwarka: Rs. 1114.00 lac per acre to Rs.1289.75 lac per acre
- b) WZ/NZ/EZ and Rohini: Rs. 742.67 lac per acre to Rs.859.83 lac per acre
- c) Narela & Other outlying areas: Rs. 495.11 lac per acre to Rs.573.22 lac per acre

- iii) Premium for land required by State Governments/ Union Territories for Guest Houses / Bhawans was earlier notified as 75% of the total area at Residential Rate and 25% of the total area at commercial market rate. However, based on numerous requests from State Governments in which they have stated that they do not use their premise for any commercial purpose and therefore they should not be charged 25% of allotted land at Commercial Rate, it has been proposed to change the rates to 100% of the total area at Zonal Variant Rates. (w.e.f. 2014-16 including earlier cases of allotments where payments have not been received so far).

- iv) A new item regarding allotment of land for Sanitary land-fill sites to local bodies has also been proposed as the same was not included in previously notified rates and the rate to be charged has been proposed as Re. 1/- per acre as per direction of the Hon'ble Supreme Court in the WP(C) 5236/2010 in the matter titled 'Almitra H. Patel Vs UOI'.
- v) With respect to allotment of land to Central Govt., GNCTD and Local Bodies for Health Services, Educational Institutions, Dispensaries as well as un-remunerative services such as maternity centers, night shelters, orphanages, libraries, public conveniences etc., the new rates have been proposed as 'NO PROFIT NO LOSS'(NPNL) rate. Regarding this it is informed that for all other categories of Govt. to Govt. allotments including for Central Govt. and GNCTD, NPNL rates are levied for allotments. The proposal is with a view that DDA may not suffer revenue loss. However, in such items A (iii), A (vii), B (ii), B (iii), B (iv) and H, the notified rates for the block of financial years 2014-16 were Re. 1 per acre.
- vi) A new item regarding allotment of land for Multi Level Parking / Stack Parking to Local Bodies has also been proposed at B (viii) as requests have been received from Local Bodies for allotment of Multi Level parking plots. So far IL Branch has not allotted plots for Multi Level parking. Therefore, the same were not included in previously notified rates. The rate to be charged for this purpose are proposed as follows:
- Without any other commercial activities: No Profit No Loss Rate
 - With commercial activities as per norms of MPD-2021: 75 % on No Profit No Loss Rate & 25 % on Commercial Market Rate.

The rate for category, 'b', above is proposed in view of the fact 'MPD 2021 permits a maximum of 25 % of gross floor area to be utilized as commercial space'.

- vii) **Commercial market rates have been proposed for the block of 2016-18 & 2018-20 as was the case in previously approved rates for the block year 2014-2016. Recently the policy for fixing of minimum reserve price for plots of auction has been approved by the Authority. Since no auction has taken place in the recent past. It has therefore been proposed that such reserve price for commercial plots may be taken as an interim measure on provisional basis in place of Commercial Market Rate for the block year 2018-20. As and when the Commercial Market rates are available based on actual auctions, such commercial Market rates will be charged from the allottees. It is also informed that during block year 2016-18, no allotments was made in the categories having commercial market rates except the allotment to land required by State Governments / Union Territories for Guest Houses / Bhawans at Zonal Variant Rate (ZVR).**
- viii) With respect to allotment of land to Political organizations, the new rates have been proposed as Zonal Variant Rates (ZVR) rate. Regarding this it is informed that a meeting was held in the ministry under the Chairmanship of Additional Secretary (D&C), MoHUA (Annexure 'A') wherein political parties contended that land allotted to Political parties is for administrative requirements and not for carrying out any commercial activities and being non-profit organizations, do not drive any commercial or pecuniary benefit from the land allotted nor earn any money by way of subletting. The Committee after due deliberations and after examining the relevant papers recommended to restore the rates to be charged from political parties based on the policy made on the basis of Cabinet decision in the year 2006. The same was communicated to DDA vide letter dated 24.08.2018 (Annexure 'B'). Therefore, allotment of land to Political organizations, the new rates have been proposed as Zonal Variant Rates (ZVR) rate.

- B. **PROPOSAL:** It is proposed to fix/ revise the premium for Institutional Land allotted / to be allotted by DDA to various organizations / Government bodies as tabulated below:

Sl. No.	Purpose/Nature of the Institutional Property	Rates Approved for the block of two financial years 2014-16	Rates proposed for the block of two financial years 2016-18	Rates proposed for the block of two financial years 2018-20
1	2	3	4	5
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.475.32 lac/acre	No Profit No Loss Rate i.e. Rs.495.11 lac/acre	No Profit No Loss Rate i.e. Rs. 573.22 lac/acre
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	No Profit No Loss Rate	No Profit No Loss Rate
iii)	Land required for Govt. Health Services The 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	No Profit No Loss Rate	No Profit No Loss Rate

iv)	<p>Land required for external services of Govt. Colonies</p> <p>Land for Water Supply, Drainage & other infrastructure which serve entirely or overwhelmingly Govt. colonies.</p>	No Profit No Loss Rate	No Profit No Loss Rate	No Profit No Loss Rate
v)	<p>Land required for Delhi Metro Rail Corporation (DMRC)</p> <p>a) Allotment of land for Stations and Operational Area (even in case of property development at these plots)</p> <p>b) Allotment of Land at a place other than Stations and operational area for commercial use</p>	<p>No Profit No Loss Rate</p> <p>Commercial Market Rate</p>	<p>No Profit No Loss Rate</p> <p>Commercial Market Rate</p>	<p>No Profit No Loss Rate</p> <p>Commercial Market Rate **</p>
vi)	<p>Land required for Delhi Transport Corporation</p> <p>a) For DTC Bus Terminals only</p> <p>b) For DTC Depots, offices, etc.</p>	<p>No Profit No Loss Rate</p> <p>No Profit No Loss Rate</p>	<p>No Profit No Loss Rate</p> <p>No Profit No Loss Rate</p>	<p>No Profit No Loss Rate</p> <p>No Profit No Loss Rate</p>
vii)	<p>Land required for Govt. Educational Institutions</p> <p>For schools run by Kendriya Vidyalaya Sangathan, GNCTD & local bodies</p>	Nominal charge of Re. 1/- per annum	No Profit No Loss Rate	No Profit No Loss Rate
viii)	Land required for Dispensaries and Primary Health Centres etc. up to one acre	No Profit No Loss Rate	No Profit No Loss Rate	No Profit No Loss Rate

	<p>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.</p>			
ix)	<p>Land Allotment to Power Departments, GNCTD for setting up Electric Sub-Stations.</p>	<p>50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows:</p> <p>Central, South and Dwarka</p> <p>Rs.1069.47 lac per acre</p> <p>WZ/NZ/EZ and Rohini</p> <p>Rs.712.98 lac per acre</p> <p>Narela & Other outlying areas</p> <p>Rs.475.32 lac per acre</p>	<p>50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows:</p> <p>Central, South and Dwarka</p> <p>Rs.1114.00 lac per acre</p> <p>WZ/NZ/EZ and Rohini</p> <p>Rs.742.67 lac per acre</p> <p>Narela & Other outlying areas</p> <p>Rs.495.11 lac per acre</p>	<p>50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows:</p> <p>Central, South and Dwarka</p> <p>Rs. 1289.75 lac per acre</p> <p>WZ/NZ/EZ and Rohini</p> <p>Rs. 859.83 lac per acre</p> <p>Narela & Other outlying areas</p> <p>Rs. 573.22 lac per acre</p>
B	<p>Land required by GNCTD/ Local Bodies.</p>			
i)	<p>a).Land for road/road widening</p> <p>b).Land required for water supply and drainage exclusively for DDA colonies.</p>	<p>NIL</p> <p>NIL</p>	<p>NIL</p> <p>NIL</p>	<p>NIL</p> <p>NIL</p>
ii)	<p>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</p>	<p>Nominal charge of Re.1/- per annum</p>	<p>No Profit No Loss Rate</p>	<p>No Profit No Loss Rate</p>

	public hydrants, fire-stations, community bathrooms, public lavatories & urinals and dhobi Ghats.			
iii)	Land for play grounds & parks	Nominal charge of Re.1/- per annum	No Profit No Loss Rate	No Profit No Loss Rate
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	No Profit No Loss Rate	No Profit No Loss Rate
v)	Land required exclusively for their own offices.	Zonal Variant Rates	Zonal Variant Rates	Zonal Variant Rates
vi)	Land required for remunerative purposes such as Shopping Centres	Commercial Market Rate	Commercial Market Rate	Commercial Market Rate**
vii)	Land for sanitary land fill sites and solid waste management sites	New Item (As per mandate of Supreme Court of India)	Re. 1/- per annum (As per mandate of Supreme Court of India)	Re. 1/- per annum (As per mandate of Supreme Court of India)
viii)	Land required for Multi Level parking / Stack Parking	New Item		
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 Rates	Zonal Variant Rates
D	National / State Level Political parties recognised by the Election Commission of India having a combined total of at least 7 MPs in both the Houses of Parliament	Commercial Market Rate	Zonal Variant Rates	Zonal Variant Rates
E	Newspapers Concerns & Electronic Media	Commercial Market Rate	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	3 times of the Average of Commercial / Residential Market Rate considering the use activity permitted as per MPD	3 times of the Average of Commercial / Residential Market Rate ** considering the use activity permitted as per MPD
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>75% of the total area at Residential Rate 25% of the total area at commercial market rate.</p> <p>Residential / commercial Market Rate (as per activity undertaken)</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 (as per activity undertaken)</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** (as per activity undertaken)</p> <p>Zonal Variant Rate</p>
H	Land required by GNCTD/Local Bodies for Graveyards and crematoria (including electric crematorium) provided that the land allotted for this purpose	Nil	No Profit No Loss Rate	No Profit No Loss Rate

	will be under the ownership of GNCTD/Local Bodies.			
I	Any other Institution to be charged as per activity undertaken.	Residential / Commercial Market Rate (as per activity undertaken)	Residential / Commercial Market Rate (as per activity undertaken)	Residential / Commercial Market Rate** (as per activity undertaken)
J	Land for any other purpose not mentioned in this schedule	Residential / Commercial Market Rate (as per activity undertaken)	Residential / Commercial Market Rate (as per activity undertaken)	Residential / Commercial Market Rate** (as per activity undertaken)

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/State Govt. /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. 495.11 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. 495.11 lacs instead of 990.22 lacs.
- (iii) 'No Profit No Loss Rate' i.e. Rs. 495.11 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 also for the year 2016-18 and Rs. 573.22 lac/acre for the year 2018-20
- (iv) The "ZVR" mentioned in the above schedule means Zonal Variant Rates. These rates have been derived as under for the year 2016-18:

Zone	Multiplier used	Rates per acres (In lacs)
Central, South & Dwarka	(4.5 times of No Profit No Loss Rate)	Rs.2228.00
West, North, East Zone & Rohini	(3.00 times of No Profit No Loss Rate)	Rs 1485.33
Narela and Outlying areas	(2.00 times of No Profit No Loss Rate)	Rs. 990.22

The ZVR for the year 2018-20 are as under:

Zone	Multiplier used	Rates per acres (In lacs)
Central, South & Dwarka	(4.5 times of No Profit No Loss Rate)	Rs.2579.49
West, North, East Zone & Rohini	(3.00 times of No Profit No Loss Rate)	Rs 1719.66
Narela and Outlying areas	(2.00 times of No Profit No Loss Rate)	Rs. 1146.44

- (v)* 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.

- (vi)** Commercial market rates have been proposed for the block of 2016-18 & 2018-20 as was the case in previously approved rates for the block year 2014-2016. Recently the policy for fixing of minimum reserve price for plots of auction has been approved by the Authority vide Agenda Item No. 53/2017. Since no auction has taken place in the recent past, it has therefore been proposed that such reserve price for commercial plots may be taken as an interim measure on provisional basis in place of Commercial Market Rate for the block year 2018-20. As and when the Commercial Market rates are available based on actual auctions, such commercial Market rates will be charged from the allottees.