



**DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER HOUSING**

F/1/0016/2026/CORD/-Coordination(H)/3607

(Comp.No.:106481)

Dated: 12.02.2026

OFFICE ORDER

In partial modification of earlier circular no. HAC / F21 / 0004 /2024 / AO / HAC / (Comp.No.:80653) / 3314 dated 01.12.2025 regarding inclusion of parking cost in the total cost of the flats, the following has been approved by the Competent Authority:

1. Inclusion of Parking Cost in PAR

Henceforth, the total cost of construction of parking shall be included in the total expenditure incurred for construction of Housing pockets for the purpose of calculating the Plinth Area Rate (PAR) of flats.

2. No Additional Parking Cost

No separate or additional cost on account of Car Garage/Scooter Garage/Covered or Uncovered Parking shall be included in the total cost of the flat i.e. **following components** which were part of revised methodology circulated vide circular dated 1.12.2025 as stated above, **will not be considered** while calculating total cost of flats for determining the disposal price of flats:

a. Cost of construction of Car/Scooter Garage= Plinth Area of Garage x 60% of PAR adjusted for depreciation

b. Cost of construction of Parking*= Plinth Area of parking x PAR of parking adjusted for depreciation

*In case separate expenditure details w.r.t parking are furnished by the Engineering Wing. Otherwise, 60% of PAR will be used for cost of construction of parking

c. Land Cost of Car/Scooter Garage/Parking= Plinth Area of Garage/Parking x applicable PDR rates x Land Factor (i.e. of respective flat)

3. Applicability

The above changes in costing methodology shall be applicable to:

- All ongoing housing schemes, including:
- i. DDA Karmayogi Awas Yojana 2025 (FCFS)

- ii. DDA Towering Heights Karkardooma Housing Scheme 2025 (E-Auction)
- iii. DDA Nagrik Awas Yojana 2026 (FCFS)
- iv. DDA Towering Heights Karkardooma Housing Scheme 2026 (FCFS)
 - All housing schemes to be launched in future.

Notes:

- I. These changes will have no impact on the DDA policy for fixation of cost as contained in Office Order No. HAC/F.21/0005/2024/AO/HAC/238 dated 30.10.2024 (Authority Resolution No. 39/2024) for disposal of Standalone Car Garages/Scooter Garages/Covered or Uncovered Parking Spaces which are left out after completion of the scheme i.e. any Garage/Parking space remaining after due allotment made as per entitlement to allotted flats.
- II. Further, these changes will have no impact on the DDA policy guidelines for disposal of EWS flats built up by Developer Entities circulated vide circular no. E/312/0002/2022/CGHS/DW-Janta-II/781 dated 10.03.2025 (Authority Resolution No. 67/2024).

This is issued with the approval of the Vice Chairman, DDA for immediate implementation.

कुणाल कश्यप

(Kunal Kashyap)
Commissioner (Housing)

Copy to:

1. OSD to VC, DDA
2. PS to FM, DDA
3. PS to PC(H), DDA
4. PS to FA(H), DDA
5. Director (Housing)-I & II, DDA
6. Director(System), DDA
7. Dy. FA(H), DDA
8. DD (Coord)-H
9. AO(HAC), DDA

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