

Government of India
Ministry of Housing & Urban Affairs
Land and Development Office
Nirman Bhawan, New Delhi

No. L&DO/F-24013/3/2013-CDN/ 280

Dated: 16th August, 2019.

1. As per list attached.

INSTITUTIONAL RATES

Sub: Fixation of Prices of Government land for allotment to various Social, Cultural, Charitable and other organization in Delhi/New Delhi.


Sir,

The Government, after considering the recommendations of the Land Rates Revision Committee (LRRC) under the chairmanship of Addl. Secretary (UD), had accepted the recommendations and aligned the rates of institutional land being administered by L&DO to that of land rates of DDA for institutional properties w.e.f. 1.4.2000 onwards vide letter of even number dated 30.06.2017.

The committee has inter-alia recommended that any land rate revision by DDA for residential, commercial and institutional lands falling in their zones automatically be applicable to L&DO lands/colonies. The DDA has notified provisional institutional rates for the year 2016-18, 2018-20. In pursuance of above, it has been decided to align provisionally the rates of institutional land being administered by L&DO to that of institutional land rates of DDA w.e.f. 2016 to 2020.

2.

- (i) The above rates are for 100 FAR and will increase with the increase of FAR on the allotted land.
- (ii) Clause (i) above will not be applicable in cases where the land is to be transferred to Central Govt./GNCTD/local bodies controlled by the Govt. in such cases, land rates as per above schedule will be applicable irrespective of the permissible FAR.


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- (iii) The Zonal Variant Rate "ZVR" has been derived after 2014-15 based on the formulae given below;

<u>Zone</u>	<u>Multiple Used</u>	<u>Rate per Acre(in lac)</u>	
		<u>2016-18</u>	<u>2018-20</u>
Central ,South & Dwarka	(4.5 times of No Profit No Loss Rate)	Rs.2228.00	Rs.2579.49
West, North, East Zone & Rohini	(3 times of No Profit No Loss Rate)	Rs.1485.33	Rs.1719.66
Narela& Outlying area	(2 times of No Profit No Loss Rate)	Rs. 990.22	Rs.1146.44

- (iv) For any locality not covered by the Schedule annexed hereto the rates for comparable areas notified by DDA will apply. In this regard the view of this office would be final.
4. This issues with the approval of the Land & Development Officer

(S.K. Babbar)
Dy. Land & Development Officer
M/o Housing and Urban Affairs
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Encl: As above.

To, :-


1. All Ministries /Departments of Govt. of India.
2. Lieutenant Governor, Raj Niwas, Delhi.
3. Chief Secretary , GNCTD, Delhi.
4. Vice Chairman, DDA, INA, Vikas Sadan, New Delhi.
5. The Secretary, Land & Building Deptt., GNCTD, Vikas Bhawan, IP Estate New Delhi (5 copies).
6. The Commissioner, South MCD, Civic Centre, Minto Road, New Delhi-110002. (5 copies).
7. The Commissioner, North MCD, Civic Centre, Minto Road, New Delhi-110002. (5 copies).
8. The Commissioner, East MCD, Udyog Sadan, PatapadGanj Industrial area. Delhi. (5 copies).
9. The Chairman, NDMC, Palika Kendra, Sansad Marg, New Delhi 5 (copies).
10. The Chief Commissioner of Income Tax, I.T.O., New Delhi.
11. DG(W), CPWD, Nirman Bhawan, New Delhi.
12. Director of Estates, Nirman Bhawan, New Delhi.
13. Director of Audit, CW&M, AGCR Building, IP Estate, New Delhi.
14. Finance Division, MoUD, New Delhi
15. Director (LM) , Railway Board, Rail Bhawan , New Delhi
16. Principal Information Officer, MoUD, Shastri Bhawan, New Delhi.
17. Ministry of Home Affairs, Rehabilitation Deptt, Jai Singh Road, NDDRC Building, New Delhi.
18. Delhi Division , MoUD (5 copies)
19. PS to UDM /PS to MOS (UD) /PPS to Secretary (UD) / PPS to AS (UD) /PS to JS (F)/PS to JS(WA)/PS to JS (H)/ PS to JS (L&E).
20. PS to L&DO
21. Guard file
22. Spare copies-25.

(S.K. Babbar)
Dy. Land & Development Officer
Tel: 23061296

SCHEDULE OF INSTITUTIONAL LAND RATES IN DELHI/NEW DELHI

Land Rates (in Rs. Per acre) for 100 FAR


S.N.	Categories	Land Rates as on 2014-16	2016-18	2018-20
A	CENTRAL GOVT.			
	Rate for transfer of land between Central Government Department.	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
B.	CHARITABLE INSTITUTION			
(I)	Land for medical Institutions run by local bodies	Nominal charges of Rs.1/-per annum/per acre	Nominal charges of Rs.1/-per annum/per acre	Nominal charges of Rs.1/-per annum/per acre
(ii)	Land for educational Institutions run by local bodies Kenderiya Vidyalaya Sansthan and GNCTD	Nominal charge of Rs.1/-p.a.	Nominal charge of Rs.1/- p.a.	Nominal charge of Rs. 1/-p.a.
(iii)	Land for aided educational Institutions	-	-	-
(iv)	Land for entirely charitable institutions like Charitable Hospital, Orphanage & School etc	-	-	-
v	Land for charitable Institutions serving lower strata of society running partially on the grants i.e up to 50% of their annual budget received from the Government and charging to the Government of running the Institution	-	-	-


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vi)	Land for Govt. sponsored & fully aided/funded institutions engaged in cultural, charitable or development activities	-	-	-
C.	OTHER INSTITUTIONS (At Zonal Variant Institutional Rate)			
	Zone - I (Central Delhi)	2138.94 lac/acre	2228/-lac/acre	2579.49 lac/acre
	Zone - II (South Delhi)	2138.94 lac/acre	2228/-lac/acre	2579.49 lac/acre
	Dwarka	2138.94 lac/acre	2228/-lac/acre	2579.49 lac/acre
	Zone - III (West Delhi)	1425.96 lac/acre	1485.33 lac/acre	1719.66 lac/acre
	Zone - IV (North Delhi)	1425.96 lac/acre	1485.33 lac/acre	1719.66 lac/acre
	Rohini	1425.96 lac/acre	1485.33 lac/acre	1719.66 lac/acre
	Zone -V (East Delhi)	1425.96 lac/acre	1485.33 lac/acre	1719.66 lac/acre
	Narela& other outlying Colonies	950.64 lac/acre	990.22 lac/acre	1146.44 lac/acre
D.	LOCAL BODIES			
i)	Land for Hospital Buildings as well as other unremunerative services such as maternity centers community centers, libraries public conveniences (such as public hydrants community bathrooms public lavatories and urinals and dhobi ghats and fire station services personnel quarters/Dhobi Nanitors, Malies, domestic servants, safaikaramchari cobblers & byers.	-	-	-
ii)	Staff quarters of schools and hospitals	Nominal charges of Rs. 1/-p.a.	Nominal charges of Rs.1/-p.a.	Nominal charges of Rs.1/-p.a.
iii)	Land required for remunerative purposes etc. such as staff quarters at local bodies	Nominal charges of Rs. 1/-p.a.	Nominal charges of Rs. 1/-p.a.	Nominal charges of Rs. 1/-p.a.
iv) a.	Remunerative purpose such as office and shopping centers	Commercial Market Rate	Commercial Market Rate	Commercial Market Rate
b.	For setting up Power Houses,	50 % of Zonal Variant Rates	50 % of Zonal Variant Rates	50 % of Zonal Variant Rates


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	electric sub- stations and water supply and drainage installations other than those which serve entirely or overwhelmingly to Govt. Colonies.			
c.	For setting up Power Houses, electric sub- stations and water supply and drainage which serve entirely or overwhelmingly to Govt. Colonies.	50 % of Zonal Variant Rates	50 % of Zonal Variant Rates	50 % of Zonal Variant Rates
d.	For setting up Power Houses, electric sub- stations and water supply and drainage installations exclusively for DDA colonies/Govt. colonies.	NIL only for DDA colonies	NIL only for DDA colonies	NIL only for DDA colonies
v)	Playground parks and roads/road widening by local bodies	Nominal charges of Rs.1/-p.a.	Nominal charges of Rs.1/-p.a.	Nominal charges of Rs.1/-p.a.
vi)	Playground for schools run by local bodies	NIL	NIL	NIL
e	Land allotment to Power Distribution Companies for setting up Electric Sub- stations etc. (At zonal variant rates)	50% of Zonal Variant Rates	50% of Zonal Variant Rates	50% of Zonal Variant Rates
E - OTHERS				
i)	Playgrounds/parks by others	NIL	NIL	NIL
ii)	Playgrounds (for schools run by others)	NIL	NIL	NIL
F	RECOGNISED POLITICAL PARTIES	Zonal Rates Variant	Zonal Rates Variant	Zonal Rates Variant
G.DELHI TRANSPORT CORPORATION (DTC)				
(i)	Exclusively for bus stops/terminals	No Profit No Loss	No Profit No Loss	No Profit No Loss
(ii)	Other activities such as bus depots, office etc.	No Profit No Loss	No Profit No Loss	No Profit No Loss
(iii)	For residential accommodation	No Profit No Loss	No Profit No Loss	No Profit No Loss


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H. DIPLOMATIC MISSION				
	Land required for Foreign Missions. Residential/ commercial rate depending on the land use	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.
I-	NEWSPAPER/MEDIA ORGANIZATIONS (For office Use)	Commercial Market Rate	Commercial Market Rate	Commercial Market Rate
(ii)	For other activity	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 REQUIRED FOR STATE GOVTs. Including GUEST HOUSES	100 % of the total area at Zonal variant Rates (w.e.f. 2014-15 & 2015-16	100 % of the total area at Zonal variant Rates (w.e.f. 2014-15 & 2015-16	100 % of the total area at Zonal variant Rates (w.e.f. 2014-15 & 2015-16
K -	LAND for GRAVEYARDS & CREMATION GROUNTS	Nil	Nil	Nil
L	INSTITUTIONS 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)
M	LAND FOR ANY OTHER PURPOSES NOT MENTIONED HERE SPECIFICALLY	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.	ALLOTMENT OF LAND TO PSUs including MTNL	Full Market Rates	Full Market Rates	Full Market Rates
A ii	Land required for Higher Education, technical and Management Institutes. Higher Educational, Technical and Management Institutes like IIFT, NITS, IIITs, IIMs, i.e Autonomous bodies of central Government/GHNTYD construction of academic campus as	No Profit No Loss Rate	No Profit No Loss Rate	No Profit No Loss Rate


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	well as for hostel, residential accommodation of faculty member/staff			
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 Rs. 1/- per annum per acre	Nominal Charge of Rs. 1/- per annum per acre	Nominal Charge of Rs. 1/- per annum per acre
	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	No Profit No Loss Rate	No Profit No Loss Rate
iv)	Land required for Delhi Metro Rail Corporation (DMRC) Allotment of land for stations and operational area (even in cases of property development at these plots.	No Profit No Loss Rates	No Profit No Loss Rates	No Profit No Loss Rates
a)				
b)	Allotment of land at a place other than stations and operational area for commercial rater	Commercial Market Rates	Commercial Market Rates	Commercial Market Rates
A,Vii)	Land required for dispensaries and Primary health Centers 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	No Profit No Loss Rate
B.	Land required by GNCTD/Local bodies. The allotted land shall remain in the possession of GNCTD/Local Bodies.			


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(a)	Land for road/road widening	NIL	NIL	NIL
b)	Land required for water supply and drainage exclusively for DDA Colonies.	NIL	NIL	NIL
iv	Land for play grounds and parks	Nominal Charge of Rs. 1/- per annum per acre	Nominal Charge of Rs. 1/- per annum per acre	Nominal Charge of Rs. 1/- per annum per acre
v)	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 Rs. 1/- per annum per acre	Nominal Charge of Rs. 1/- per annum per acre	Nominal Charge of Rs. 1/- per annum per acre
vi)	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 Centers	Commercial Market Rates	Commercial Market Rates	Commercial Market Rates
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	Land required for GNCTD/Local Bodies for Graveyards and crematoria (including electric crematorium) provided that the land allotted for this purpose will be under the ownership of GNCTD/Local bodies.	NIL	NIL	NIL
E	any other institution to be charged as per activity undertaken	Residential/commercial Market Rates (as Per activity undertaken)	Residential/commercial Market Rates (as Per activity undertaken)	Residential/commercial Market Rates (as Per activity undertaken)
F	Land required for Multi Level Parking/Stack Parking	New Item		
	Without any other commercial activities to be permitted		No Profit No Loss Rates	No Profit No Loss Rates
	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


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