

SCHEDULE OF MARKET RATES OF LAND IN DELHI – 1.4.1987 to 31.3.2000

S.No.	Name of the Locality	Rates per Sq. m. w.e.f. 1.4.98		Rates per Sq. m. 1.4.91 to 31.3.98		Rates per Sq. m. 1.4.89 to 31.3.91		Rates per Sq. m. 1.4.87 to 31.3.89	
		Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial
	Zone –I								FAR-250
	Central Zone								
1.	Connaught Place	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
2.	Connaught circus	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
3.	Connaught Place Extension up to Commercial Centre	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
4.	Barakhamba Road (beyond Connaught Place Extn. Up to Commercial Zone)	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
5.	Curzon Road (beyond Connaught Place Extension up to Commercial Zone)	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
6.	Hanuman Road(Commercial Zone)	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
7.	Janpath(beyond Connaught Place Extension up to Windsor Place)	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
8.	Bhagwandas Road	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
9.	Hailey Road	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
10.	Hanuman Road (Res. Zone)	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-		
11.	Baird Road	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
12.	Jain Mandir Road	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
13.	Jantar Mantar Road beyond Conn. Place Extn.	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
14.	Lady Hardinge Road	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
15.	Mandir Marg	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
16.	Area outside the extended commercial zone	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-

	Parliament Street								
17.	Minto Road	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
18.	Panchkuian Road	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
19.	Bhagat Singh Market	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
20.	Babar Road	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
21.	Krishna Market Paharganj	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
22.	Mathura Road Press	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
23.	Jhandewalan	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
24.	Motia Khan (including 'C' Type tenements)	18,480/-	57,960/-	16,800/-	50,400/-	14,000/-	42,000/-	8000/-	23,000/-
	Zone – II								
	South Zone								
1.	Khan Market	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
2.	Diplomatic Enclave	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
3.	Diplomatic Enclave Extension	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
4.	Golf Links	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
5.	Aurangzeb Road	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
6.	Prithvi Raj Road	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
7.	Tis January Marg	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
8.	Ratendon Road	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
9.	Humayun Road	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
10.	Jor Bagh	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
11.	Sunder Nagar	13,860/-	28,980/-	12,600/-	25,200/-	10,500/-	21,000/-	6000/-	10,800/-
12.	Andrews Ganj	12,760/-	26,680/-	11,600/-	23,200/-	9,630/-	19,260/-	5500/-	9900/-
13.	Sadiq Nagar	12,760/-	26,680/-	11,600/-	23,200/-	9,630/-	19,260/-	5500/-	9900/-
14.	Defence Colony	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
15.	R.K.Puram	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
16.	Moti Bagh	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
17.	Lodi Road	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
18.	Lodi Estate	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
19.	Aliganj	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
20.	Sewa Nagar	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
21.	Lajpat Nagar facing Ring Road	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	4000/-	9000/-
22.	Vasant Vihar (Other than	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	4000/-	9000/-

	DDA land)								
23.	Lajpat Nagar I to IV	9,240/-	19,320/-	8400/-	16,800/-	7,000/-	14,000/-	4000/-	7200/-
24.	Nizamuddin	9,240/-	19,320/-	8400/-	16,800/-	7,000/-	14,000/-	4000/-	7200/-
25.	Jangpura	9,240/-	19,320/-	8400/-	16,800/-	7,000/-	14,000/-	4000/-	7200/-
26.	Kalkaji	9,240/-	19,320/-	8400/-	16,800/-	7,000/-	14,000/-	4000/-	7200/-
27.	Malviya Nagar (ext.) &Old.	8360/-	17,840/-	7600/-	15,200/-	6,300/-	12,600/-	3600/-	6480/-
28.	M.B. Road	8360/-	17,840/-	7600/-	15,200/-	6,300/-	12,600/-	3600/-	6480/-
	Zone – III								
	West Delhi								
1.	Ajmal Khan Road	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
2.	Ghaffar Market	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
3.	Karol Bagh	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
4.	M.M. Road	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
5.	Rani Jhansi Market	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
6.	Link Road (Karol Bagh)	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
7.	Deshbandhu Gupta Market	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
8.	Patel Nagar (East, West & South)	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
9.	Rajinder Nagar (Old & New)	11,550/-	24,150/-	10,500/-	21,000/-	8,750/-	17,500/-	5000/-	9000/-
10.	Rohtak Road (Old & New)	9240/-	19,320/-	8400/-	16,800/-	7,000/-	14,000/-	4000/-	7200/-
11.	Nazafgarh Industrial Area	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	6000/-
12.	Rameshwari Nehru Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	3400/-
13.	Moti Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
14.	Sarai Rohilla	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
15.	Tilak Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
16.	Tihar- I & II	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
17.	Ramesh Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
18.	Industrial Area Extn.	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
	Zone – IV								
	North Delhi								
1.	Kamla Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	6000/-
2.	Rup Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	6000/-

3.	Shakti Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	6000/-
4.	Qutab Road	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	6000/-
5.	Roshnara Road	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	6000/-
6.	Lajpat Rai Market	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
7.	Ansari Market	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
8.	Jawahar Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
9.	Khurshid Market	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
10.	Teliwara	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
11.	Azad Market	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
12.	Mall Road	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
13.	Rajpura Road	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
14.	Malka Ganj	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
15.	Alipur Road	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
16.	Gokhale Market	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
17.	Hathi Khana	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
18.	Khanna Market (Near Tis Hazari)	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
19.	Lehna Singh Market	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
20.	Nicholson Road	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
21.	Vijay Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
22.	Ashok Nagar	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
23.	Subzi Mandi	6,930/-	14,490/-	6300/-	12,600/-	5,250/-	10,500/-	3000/-	5400/-
24.	Indira Nagar	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
25.	Azadpur	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
26.	Andha Mughal	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
27.	Bus Stand Area Extn. (BSA)	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
28.	Bharat Nagar	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
29.	Gur-ki-Mandi	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
30.	Gulabi Bagh	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
31.	Kingsway Camp	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
32.	Timarpur	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
33.	Angoori Bagh	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
34.	Edward Lines	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
35.	Hakikat Nagar	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
36.	Hudson Lines	5,830/-	12,190/-	5,300/-	10,600/-	4,380/-	8,760/-	2500/-	4500/-
	Zone – V								

	East Delhi								
1.	Jheel Kuranja	2805/-	5865/-	2,550/-	5100/-	2,100/-	4,200/-	1200/-	2160/-
2.	Geeta Colony	2805/-	5865/-	2,550/-	5100/-	2,100/-	4,200/-	1200/-	2160/-
3.	Narela & other Outlying Colonies	1980/-	4140/-	1,800/-	3,600/-	1,490/-	2,980/-	850/-	1530/-

Reference:

1. For 1.4.1998 to 31.3.2000 - Letter No.J-22011/4/95-LD dated 16.4.1999 from Min. of UA&E
2. For 1.4.1996 to 31.3.1998 - Letter No.J-22011/4/95-LD dated 16.4.1999 from Min. of UA&E extending the validity of rates (for two more years) circulated vide No. J-22011/2/93-LD dated 11.11.1994
3. For 1.4.1994 to 31.3.1996 - Letter No.J-22011/2/93-LD dated 11.11.1994 from Min. of U.D. extending the validity of rates (for two more years) circulated vide No. J-22011/1/91-LD dated 3.3.1993
4. For 1.4.1992 to 31.3.1994 – Letter No. J-22011/1/91-LD dated 3.3.1993
5. For 1.4.1991 to 31.3.1992 - Letter No. J-22011/1/91-LD dated 24.1.1992
6. For 1.4.1989 to 31.3.1991 - Letter No.J-22011/3/89-LD(DOI) dated 5.9.1991 from Min. of U.D.
7. For 1.4.1987 to 31.3.1989 - Letter No.J-22011/4/86-LD(DOI) dated 1.6.1987 from Min. of U.D.

Notes for ref.1,2,3,4,5 & 6

1. The market rates for residential/commercial purposes are based on existing FARs prescribed for various areas and will be increased proportionate to increase in FAR
2. In so far as hotel and cinema sites are concerned, each case should be specifically considered in consultation with the Ministry of Finance.
3. For any locality not covered by these rates, the rates for comparable areas will be applied.

Notes for ref. 7

1. The rates shall be in force for all purposes except for (i) hotels,(ii) cinemas and (iii) for the purpose of recovery of unearned increase due to the lessor while granting permission for sale in respect of residential leases measuring 100 Sq.Yds.
2. The market rates for commercial purposes for Zone-I are based on FAR of 250 and for the other Zones on existing FARs.
3. Residential rates are based on the existing FARs prescribed for various areas. These rates will be reduced or increased proportionate to the reduction or increase in FAR.
4. For the purpose of calculating and recovering lessor's share of unearned increase while granting sale permissions in respect of the residential leases measuring 100 Sq. Yds. or less, the land rates laid down in the Ministry's letter No. J-22011/3/80-LD(DOI) dated 21.10.1981 will be applicable for a period of two years from 1.4.87 to 31.3.1989
5. In so far as hotel and cinema sites are concerned, each case should be specifically considered in consultation with the Ministry of Finance.