

**SCHEDULE OF MARKET RATES OF LAND IN DELHI – 1.4.1979 to 31.3.1987**

S.No.	Name of the Locality	Rates per Sq. m. 1.4.85 to 31.3.87		Rates per Sq. m. 1.4.81 to 31.3.85		Rates per Sq. Yd. 1.4.79 to 31.3.81	
		Residential	Commercial	Residential	Commercial	Residential	Commercial
	<b>Group I</b>		<b>FAR-250</b>		<b>FAR-250</b>		<b>FAR-250</b>
1.	Connaught Place	2200	13000	2000	13000	600	4000
	<b>Group II</b>		<b>FAR-250</b>		<b>FAR-250</b>		<b>FAR-250</b>
1.	Connaught Circus	2200	10500	2000	10500	600	3000
2.	Connaught Place Extension up to Commercial Zone	2200	10500	2000	10500	600	3000
3.	Barakhamba Road beyond Connaught Place Extension up to Commercial Zone	2200	10500	2000	10500	600	3000
4.	Curzon Road beyond Connaught Place Extension up to Commercial Zone	2200	10500	2000	10500	600	3000
5.	Hanuman Road (Commercial Zone)	2200	10500	2000	10500	600	3000
6.	Janpath beyond Connaught Place Extension up to Windsor Place	2200	10500	2000	10500	600	3000
7.	Bhagwandas Road	2200	10500	2000	10500	600	3000
8.	Hailey Road	2200	10500	2000	10500	600	3000
9.	Hanuman Road (Res. Zone)	2200	10500	2000	10500	600	3000
10.	Ratendon Road	2200	10500	2000	10500	600	3000
11.	Baird Road	2200	10500	2000	10500	600	3000
12.	Jain Mandir Road	2200	10500	2000	10500	600	3000
13.	Jantar Mantar Road beyond Connaught Place Extension	2200	10500	2000	10500	600	3000
14.	Lady Hardinge Road	2200	10500	2000	10500	600	3000
15.	Mandir Marg	2200	10500	2000	10500	600	3000
16.	Area outside the extended Commercial Zone, Parliament Street	2200	10500	2000	10500	600	3000
	<b>Group III</b>		<b>FAR-150</b>		<b>FAR-150</b>		<b>FAR-150</b>

1.	Ajmal Khan Road	2200	6000	2000	6000	600	1800
2.	Gaffar Market	2200	6000	2000	6000	600	1800
3.	Khan Market	2200	6000	2000	6000	600	1800
4.	Minto Road	2200	6000	2000	6000	600	1800
5.	Mathura Road Press Area	2200	6000	2000	6000	600	1800
6.	Diplomatic Enclave	2200	6000	2000	6000	600	1800
7.	Diplomatic Enclave Extension	2200	6000	2000	6000	600	1800
8.	Golf Link	2200	6000	2000	6000	600	1800
9.	Panchkuian Road	2200	6000	2000	6000	600	1800
10.	Lajpat Nagar (abutting Ring Road & Link Road)	2200	6000	2000	6000	600	1800
11.	Jhandewalan	2200	6000	2000	6000	600	1800
12.	Defence Colony	2200	6000	2000	6000	600	1800
13.	Kamla Nagar	2200	6000	2000	6000	600	1800
14.	Karol Bagh	2200	6000	2000	6000	600	1800
15.	M.M.Road	2200	6000	2000	6000	600	1800
16.	Najafgarh Industrial Area	2200	6000	2000	6000	600	1800
17.	Rani Jhansi Market	2200	6000	2000	6000	600	1800
18.	Rup Nagar	2200	6000	2000	6000	600	1800
19.	Shakti Nagar	2200	6000	2000	6000	600	1800
20.	Qutab Road (Old & New )	2200	6000	2000	6000	600	1800
21.	Roshnara Road	2200	6000	2000	6000	600	1800
22.	Aurangzeb Road	2200	6000	2000	6000	600	1800
23.	Prithvi Raj Road	2200	6000	2000	6000	600	1800
24.	Tis January Marg	2200	6000	2000	6000	600	1800
25.	Bhagat Singh Market	2200	6000	2000	6000	600	1800
26.	Humayun Road	2200	6000	2000	6000	600	1800
27.	Jorbagh	2200	6000	2000	6000	600	1800
28.	Sunder Nagar	2200	6000	2000	6000	600	1800
29.	Babar Road	2200	6000	2000	6000	600	1800
30.	Lodi Road	2200	6000	2000	6000	600	1800
31.	Lodi Estate	2200	6000	2000	6000	600	1800
32.	Link Road, Karol Bagh	2200	6000	2000	6000	600	1800
33.	Motia Khan	2200	6000	2000	6000	600	1800
34.	Malviyanagar Extension	2200	6000	2000	6000	600	1800
35.	Krishna Market, Paharganj	2200	6000	2000	6000	600	1800
	<b>Group IV</b>						

1.	East Patel Nagar	1760	4800	1600	4800	500	1000
2.	West Patel Nagar	1760	4800	1600	4800	500	1000
3.	South Patel Nagar	1760	4800	1600	4800	500	1000
4.	Rajinder Nagar (Old & New)	1760	4800	1600	4800	500	1000
5.	Lajpat Rai Market	1760	4800	1600	4800	500	1000
6.	Nizamuddin	-----	-----	1600	4800	500	1000
	<b>Group V</b>						
1.	Jangpura Extension	1320	2400	1200	2400	400	800
2.	Lajpat Nagar	1320	2400	1200	2400	400	800
3.	Azadpur	1320	2400	1200	2400	400	800
4.	Jawahar Nagar	1320	2400	1200	2400	400	800
5.	Mall Road	1320	2400	1200	2400	400	800
6.	Old & New Rohtak Road	1320	2400	1200	2400	400	800
7.	Rajpur Road	1320	2400	1200	2400	400	800
8.	Malka Ganj	1320	2400	1200	2400	400	800
9.	Alipur Road	1320	2400	1200	2400	400	800
10.	Malviya Nagar (Old)	1320	2400	1200	2400	400	800
11.	Kalkaji	1320	2400	1200	2400	400	800
	<b>Group VI</b>						
1.	Aliganj	1100	2000	1000	2000	300	600
2.	Ansari Market	1100	2000	1000	2000	300	600
3.	Des Bandhu Gupta Market	1100	2000	1000	2000	300	600
4.	Gokhale Market	1100	2000	1000	2000	300	600
5.	Hathi Khana	1100	2000	1000	2000	300	600
6.	Khurshid Market	1100	2000	1000	2000	300	600
7.	Khanna Market	1100	2000	1000	2000	300	600
8.	Lehna Singh Market	1100	2000	1000	2000	300	600
9.	Nicholson Road	1100	2000	1000	2000	300	600
10.	Rameshwari Nehru Nagar	1100	2000	-----	-----	300	600
11.	Teliwara	1100	2000	1000	2000	300	600
12.	Vijay Nagar	1100	2000	1000	2000	300	600
13.	Azad Market	1100	2000	1000	2000	300	600
14.	Ashoka Market	1100	2000	1000	2000	300	600
15.	Andha Mughal	1100	2000	1000	2000	300	600
16.	Rationing Godown Market, Subzi Mandi	1100	2000	1000	2000	300	600

17.	Moti Nagar	1100	2000	1000	2000	300	600
18.	Motia Khan 'C' Type Tenement	1100	2000	1000	2000	300	600
	<b>Group VII</b>						
1.	Bus Stand Area Extension	880	1600	880	1600	200	400
2.	Bharat Nagar	880	1600	880	1600	200	400
3.	Gur Ki Mandi	880	1600	880	1600	200	400
4.	Gulabi Bagh	880	1600	880	1600	200	400
5.	Kingsway Camp	880	1600	880	1600	200	400
6.	Sarai Rohilla	880	1600	880	1600	200	400
7.	Sewa Nagar	880	1600	880	1600	200	400
8.	Tihar I & II	880	1600	880	1600	200	400
9.	Tilak Nagar	880	1600	880	1600	200	400
10.	Ramesh Nagar	880	1600	880	1600	200	400
11.	Timarpur	880	1600	880	1600	200	400
12.	Industrial Area Extension	880	1600	880	1600	200	400
13.	Angoori Bagh	880	1600	880	1600	200	400
14.	Edward Lines	880	1600	880	1600	200	400
15.	Hakikat Nagar	880	1600	880	1600	200	400
16.	Hudson Lines	880	1600	880	1600	200	400
17.	Indira Nagar	880	1600	880	1600	200	400
18.	Jheel Khuranja	880	1600	880	1600	200	400
	<b>Group VIII</b>						
1.	Narela and other outlying colonies	440	800	440	800	100	200

References:

1. For 1.4.1985 to 31.3.1987 Letter No. J-22011/2/84-LD dated 24.10.1985

2. For 1.4.1983 to 31.3.1985

3. For 1.4.1981 to 31.3.1983 Letter No. J-22011/3/80-LD(DOI) dated 21.10.1981

4. For 1.4.1979 to 31.3.1981 Letter No. J-22011/1/75-LII(i) dated 21.6.1979

Notes:

For No.1

- (i) The rates shall be adopted 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. Or less only.
- (ii) The market rates for commercial purposes for Groups I & II are based on an FAR of 250, for Group III on an FAR of 150 and for other Groups on existing FARs.
- (iii) Residential rates are based on the existing FAR prescribed for various areas.
- (iv) These rates will be reduced or increased proportionate to the reduction or increase in the FAR.
- (v) 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 Ministry's letter No. J-22011/1/75-LII(i) dated 21.6.1979 will be applicable for a further period of two years from 1.4.1985 i.e. till 31.3.1987
- (vi) In so far as hotel and cinema sites are concerned, each case should be specifically considered in consultation with the Ministry of Finance.
- (vii) For any locality not covered by these rates, the rates for comparable areas will be applied.

For No.3

Same as for No.1 except Note (v) which reads as:

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 Ministry's letter No. J-22011/1/75-LII(i) dated 21.6.1979 will be applicable for a further period of two years from 1.4.1981 i.e. till 31.3.1983

For No. 4

Same as Notes at (ii), (iii), (iv), (vi) & (vii) and

" For multistoried group housing, by co-operative Group Housing Societies 1-1/2 times the residential rate and by others twice the residential rate shall apply up to an FAR of 100. The rates will be increased corresponding to the increase in FAR."