DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING

No F2(34)/99/AO(P)/DDA/pt/23   **Dated 21ˢᵗ August,2024**

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Circular No. 91

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SUB:-Fixation of Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of Commercial, Industrial properties and Multi-level parking for the year 2024-25.

The Authority in its meeting held on 06.08.2024 vide item No. 27/2024 has approved the following rates.

(A)   Land rates for the purpose of calculating conversion charges from leasehold to free hold in respect of Commercial and Industrial properties for the year 2024-25.

(B)   Land rates for the purpose of calculating conversion charges from lease hold to free hold in respect of the area under Multi-level parking for the year 2024-25.

(C) The processing fee for conversion of properties from leasehold to freehold has been enhanced from Rs. 500/- to Rs. 5000/- from the FY 2024-25 onwards.

The same are being circulated on "Provisional" basis subject to approval of the MoHUA.

(A)Land rates for the purpose of calculating conversion charges in respect of Commercial properties.

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Table-1   (Rates in Rs./Sqm. for 100 FAR)

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S.No.	Zone	Rates for the year 2024-25
1	Central, South &Dwarka	240189/-
2	West, North, East &Rohini	166805/-
3	Narela	66724/-

(B)Land rates for the purpose of calculating conversion charges in respect of Industrial properties.

Table-2   (Rates in Rs./Sqm)

S.No.	Zone	Rates for the year 2024-25
1	Central, South &Dwarka	144119/-
2	West, North, East &Rohini	100086/-
3	Narela	50045/-

NOTE:

i. The Commercial rates proposed above will be applicable for normal locations. For commercial plots located in community centres/District Centres or allotted as Malls (without multiplex) as per lease deed, the rates will be further enhanced by 50% i.e. 1.5 times of the normal rates. However, for commercial plots allotted as malls (with multiplex), Multiplex as per lease deed, the rates will be enhanced by 100% i.e. by 2 times of the normal rates.

ii. These rates will be applicable only for calculation of conversion charges for the conversion of commercial/industrial plots from leasehold to freehold.

iii. These rates shall be made applicable to commercial built up properties also.

(C)Land rates for calculating conversion charges in respect of area under Multi-Level parking.

Table-3   (Rates in Rs./Sqm. for 100 FAR)

S.No.	ZONE	Land rates of area under Multi-level parking sites for Conversion from leasehold to freehold for 2024-25
1	Central, South & Dwarka	84066/-
2	North West, East &Rohini	58382/-
3	Narela	23353/-

(D) The Processing fee for conversion of these properties shall now be increased from Rs. 500/- to Rs. 5000/- for the FY 2024-25 onwards.

NOTE:

i.   The commercial plots where multilevel parking forms part of it will be converted into freehold only when the parking area has been fully developed and made operational as on the date of submission of conversion application, to ensure provision of parking facilities. The above mentioned rates for conversion (Table-3) will be applicable only when the applicant comes for conversion of the whole plot.

ii.   In case, the individual purchaser comes for conversion of their commercial property under the Delhi Apartment Act, full commercial land rates for conversion as applicable for commercial properties as per Table-1 shall be payable.

DIRECTOR(LAND COSTING)

Copy for kind information to:

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2. PS to FM
3. Commissioner(LD)
4. Chief Accounts officer
5. Financial Advisor(Housing)
6. Director(CL/INDL.)
7. Dy CAO(LC)-I
8. Dy CAO(LC)-II
9. Dy. Director (System) with the request to display the same on DDA's website for the convenience of the Public.
10. Sr AO(CL/INDL)

DIRECTOR(LAND COSTING)