

Delhi Circle Rate - Official Category-Wise Rates

Minimum rates for valuation of land and property in Delhi

This reference reproduces the minimum rates notified by the Government of NCT of Delhi, Revenue Department, for the valuation of land and property for the purposes of stamp duty and registration. Rates are by colony category (A to H).

Each table shows two columns. The minimum rate is the rate as notified. The effective rate reflects the relaxation that the government notifies on top of it. Both are published in the notification itself. Confirm which applies for your registration date, and confirm the current notification, before relying on any figure.

Table 1 - Minimum land rate for residential use

Rupees per square metre.

Category	Minimum rate	Effective rate
A	7,74,000	6,19,200
B	2,45,520	1,96,416
C	1,59,840	1,27,872
D	1,27,680	1,02,144
E	70,080	56,064
F	56,640	45,312
G	46,200	36,960
H	23,280	18,624

Table 2 - Minimum cost of construction, residential use

Rupees per square metre.

Category	Minimum rate	Effective rate
A	21,960	17,568
B	17,400	13,920
C	13,920	11,136
D	11,160	8,928
E	9,360	7,488
F	8,220	6,576
G	6,960	5,568
H	3,480	2,784

Table 3 - Minimum cost of construction, commercial use

Rupees per square metre.

Category	Minimum rate	Effective rate
A	25,200	20,160
B	19,920	15,936
C	15,960	12,768
D	12,840	10,272
E	10,800	8,640
F	9,480	7,584
G	8,040	6,432
H	3,960	3,168

Table 4 - Minimum rates of built-up flats up to four storey

Rupees per square metre, by plinth area. DDA colonies and Group Housing Societies are shown on the residential basis; flats by private builders are shown on the commercial basis.

Plinth area (sq m)	DDA / Group Housing - min	DDA / Group Housing - effective	Private builders - min	Private builders - effective
Up to 30	50,400	40,320	57,840	46,272
30 to 50	54,480	43,584	62,520	50,016
50 to 100	66,240	52,992	75,960	60,768
Over 100	76,200	60,960	87,360	69,888

Table 5 - Minimum rates of built-up flats having more than four storeys

Category of property	Minimum rate (Rs per sq m)	Effective rate (Rs per sq m)
Residential	87,840	70,272
Commercial	1,00,800	80,640

How a builder floor is valued

This is the point most buyers miss. A flat in a group housing society is valued using the built-up flat rates in Tables 4 and 5. A builder floor is not a flat in this sense.

The notification provides that where part of the plinth area - say one floor of an independent property other than a flat - is sold, the relevant minimum land cost is taken for the proportionate plinth area sold, and the minimum cost of construction is applied on that plinth area sold.

So the valuation has two components:

Component	How it is derived
Land	Category land rate (Table 1) x proportionate land share of the floor being bought
Construction	Category construction rate (Table 2) x plinth area x age factor

The proportionate land share depends on the plot size and the number of floors that share it. Two builder floors of identical size in the same colony can therefore carry different land components.

Age factor

Older structures are valued lower. The age factor is applied to the construction component, broadly as follows. Confirm the operative schedule in the current notification.

Year of completion	Factor
Before 1960	0.5
1960 - 1969	0.6
1970 - 1979	0.7
1980 - 1989	0.8
1990 - 2000	0.9

Year of completion	Factor
2000 onwards	1.0

Worked example

A newly completed builder floor in a Category D colony, plinth area 150 sq m, at the notified minimum rates.

Component	Calculation	Amount
Construction	150 x 11,160 x 1.0	Rs 16,74,000
Land	proportionate share x 1,27,680	depends on plot and floors

Why it matters

Stamp duty is charged on whichever is higher - the transaction value or the circle rate value. An agreement below market rate does not reduce stamp duty.

Banks lend against the lower of the agreement value or the valuation, and a valuation below the circle rate is not accepted for registration.

Commercial use changes both the construction rate and the land multiplier, and materially increases the registry cost.

The A to H category attached to a colony is the same classification the Municipal Corporation of Delhi uses for property tax. The category that governs your property tax is the one that governs your circle rate.

Verify before you rely on this

This document reproduces tables published in the Delhi Revenue Department circle rate notification. It is a reference, not a quotation, and it is not legal or valuation advice.

Circle rates are revised by notification, and the government separately notifies a relaxation that changes the effective rate. The applicable category for a specific colony is determined by the government. Always confirm the operative rate for your colony and your registration date with the sub-registrar's office or the current Revenue Department notification.

Rana Infra - Builder floors and construction in South Delhi. ranainfra.in