

## THE COMPLETE GUIDE

# Delhi Circle Rates 2026

Category A to H · Land, construction and flat rates · Stamp duty · The full colony list · Every revision since 2007

## WHERE THE RATES STAND TODAY

The circle rates in force in Delhi are those notified on **20 September 2014**, effective 23 September 2014. They have **not been revised in over eleven years**. The 20% pandemic rebate that ran from February 2021 was **withdrawn with effect from 1 July 2022** — every transaction since has registered at the full, unrebated rate. A first-in-a-decade revision is under review but has **not been notified**.

## RESIDENTIAL LAND AND CONSTRUCTION RATES (Rs per sq m)

| Category | Land       | Construction (Residential) | Construction (Commercial) |
|----------|------------|----------------------------|---------------------------|
| A        | Rs 774,000 | Rs 21,960                  | Rs 25,200                 |
| B        | Rs 245,520 | Rs 17,400                  | Rs 19,920                 |
| C        | Rs 159,840 | Rs 13,920                  | Rs 15,960                 |
| D        | Rs 127,680 | Rs 11,160                  | Rs 12,840                 |
| E        | Rs 70,080  | Rs 9,360                   | Rs 10,800                 |
| F        | Rs 56,640  | Rs 8,220                   | Rs 9,480                  |
| G        | Rs 46,200  | Rs 6,960                   | Rs 8,040                  |
| H        | Rs 23,280  | Rs 3,480                   | Rs 3,960                  |

## DDA / SOCIETY / PRIVATE BUILDER FLATS (Rs per sq m)

| Flat size              | DDA / Society | Private builder |
|------------------------|---------------|-----------------|
| Up to 30 sq m          | Rs 50,400     | Rs 55,400       |
| Above 100 sq m         | Rs 76,200     | Rs 95,250       |
| Multi-storey apartment | Rs 87,840     | Rs 110,000      |

## AGE FACTOR (multiplier on construction value)

| Year of construction   | Multiplier |
|------------------------|------------|
| Constructed after 2000 | 1.0        |
| 1990 - 2000            | 0.9        |
| 1980 - 1990            | 0.8        |
| 1970 - 1980            | 0.7        |
| 1960 - 1970            | 0.6        |
| Before 1960            | 0.5        |

## STAMP DUTY AND REGISTRATION

| Charge                 | Rate                |
|------------------------|---------------------|
| Male buyer             | 6%                  |
| Female buyer           | 4%                  |
| Joint (male + female)  | 5%                  |
| Registration fee (all) | 1% of value         |
| Pasting fee            | Rs 100 per document |
| NDMC area - male       | 5.5%                |
| NDMC area - female     | 3.5%                |
| Delhi Cantonment Board | 3%                  |

Levied on the **higher** of the actual consideration or the circle-rate value. Stamp duty and registration charges on a residential purchase may qualify for deduction under the 80C limit — confirm with your CA.

## HOW THE VALUE IS CALCULATED

### Vacant plot

Plot area (sq m) × land rate for the category

### House built on a plot

(Plot area × land rate) + (Built-up area × construction cost × age factor)

### Builder floor / DDA / society flat

(Proportionate land share × land rate) + (Built-up area × construction cost × age factor)

### Multi-storey apartment

Built-up area × the notified multi-storey flat rate

## THE 20 PERCENT REBATE - THE FACTS

This is the single most widely misreported fact about Delhi circle rates. Numerous websites state the rebate ran until December 2025. **It did not.**

| When       | What happened                                                                                                                                                                                                                                                                                                                            |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Feb 2021   | Delhi government cuts circle rates by 20% across all eight categories and all property types (residential, commercial, industrial) as a Covid-recovery measure.                                                                                                                                                                          |
| Sep 2021   | Rebate extended to 31 December 2021.                                                                                                                                                                                                                                                                                                     |
| Dec 2021   | Rebate extended again, to 30 June 2022.                                                                                                                                                                                                                                                                                                  |
| 1 Jul 2022 | REBATE WITHDRAWN. Revenue Department order: 'The competent authority has decided to discontinue the relaxation of 20 per cent in circle rates beyond June 30. The circle rates notified on September 20, 2014 will be applicable from July 1.' Under the rebate, Category A land had stood at Rs 6.19 lakh/sq m instead of Rs 7.74 lakh. |
| Today      | Every Delhi transaction since 1 July 2022 has registered at the full, unrebated circle rate. Numerous websites still state the rebate ran to December 2025. That is incorrect.                                                                                                                                                           |

## AGRICULTURAL LAND

Rs 53 lakh per acre (uniform). Agricultural land rates were last revised in 2008 and a 2022 proposal to raise them was not approved.

## A WARNING WORTH READING

In October 2025 the Delhi government directed all sub-registrars to strictly enforce **Section 47-A of the Indian Stamp Act, 1899**. Any property registered below the circle rate may now be referred to the Collector of Stamps, revalued, and the difference in duty recovered from the owner. Registering below circle rate is no longer a quiet saving.

## SOURCES

- Delhi Revenue Department notification dated 20 September 2014 (rates in force).
- Delhi Revenue Department order discontinuing the 20% rebate w.e.f. 1 July 2022.
- Notification No. F1.(152)/Regn.br/Div.Com./HQ/2011/780 dated 4 December 2012.
- Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007 (notified 18 July 2007), made under Section 75 of the Indian Stamp Act, 1899.
- Section 47-A, Indian Stamp Act, 1899 - undervaluation reference to the Collector of Stamps.

Compiled and verified by SouthDelhiFloors.com, July 2026. General information, not legal or tax advice on your specific facts. Confirm the notified rate at the Sub-Registrar's office on the day you transact.