

ILLUSTRATIVE CASES

Case I – Sale of an Independent Residential House

Parameters –

1. Category of Locality – 'A'
2. Area = 200 Sq. mtrs
3. Plinth area = 280 Sq.mtrs
4. Use factor = 1 (residential)
5. Structure Type – Pucca
Structure Type factor (STF) = 1
6. Year of construction – 1995
Age factor = 0.9
7. Minimum Rate of Land – Rs. 43,000
8. Cost of construction - Rs. 14,960 per sq. met.

Computation –

SN	Component	Value
1.	Minimum cost of Land = (minimum value of Land rate per sq. mtrs) x Area x use factor	$43000 \times 200 \times 1$ = 86,00,000
2.	Minimum cost of construction = (Cost of construction) x Plinth area x (age factor) x (STF)	$14,960 \times 280 \times 0.9 \times 1$ = 37,69,920
3.	Minimum value (1+2)	1,23,69,920
4.	Stamp Duty @ 8% of (3)	Rs. 9,89,594

Case II – LIG Flat constructed by DDA

Parameters –

1. Category of Locality – Any
2. Plinth area = 45 sq.mtrs
3. Minimum built up rate for DDA/CGHS flats – Rs. 9,300
(plinth area above 30 and upto 50 sq. met.)

Computation –

SN	Component	Value
1.	Minimum value = Plinth area x Minimum built up rate	45x9300 = Rs. 4,18,500
2.	Stamp Duty @ 8% of (1)	Rs. 33,480

Case III – Flat in a CGHS building having more than four stories (with lift)

Parameters –

1. Category of Locality – Any
2. Plinth area = 120 sq.mtrs
3. Minimum built up rate for DDA/CGHS flats – Rs. 15,000
(plinth area above 100 sq. met. having > 4 stories)

Computation –

SN	Component	Value
1.	Minimum value = Plinth area x Minimum built up rate	120x15000 = Rs. 18,00,000
2.	Stamp Duty @ 8% of (1)	Rs. 1,44,000

Case IV - Flat in a multi-storeyed building constructed by a private builder

Parameters -

1. Category of Locality - Any
2. Plinth area = 140 sq.mtrs
3. Minimum built up rate for DDA/CGHS flats - Rs. 15,000
(plinth area above 100 sq. met. having > 4 stories)
4. Multiplicative factor for private colonies/builders - 1.25

Computation -

SN	Component	Value
1.	Minimum value = Plinth area x Minimum built up rate x Multiplicative factor for private colonies	140x15000x1.25 = Rs. 26,25,000
2.	Stamp Duty @ 8% of (1)	Rs. 2,10,000

Case V - Vacant Plot for commercial use

Parameters -

1. Category of Locality - 'C'
2. Area = 400 sq.mtrs
3. Use factor - 3 (commercial)
4. Minimum Rate of Land - Rs. 27,300

SN	Component	Value
1.	Minimum cost of Land = minimum value of Land rate per sq. mtrs x Area x use factor	27,300x400x3 = 3,27,60,000
2.	Minimum value	3,27,60,000
3.	Stamp Duty @ 8% of (2)	Rs. 26,20,800

Case VI – Sale of a floor in an independent residential property

Parameters –

1. Category of Locality – 'B'
2. Area = 300 Sq. mtrs
3. Total Plinth area = 675 Sq.mtrs
4. Plinth area for sale (one floor) – 225 sq. met.
Proportionate plinth area for sale – $225/675=1/3$
Proportionate area of land – $300 \times 1/3 = 100$ sq.met.
5. Use factor = 1 (residential)
6. Structure Type – Pucca
Structure Type factor (STF) = 1
7. Year of construction – 1979
Age factor = 0.7
8. Minimum Rate of Land – Rs. 34,100
9. Cost of construction – Rs. 11,870 per sq. met.

Computation –

SN	Component	Value
1.	Minimum cost of Land = (minimum value of Land rate per sq. mtrs) x proportionate Area x use factor	$34,100 \times 100 \times 1$ = 34,10,000
2.	Minimum cost of construction = (Cost of construction) x Plinth area x (age factor) x (STF)	$11,870 \times 225 \times 0.7 \times 1$ = 18,69,525
3.	Minimum value (1+2)	52,795,25
4.	Stamp Duty @ 8% of (3)	Rs. 4,22,362

Case VII – Sale of Private School Building

Parameters –

1. Category of Locality – 'F'
2. Area = 1000 sq. mtrs
3. Total Plinth area = 675 sq.mtrs
4. Use factor = 2 (private school)
6. Structure Type – Pucca
Structure Type factor (STF) = 1
7. Year of construction – 1965
Age factor = 0.6
9. Minimum Rate of Land – Rs. 16,110 (Base 2005)
9. Cost of construction - Rs. 5,600 per sq. met.

Computation –

SN	Component	Value
1.	Minimum cost of Land = (minimum value of Land rate per sq. mtrs) x Area x use factor	16,110x1000x2 = 3,22,20,000
2.	Minimum cost of construction = (Cost of construction) x Plinth area x (age factor) x (STF)	5600x675x0.6x1 = 22,68,000
3.	Minimum value (1+2)	3,44,88,000
4.	Stamp Duty @ 8% of (3)	Rs. 27,59,040