Stamp duty calculator

To Calculate Stamp Duty, First we should check the property Category List by clicking on below link.

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CATEGORY LIST DELHI
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Then, we should check the CIRCLE RATE by clicking on below link.

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CIRCLE RATE
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Below are the Parameters for checking the Stamp Duty

CASE I: Sales of 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 -2000 Age factor-1.0

7.) Minimum Rate Of Land - Rs. 7,74,000

8.) Cost Of Construction - Rs. 21,960 per sq. mtr.

S.No.	Component	Value
1.	Minimum Cost Of Land=(minimum value of Land rate per sq. mtr.) **X** Area **X** Use Factor	7,74,000 **X** 200 **X** 1 = 15,48,00,000
2.	Minimum Cost Of Construction=(Cost Of Construction) **X** Plinth Area **X** (age factor)**X** (STF)	21,960 **X** 280 **X** 1.0 **X** 1 = 61,48,800
3.	Minimum Value (1+2)	16,09,48,800
4.	*Stamp Duty @ 6% of (3)	96,56,928

*6 % in case of Individual/5% in case of Jointly held with women, please check latest stamp duty rates at the time of depositing with the Registrar.

CASE II: LIG Flat Constructed by DDA:

1.) Category of Locality - Any

2.) Plinth Area = 45 Sq. mtrs.

3.) Minimum built-up rate for DDA / CGHS Flats - Rs. 54,480 (plinth area above 30 and upto 50 sq. mtrs.)

Computation

S.No.	Component	Value
1.	Minimum Value = Plinth Area **X** Minimum built-up rate	45 **X** 54,480= Rs. 24,51,600
2.	Stamp Duty**@** 6% of (1)	Rs. 1,47,096

CASE III: Flats in a CGHS building having more than four stories **(with lift)**:

1.) Category of Locality = Any

2.) Plinth Area = 120 Sq. mtrs.

3.) Minimum built-up rate for DDA / CGHS Flats *(For Residential purpose)* (plinth area above 100 sq. mtrs. having>4 stories)

Computation

S.No.	Component	Value
1.	Minimum Value = Plinth Area **X** Minimum built-up rate	120 **X** 87,840 = Rs. 1,05,40,800
2.	Stamp Duty**@** 6% of (1)	Rs. 6,32,448

CASE IV: Flats in a multi-storeyed building constructed by a private builder Parameters **(For Commercial Use)**:

1.) Category of Locality - Any

2.) Plinth Area = 140 Sq. mtrs.

3.) Minimum built-up rate for DDA / CGHS Flats - Rs. 1,00,800 *(plinth area above 100 sq. mtrs. having>4 stories)*

4.) Multiplicative factor for private colonies**/**builders - 1.25

Computation

S.No.	Component	Value
1.	Minimum Value = Plinth Area **X** Minimum built-up rate **X** Multiplicative factor for private colonies	140 **X** 1,00,800 **X** 1.25 = Rs. 1,76,40,000
2.	Stamp Duty**@** 6% of (1)	Rs. 10,58,448

CASE V: Vacant Plot **(For Commercial Use)**Parameters:

1.) Category of Locality - 'C'

2.) Plinth Area = 400 Sq. mtrs.

3.) Use Factor - 3 *(Commercial)*

4.) Minimum Rate Of Land - Rs. 1,59,840

Computation

S.No.	Component	Value
1.	Minimum cost of Land = (Minimum value of Land rate per sq. mtrs.) **X** Area **X** Use Factor	1,59,840 **X** 400 **X** 3 = 19,18,08,000
2.	Minimum Value	19,18,08,000
3.	Stamp Duty**@** 6% of (2)	1,15,08,480

CASE VI: Sale for 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. mtr.

Proportionate plinth area for sale - 225/675 = 1/3

Proportionate area of land - 300 X 1/3 = 100 Sq. Mtrs.

5.) Use Factor = 1 (residential)

6.) Structure Type - Pucca

Structure Type factor (STF) = 1

7.) Year Of Construction - 1999

Age Factor = 0.9

8.) Minimum Rate Of Land - Rs. 2,45,520

9.) Cost Of Construction - Rs. 17,400 per sq. mtr.

Computation

S.No.	Component	Value
1.	Minimum cost of Land = (Minimum value of Land rate per sq. mtrs.) **X** Proportionate Area **X** Use Factor	2,45,520 **X** 100 **X** 1 = 2,45,52,000
2.	Minimum Cost Of Construction = (Cost of Construction) **X** Plinth Area **X** (age factor) **X** (STF)	17,400 **X** 225 **X** 0.9 **X** 1 = 35,23,500

3.	Minimum Value (1+2)	2,80,75,500
4.	Stamp Duty@ 6% of (3)	16,84,530