

**FINAL REPORT  
OF THE  
FIFTH MUNICIPAL VALUATION COMMITTEE  
FOR  
MUNICIPAL CORPORATION OF DELHI**

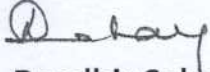
**30<sup>th</sup> September, 2022**

**MUNICIPAL VALUATION COMMITTEE-V  
AMBEDKAR STADIUM OFFICE COMPLEX  
DELHI GATE, NEW DELHI-110002**

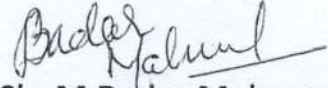
No. MVC-V/2022/ 514

Dated: 30.09.2022

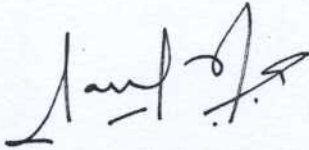
The Fifth Municipal Valuation Committee (MVC-V) on Property Tax constituted by Government of the National Capital Territory of Delhi, vide its Notification No. F.7/78/ADLB/UD/2016/2412-32 dated 5<sup>th</sup> October, 2021 and as extended for a further period of 06 (six) months w.e.f 05.04.2022 vide Notification No. 7(78)/ADLB/UD/2016/Part-I/CD-000419100/5658 dated 14<sup>th</sup> July, 2022, hereby presents two copies of Final Report under section 116 of the DMC Act, 1957 (as amended).



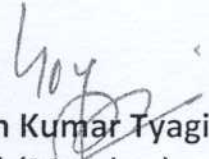
Sh. Randhir Sahay,  
Addl. Commissioner, MCD (Member)



Sh. M Badar Mahmood,  
Advocate (Member)



Sh. Naveen ND Gupta,  
Chartered Accountant (Member)



Sh. Umesh Kumar Tyagi,  
IAS (Retd.) (Member)



Sh. Anindo Majumdar,  
IAS (Retd.) (Chairperson)



**MUNICIPAL VALUATION COMMITTEE-V  
ON PROPERTY TAX OF THE MUNICIPAL CORPORATION OF DELHI**

**Chairperson**

Sh. Anindo Majumdar, IAS (Retd.)

**Members**

Sh. Randhir Sahay,  
Addl. Commissioner, MCD

Sh. M Badar Mahmood,  
Advocate

Sh. Naveen ND Gupta,  
Chartered Accountant (CA)

Sh. Umesh Kumar Tyagi,  
IAS (Retd.)

**Assisted by**

Sh. Brajesh Singh, Addl. Commissioner

Sh. Amit Kumar Sharma, IRS, A&C

Sh. Kunal Kashyap, IRS, A&C

Sh. Anil Kumar Sharma, CLO

Sh. Amit Kumar, Jt. A&C

Sh. Radha Krishan, Jt. A&C

Sh. Rajendra Singh, Jt. A&C

Sh. Bharat Bhushan, STP

Sh. Deepak Gupta, Dy. A&C

Sh. Ravi Garg, AA&C

Sh. S.K. Vidyarthi, AA&C

Sh. Naushad Khan, IT Support

Sh. Deepak Rana, Consultant

Ms. Shruti Sahariya, Consultant

Sh. Om Mansukhani, PA

Sh. ChandraDutt, NS

## PREFACE TO THE FINAL REPORT

The Fifth Municipal Valuation Committee(MVC-V) was constituted by the Govt. of NCT of Delhi, vide Notification No. F.7/78/ADLB/UD/2016/2412-32 dated 5<sup>th</sup> October, 2021 and was extended for a further period of 06 (six) months w.e.f05.04.2022, vide Notification No. 7(78)/ADLB/UD/2016/Part-I/CD-000419100/5658 dated 14<sup>th</sup> July, 2022, in exercise of the powers conferred by sub-section (5) of section 116 of the Delhi Municipal Corporation Act 1957 (as amended) with the following terms of reference: -

- (a) to make recommendations to [a Corporation] on matters relating to classification of vacant lands and buildings in any ward of Delhi into colonies and groups of lands and buildings and fixation of base value per unit area of vacant land or per unit area of covered space of building and factors for increase or decrease, or for no increase or decrease, thereof;
- (b) to consider objections under section 116C, and to make recommendation thereon to the Corporation; and
- (c) to perform such other function as the Government may require.

The Municipal Valuation Committee shall also recommend, group-wise(in terms of Section 116A(2) of the Delhi Municipal Corporation Act 1957 (as amended): -

- (a) the base unit area value of any owner-occupied vacant land, or any wholly owner-occupied building of pucca structure, constructed in the year 2000 or thereafter, and put to exclusive residential use, and



- (b) the factor for increasing or decreasing, or for not increasing or decreasing, the base unit area values specified in clause (a), separately in respect of each of the parameters of type of colony, use, age, type of structure and occupancy status of the vacant land or building, as the case may be, subject to a lower limit of zero point five and upper limit of ten point zero.

The 5<sup>th</sup> MVC has gone through the reports of previous Municipal Valuation Committees and various aspects related to property tax such as categorization of colonies and multiplication factors enunciated thereunder.

The MVC-V held several meetings between 1<sup>st</sup> November 2021 and 13<sup>th</sup> August, 2022.

After extensive deliberations and discussions and conducting an exhaustive study and analysis for rationalizing the classification of colonies/areas/localities, fixation of unit area values and factors etc., the Committee submitted its Interim Report to the Municipal Corporation of Delhi (MCD) on 13<sup>th</sup> August, 2022 (Appendix-1).

Since all the three erstwhile corporations viz. South Delhi Municipal Corporation (SDMC), North Delhi Municipal Corporation (NDMC) & East Delhi Municipal Corporation (EDMC) were unified as one Municipal Corporation of Delhi (MCD) by a notification of the Ministry of Home Affairs w.e.f. 22<sup>nd</sup> May, 2022, only one interim report was submitted by MVC-V for the unified MCD.

A Public Notice was issued by the MCD on 24<sup>th</sup> August, 2022 u/s 116 B for inviting objections, if any, to the manner of classification of any group or groups, or the base value per unit area of vacant land or the base value per unit area of covered space of building in any group or the factors as specified in



clause (b) of sub-section (2) of Section 116A, on the interim Report through e-mail at [mvc5.sdmc@mcd.nic.in](mailto:mvc5.sdmc@mcd.nic.in), within 30 days from the date of publication of Public Notice. The Notice along with the Interim Report was placed on the website of MCD i.e. [www.mcdonline.nic.in](http://www.mcdonline.nic.in). The Notice was also published in the leading newspapers for providing wide publicity among the stakeholders.

The Committee had undertaken a comprehensive consultative process and conducted public hearings and had considered 461 objections which were received within 30 days from the date of publication of Public Notice.

The Committee would like to express its sincere appreciation of the keen interest taken by the Citizens / Resident Welfare Associations/ Trade & Industry Associations in the deliberations of the Committee.

The Committee wishes to express gratitude to Sh. Gyanesh Bharti, IAS, Commissioner, MCD who had been kind enough to spare his valuable time and for providing continuous help and support to the Committee. In addition, the Committee also wishes like to place on record its appreciation for officers and staff of A&C Department of MCD, including the consultants for their untiring support and assistance during consultation process with stakeholders.

We would like to thank all concerned officers of the MCD, who assisted us, which enabled us to complete this report on time.

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## PROCEEDINGS OF THE COMMITTEE

The Municipal Valuation Committee-V took stock of the terms of reference assigned to it vide Government of NCT of Delhi Notification dated 5<sup>th</sup> October, 2021 requiring it to make recommendations on the matters relating to classification of vacant lands and buildings and fixation of base unit values and determination of factors for varying the same and to consider objections thereto.

2. In this connection, the Committee, after extensive deliberation/discussion and exhaustive exercise for rationalizing the classification of colonies/areas/localities, fixation of unit area values and factors, the Committee submitted its Interim Report to the Municipal Corporation of Delhi (MCD) on 13<sup>th</sup> August, 2022.

3. A Public Notice was issued by the Corporation on 24<sup>th</sup> August, 2022 for inviting objections for the property owners/occupiers, RWAs, Civil Society organisations, Co-operative Group Housing Societies, Trade and Industry Associations and many other stakeholders, on the interim Report. In response 461 objections/ suggestions/comments were received within the time frame of 30 days of the issue of the Public Notice.

4. It was decided by the Committee to hear all the objections through having personal hearing. Accordingly, in order to hear all the stakeholders, the Committee invited them for personal hearing. Minutes of meetings of the Committee on public hearings are placed at **Annexure 4**.

5. The Committee received 461 objections in total and all stakeholders were provided an opportunity of being heard through public hearing. Some

Citizens and representatives of RWA's, Civil Society organisations, Co-operative Group Housing Societies, Trade and Industry Associations etc. attended the public hearings as scheduled. Some stakeholders did not attend the public hearing in person. However, their objections/submissions were duly considered by the Committee.

6. A list of all such stakeholders is placed at **Annexure 5**. All such objections were discussed and deliberated upon by the Committee and wherever it was felt that any change is warranted; the same has been incorporated in the final report.

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## FINAL REPORT

### CONCLUSIONS AND FINAL RECOMMENDATIONS

#### Conclusions:

The Committee observed that almost all the stakeholders have raised the objection on the increase in Base Unit Area Value by 37% and Occupancy Factor of '2' (two) for rented Non-Residential Properties. Further, many objections were received regarding classification of New Friends Colony (NFC), Kalindi Colony etc.

2. Further, many stakeholders expressed concern regarding the quality of civic services which they felt was not commensurate with the tax burden.
3. Some representations were received regarding some colonies left out from classification in the interim report. The left-out colonies are added in the final report at **Annexure 6**.
4. Unintended errors and omissions in the interim report wherever noticed have been corrected. The details for the same are added at **Annexure 6**.
5. The classification of colonies adopted by MVC-I and modified partially by the Hardship and Anomaly Committee has been largely retained by MVC-V as well.

## **Final Recommendations:**

After hearing/considering all the objections raised by different stakeholders, the Committee has reviewed some of the recommendations made in its interim report and makes the following final recommendations:

### **I. Unit Area Value of Colonies:**

Out of the total 461 objections, almost all the stakeholders have objected for the increase in the Base Unit Area Value by 37%. It has been contended by them that MCD has already increased property tax substantially by way of increase in rate of tax since 2004 onwards. For example, property tax has increased by 28% in the residential properties and 114% in commercial properties in some categories during the period between 2004 and 2022.

Stakeholders further contended that there has also been increase in various multiplicative factors since the year 2004 which has already enhanced the property tax burden on the tax payers. For example, there is increase in vacant land factor from '0.3' to '0.5', Occupancy Factor for Non-Residential properties from 1 to 2 and introduction of education cess of 1% on property tax uniformly in the MCD since 2022-23.

It was suggested by some stakeholders that the increase in UAV may be staggered over the years. It was further suggested by some stakeholders that due to Covid-19 pandemic, the growth of all the sectors of the economy in Delhi has been adversely impacted. Hence, it was contended by them that any increase in the UAV and multiplicative factors will further increase the burden on tax payers.

After careful consideration of the objections raised by the stakeholders against the proposed increase in the Base Unit Area Value, the Committee



reconsidered its recommendations in its interim report to increase in Unit Area Value by 37%.

Although, there appears to be valid reasons for upward revision in UAV but taking into account the increase in property taxes over the years, the current economic situation and the household suffering from stress emanating from global pandemic which resulted in loss of lives and livelihood, the Committee agrees with the objections of the stakeholders and, hence, recommends that there should be no increase in the UAV in the present scenario.

## **II. Occupancy Factor for Non-Residential Properties**

Many stakeholders objected to assignment of occupancy factor of '2' (two) for rented non-residential properties and unanimously argued that increase in such factors led to incidence of tax on such rented properties by 100% which does not seem rational and justified.

After hearing the objections in this regard, it was observed that with the application of occupancy factor as 2, property tax is doubled for rented non-residential properties.

The Committee considered the matter and observed that the occupancy factor for rented Non-Residential properties is already higher as compared to residential properties and, therefore, any increase in the same will further enhance the tax liability. The Committee, therefore, recommends for a reduction in the Occupancy Factor for the rented Non-Residential properties from 2 to '1.25'.

## **III. Objection against higher Age Factor for Recent Properties**

The Committee received a number of objections regarding its proposal to assign age factor of 1.1 and 1.2 for properties built after 2009 and 2019 respectively.



The Committee observed that the DMC (Property Taxes) Bye-laws, 2004 provides for age wise grouping of buildings constructed prior to the year 1960 till the year 2000 and beyond. The Committee considered the objections received against this proposal but was of the view that assignment of age factor of 1.1 and 1.2 to buildings constructed from 2010-19 and 2020-29 respectively is in consonance with the aforesaid Bye-laws. Hence, the Committee recommends no change in the proposal contained in the interim report in this regard.

#### **IV. Structure Factor for Semi-Pucca and Kutcha buildings**

The Committee received objections regarding its interim recommendations on the factors related to structural characteristics of the buildings. The Committee after careful consideration is of the view that for simplification of property tax and to rule out subjectivity in tax assessment and administration, the structure factor should be same for Semi-Pucca and Kutcha structure. Hence, the Committee recommends no change in its recommendations in this regard as contained in the interim report.

#### **V. Change in Use Factor Occupied/Un-occupied (vacant) Industrial and Commercial properties**

The Committee received objections with respect to retaining Use Factor for Un-occupied (vacant) Industrial and Commercial properties at par with the occupied Industrial and Commercial properties. In the Interim Report, MVC-V has recommended to keep the use factor for Occupied/Un-occupied (vacant) Industrial and Commercial properties in accordance with the recommendations by MVC – III and as also adopted by MCD.

The Committee considered this objection and felt there was no material ground for change in its interim recommendations in this regard.



## **VI. UAV for Farm Houses**

The Committee received objections against the increase in the UAV for farm houses. After considering the objections received, Committee finds no justification for the reduction in the UAV for the Farm Houses. Hence, the Committee recommends no change in the proposal contained in the interim report in this regard.

## **VII. Objection against categorization of Colony**

The Committee received objections against the existing categorization of the Colonies. In most of the cases, the requests were made for downgrading the existing category of the Colonies.

In the backdrop of the objections, the Committee revisited the scope as provided in Section 116A of the DMC Act, 1957 (as amended) which reads as under:

116A. Classification of vacant lands and buildings into colonies and group and specification of base unit area values therefore.-

(1) The Municipal Valuation Committee shall recommend the classification of the vacant lands and buildings in any ward of Delhi, referred to in section 5, into colonies and groups of lands and buildings after taking into account the following parameters:

- (a) settlement pattern such as plotted housing, group housing, colony with flats only, urban village, unauthorized colony, resettlement colony, rural village and non-residential areas;
- (b) availability of civic and social infrastructure;
- (c) access to roads;

- (d) access to district centers, local shopping centers, convenience shopping centers, and other markets;
- (e) land prices as may, from time to time, be notified by the Government] or the Delhi Development Authority;
- (f) use-wise category of any building including residential building, business building, mercantile building, building for recreation and sports purposes, industrial building, hazardous building and public purpose building including educational, medical and such other institutional building and farmhouse, as may be specified by [a corporation];
- (g) in the case of buildings used for business, mercantile, recreation and sports, industrial, hazardous, storage or farmhouse purposes, the location of such buildings adjacent to such categories of streets, as may, subject to the provisions of sub-section (2), be specified by [a Corporation];
- (h) the types of buildings which may be classified as pucca, semi-pucca or katcha, as may be specified by [a Corporation];
- i) the age-wise grouping of buildings as may be specified by [a Corporation]; and
- j) such other parameters as may be considered relevant by the Municipal Valuation Committee.

(2) The Municipal Valuation Committee shall recommend, group-wise,

- (a) the base unit area value of any owner-occupied vacant land, or any wholly owner-occupied building of pucca structure, constructed in the year 2000 or thereafter, put to exclusive residential use, and



(b) the factor for increasing or decreasing, or for not increasing or decreasing, the base unit area values specified in clause (a), separately in respect of each of the parameters of type of colony, use, age, type of structure and occupancy status of the vacant land or building, as the case may be, subject to a lower limit of zero point five and upper limit of ten point zero.

Therefore, the powers vested with MVC-V are well defined in above section and MVC is bound to function within the ambit of the DMC Act, 1957 (as amended).

Residents of the New Friends Colony, Kalindi Colony & Friends Colony West argued that the market value of the properties located in these colonies is much lower than the circle rates notified by the Government and as such sale purchase of the properties in these colonies has become difficult.

Residents of some of the colonies also argued that infrastructure available in their colonies is not commensurate with the categorization of their respective colonies. They also argued that categorization of their colonies is higher than their neighbouring colonies.

The Committee gave them a patient hearing and heard all the residents who came for public hearing.

The Committee observed that the objections made in this regard mainly pertains to linking the category of colony with the market value of the property situated therein and, hence, found that the same is beyond the scope of the Committee as provided in Section 116A of the DMC Act, 1957 (as amended).

All the objections were considered and the Committee is of the view that all the issues pertaining to categorization of colonies have already been settled



since 2004 onwards and there is no material ground for changing the categorization of these colonies and, hence, recommends no change in the categorization of above-mentioned colonies.

#### **VIII. Use Factor for Old Age Home and Orphanage Home**

The Committee received suggestions to this effect that Paying Guest (PG) Houses, Old Age Home and Orphanage Home may be taxed at par with the residential properties since these are being used mainly by the students, old people and low paid workers.

The Committee observed that the use factor for PG accommodation is '2'(two). The Committee is of the view that PG accommodation is akin to guest houses having use factor '4'(four). However, the Committee acknowledges that the PG accommodations are mainly used by students and as such the Committee recommends to keep the use factor as '2'(two) for PG accommodation as was recommended in its interim report. However, for two new set of properties viz. Old Age Home and Orphanage Home, the Committee recommends Use Factor '1'(one) since these are being used by senior citizens and disadvantaged sections of society.

#### **IX. Objection against category G for Godowns/ warehouse/ commercial properties located beyond village abadi**

The Committee received objections regarding its interim recommendations for fixing the category in respect of Godowns/warehouse/ commercial properties located beyond village abadi as 'G'. It was argued that since there are no direct trading/commercial activities in such establishments except for loading, unloading and storage, these should be placed in a lower category and also attracts a lower use factor.

The Committee decided to retain the recommendations as mentioned in its interim report.



**X. Community Hall in Cooperative Group Housing Society may be treated separately.**

The Committee received objections in respect of community halls in Cooperative Group Housing Society that these are not used for any commercial activities whatsoever or for any monetary gains. It was argued that Community Hall cannot be treated at par with Banquet Halls and Barat Ghars and that they be exempted under section 115(4) of DMC Act 1957 from payment of property tax.

The Committee observed that in the interim report it has recommended use factor '2' (two) for Barat Ghar run by Government/Trust/Society/Non-profit Organization while Barat Ghar (other than above) will attract use factor '4' (four). The Committee recommends the same use factor for the community halls.

**XI. Objection against Use Factor of Research Institutes**

The Committee received an objection that non-governmental research institutions should receive the same treatment as that of government research institutions since these to work for the welfare of general public.

The Committee considered the objection and found that the MVC-V has not given any separate recommendation in respect of Research Institutes. The Committee is of the view existing use factors may continue.

**XII. Objection against to authorize Commissioner, MCD to review the Basic Unit Area annually.**

The Committee considered the objection and is of the view that action should be taken as per the provisions of Section 116J of DMC Act, 1957 (as amended).



**XIII. Objection against consideration of use factor '4' in the industry for the spaces used for storage, parking, office, machine**

Clause 9 (E) of DMC (Property Taxes) Bye-Laws, 2004 defines the industrial Building as under:

*industrial building" shall mean any building or structure or part thereof in which products or materials of all kinds and properties are fabricated, assembled or processed as in assembly plants, and such buildings shall include laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories, workshops, automobile repair garages, and printing presses, but the portion of the building for purposes other than purposes specified in this clause shall be assessed separately according to its use*

The Committee considered the objection and feels that in view of the aforesaid provision there is no need for any change.

**XIV. Objection against Property Tax on Vacant Land and its multiplication factor**

The Committee received objections regarding imposition of property tax on vacant land and multiplicative factor of vacant land as 0.5.

The Committee observed that no recommendation in this regard has been made by it in its interim report and that the matter of levy of property tax on vacant land is already defined under the DMC Act, 1957 (as amended). As regard to multiplicative factor of 0.5 on vacant land is concerned, the issue is elaborately covered by recommendations of MVC-III which has been approved and implemented by MCD. The Committee recommends that the existing mechanism may continue.



**XV. Objection for decrease in the use factor for Cinemas and Multiplexes**

The Committee received a representation for decrease in the use factor for Cinemas and Multiplexes on account of the fact that due to Covid-19 pandemic most of the Cinemas and Multiplexes were closed and even now the business conditions are dismal.

The Committee considered the representation and is of the view that all commercial establishments were similarly affected and, therefore, there appears to be no justification for treating Cinemas and Multiplexes differently. The Committee recommends no change in the existing use factor for such establishments.

**XVI. Objection against Use factor of Guest Houses and Lodges**

The Committee received objections from some stakeholders regarding the use factor '3' (three) for licensed Guest Houses. Currently, the licensed guest houses/lodges are assessed for property tax at use factor '4' (four).

In the interim report, the Committee had recommended that the premises used by the Companies/Corporations as transit residence exclusively for its employees may have use factor '2' as at present and all other licensed guest houses/lodges as '3'.

The Committee is of the considered view that the licensed guest houses/lodges other than those used by the Companies/Corporations as transit residence exclusively for its employees, are carrying out activities which are commercial in nature. Therefore, use factor for licensed guest houses/lodges may be '4' at par with other commercial establishments.

**XVII. Objection against increase of Use factor of non-Govt. educational institutions**

The Committee received the objection against the increase in the Use factor of non-Govt. educational institutions from 2 to 3.

The Committee is of the view that this matter has received its careful consideration and therefore, recommends no change in its recommendations made in its interim report in this regard.

**XVIII. Objection against increase of Use factor of medical educational institutions**

The Committee received the objection against the increase in the Use factor of medical educational institutions from 2 to 3.

The Committee is of the view that this matter has received its careful consideration and therefore, recommends no change in its recommendations made in its interim report in this regard.

**XIX. Objection against the use factor for Banquet Halls**

The Committee received the objection against the use factor 4 for the Banquet Halls, as most of the time the Banquets remained closed during lock down.

Considering the representations, the Committee is of the view that due consideration has already been given by reduction of the use factor from 6 to 4. The Committee is of the view that this matter has received its careful consideration and therefore, recommends no change in its recommendations made in its interim report in this regard.



**XX. Special category for multi-level parking/ stilt parking/ basement parking**

The Committee has received suggestions for creation of a special category for multi-level parking/ stilt parking/ basement parking and they be given same treatment as public utilities.

The Committee considered the representation and is of the view that the use factor for the parking will be same as per the use factor of the building. However, if the parking is charged, then it would be treated as a commercial activity and would attract use factor '4' (four).

**XXI. Objection against Airport Authority Area including Aerocity**

The Committee received objections against inclusion of Airport Authority in category 'D'. The Committee observed that after careful discussions & deliberations the Airport Authority Area including Aerocity was categorized as 'D' (UAV-320). Hence, the Committee finds no justification for any change and recommends no change in the proposal contained in the interim report in this regard.

**XXII. Residual matters**

All other recommendations as contained in the Interim Report of MVC – V will remain unchanged and shall form the part of the Final Recommendations. These are not being repeated for the sake of brevity.

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**Annexure 1**



**MUNICIPAL CORPORATION OF DELHI  
ASSESSMENT & COLLECTION DEPARTMENT (H.Q.)  
14<sup>th</sup> Floor, Dr. Shyama Prasad Mukherjee Civic Centre  
Jawahar Lal Nehru Marg, Minto Road  
New Delhi-110002**



No.A&C/HQ/MCD/2022-23/360

Dated 24.08.2022.

**Public Notice**

**Subject: Interim Report by Municipal Valuation Committee-V –reg.**

The Government of NCT of Delhi has set up the Fifth Municipal Valuation Committee u/s 116 (1) of the Delhi Municipal Corporation Act, 1957 (As amended). As per the Section 116 (5) (a), the functions of the Fifth Municipal Valuation Committee are as follows:

"to make recommendations to the Corporation on matters relating to classification of vacant lands and buildings in any ward of Delhi into colonies and groups of lands and buildings and fixation of base value per unit area of vacant land or per unit area of covered space of building and factors for increase or decrease, or for no increase or decrease thereof."

2. The Fifth Municipal Valuation Committee has submitted its interim Report to the Municipal Corporation of Delhi. The Corporation invites objections from the property owners/occupiers, RWAs, Civil Society organizations, Co-operative Group Housing Societies and any other stakeholders, on the Interim Report.

3. The objections may be sent on the e-mail ID at [mvc5.sdmc@mcd.nic.in](mailto:mvc5.sdmc@mcd.nic.in) or physically at the Office of Chairman, Fifth Municipal Valuation Committee situated at Room No. 18, Ambedkar Stadium Office Complex, Delhi Gate, Delhi-110002 within 30 days from the date publication of this Public Notice.

4. The Interim Report containing recommendations on the Classification of Colonies, Unit Area Values etc. is available on MCD website i.e [www.mcdonline.nic.in](http://www.mcdonline.nic.in).

24/08/22  
(KUNAL KASHYAP)  
ASSESSOR & COLLECTOR



25/08/2022

## Hindustan Times

**MUNICIPAL CORPORATION OF DELHI**

**ASSESSMENT & COLLECTION DEPARTMENT (H.Q)**  
14<sup>th</sup> Floor, Dr. Shyama Prasad Mukherjee Civic Centre,  
Jawahar Lal Nehru Marg, Minto Road, New Delhi-110002.

No. A&C/HQ/MCD/2022-23/360 Dated 24.08.2022

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The objections may be sent to the e-mail ID at [mvc5.sdmc@mcd.nic.in](mailto:mvc5.sdmc@mcd.nic.in) or physically at office of Chairman, Fifth Municipal Valuation Committee situated at Room No. 18, Ambedkar Stadium office complex, Delhi Gate, Delhi-110002 within **30 days** from the date of publication of this Public Notice.  
The Interim Report containing recommendations on the Classification of colonies, Unit Area Values etc. is available on MCD website i.e [www.mcdonline.nic.in](http://www.mcdonline.nic.in).

RO NO. - 27/DP/MCD/22-23 **ASSESSOR & COLLECTOR**

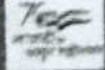


25/08/2022

Hindustan Delhi



## दिल्ली नगर निगम



कर निर्धारण एवं समाहरण विभाग (मुख्यालय)  
14वां तल, डॉ. श्यामा प्रसाद मुखर्जी सिविक सेंटर,  
जवाहर लाल नेहरू मार्ग, नई दिल्ली-110002

सं. एएंडसी/एचव्यू/एमसीडी/2022-23/360

दिनांक: 24.08.2022

### सार्वजनिक सूचना

विषय: पांचवीं निगम मूल्यांकन समिति द्वारा अंतरिम रिपोर्ट के संबंध में  
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार द्वारा दिल्ली नगर निगम अधिनियम, 1957 (यथा संशोधित) की धारा 116(1) के तहत पांचवीं निगम मूल्यांकन समिति का गठन किया गया था। धारा 116(5)(ए) के अनुसार पांचवीं निगम मूल्यांकन समिति के कार्य निम्नलिखित थे:-  
दिल्ली के किसी वार्ड में खाली स्थानों, भवनों को कॉलोनियों तथा भूमि के समूहों और भवनों में वर्गीकरण करने, खाली जमीन के प्रति यूनिट एरिया आधार मूल्य या भवनों के कवर्ड स्थान के प्रति यूनिट एरिया के निर्धारण और उनके मूल्यांकन में वृद्धि या कमी करने अथवा उसे यथावत रखने आदि से संबंधित मामलों पर निगम को सिफारिश करना।  
पांचवीं निगम मूल्यांकन समिति ने दिल्ली नगर निगम को अपनी अंतरिम रिपोर्ट सौंप दी है। निगम द्वारा अंतरिम रिपोर्ट पर सम्पत्ति मालिकों/अधिवासियों, आरडब्ल्यूए, सिविल सोसायटी संगठनों, सहकारी समूह हाउसिंग सोसायटी और अन्य हितधारकों से आपत्तियां आमंत्रित किये जाते हैं।

आपत्तियां ईमेल आईडी [mvc5.sdmc@mcd.nic.in](mailto:mvc5.sdmc@mcd.nic.in) पर या व्यक्तिगत रूप से पांचवीं निगम मूल्यांकन समिति के अध्यक्ष के कार्यालय, कक्ष सं. 18, अम्बेडकर स्टेडियम कार्यालय परिसर, दिल्ली गेट, दिल्ली-110002 में इस सार्वजनिक सूचना के प्रकाशन से 30 दिनों के अंदर भेजे जा सकते हैं।

कॉलोनियों के वर्गीकरण, यूनिट एरिया मूल्यांकन आदि पर सिफारिशों से युक्त अंतरिम रिपोर्ट एमसीडी की वेबसाइट [www.mcdonline.nic.in](http://www.mcdonline.nic.in) पर उपलब्ध है।

आरओ नं. 27/डीपीआई/दि.न.नि./22-23

कर निर्धारक एवं समाहर्ता



25/08/2022

## Daily Pratap Delhi



### دہلی میونسپل کارپوریشن



**ٹیکس اسیسمنٹ اینڈ کلیکشن ڈیپارٹمنٹ (ہیڈ کوارٹر)**  
14 ویں منزل، ڈاکٹر شیاما پرساد مکھرجی روڈ، سوک سینٹر،  
جواہر لال نہرو مارگ، نئی دہلی-110002

نمبر۔ ایم اینڈ سی / ایچ کیو / ایم سی ڈی / 360/2022-23 مورخہ 24.08.2022

**پبلک نوٹس**

موضوع: پانچویں کارپوریشن ولیجیشن کمیشن کی تشکیل پیش کی گئی ہے۔ دہلی کی حکومت نے میونسپل کارپوریشن آف دہلی ایکٹ 1957 (جیسا کہ ترمیم شدہ) کی دفعہ 116(1) کے تحت پانچویں کارپوریشن ولیجیشن کمیشن کی احکام رپورٹ کے سلسلے میں کی گئی۔

کمیشن 116(5) (اے) کے مطابق، پانچویں کارپوریشن ولیجیشن کمیشن کے کام درج ذیل تھے:

دہلی کے کسی بھی وارڈ میں خالی جگہوں، عمارتوں کو کالونیوں اور عمارتوں کے گروپوں میں درجہ بندی، خالی زمین کے فی فوٹ رقبہ یا عمارتوں کے احاطہ شدہ جگہ کے فی فوٹ رقبہ کی بنیاد کی قیمت کا تعین، اور اس میں اضافہ یا کسی دیکھ بھال وغیرہ سے حلقہ مساحات پر کارپوریشن کو سفارشات دینا۔

پانچویں کارپوریشن اپریل کمیشن نے اپنی محدودی رپورٹ میونسپل کارپوریشن دہلی کو سونپ دی ہے۔ محدودی رپورٹ پر کارپوریشن کی جانب سے جائیداد کے مالکان کو میٹنگ، آرڈیننس، سول سوسائٹی کی تنظیموں، کارپوریٹ گروپ، ہاؤسنگ سوسائٹیز اور دیگر اسٹیک ہولڈرز سے اعتراضات طلب کیے گئے ہیں۔

اعتراضات ای میل آئی ڈی [mvc5.admc@mcd.nic.in](mailto:mvc5.admc@mcd.nic.in) پر یا فکس طور پر پانچویں میونسپل ولیجیشن کمیشن کے جتنی میں دفتر، کمرہ نمبر 18، امپلے کراس سٹریٹیم دفتر کمپلیکس، دہلی گیٹ، دہلی-110002 میں اس پبلک نوٹس کی اشاعت کی تاریخ سے 30 دنوں کے اندر بھیجی جاسکتی ہیں۔

کالونیوں کی درجہ بندی، پونٹ ایمریا ایسٹیمٹ وغیرہ پر سفارشات پر مشتمل محدودی رپورٹ MCD کی ویب سائٹ [www.mcdonline.nic.in](http://www.mcdonline.nic.in) پر دستیاب ہے۔

لکس تعین دینے کے لئے

RO No.27/DPI/MCD/22-23

25/08/2022

Hindustan Times

## PROPERTY TAX IN CITY MAY GO UP; PUBLIC FEEDBACK SOUGHT ON PLAN

Paras Singh

[paras@hindustantimes.com](mailto:paras@hindustantimes.com)

**NEW DELHI:** Property tax in the Capital may go up if the Municipal Corporation of Delhi adopts the recommendations by a key panel that has proposed changes in the factors used to calculate the levy by the civic body.

The recommendations, made by the fifth Municipal Valuation Committee, were put up in public domain on Wednesday for feedback, an MCD official said. MVCs make recommendations to MCD on matters relating to classification of vacant land, properties and colonies and fixing base value per unit area and other factors to calculate property tax. The fifth MVC has proposed a uniform 37% increase in the base unit area value of the properties and changes in other factors used to calculate the property tax, an official said. →P3



25/08/2022

## राष्ट्रीय सहारा

### समिति ने की यूनिट एरिया मूल्य में बदलाव की सिफारिश

नई दिल्ली (एसएनबी)। सेवानिवृत्त आईएएस अधिकारी आनंदो मजूमदार की अध्यक्षता में गठित पांचवीं निगम मूल्यांकन समिति अपनी अंतरिम रिपोर्ट दिल्ली नगर निगम को सौंप दी है। समिति ने बेस यूनिट एरिया मूल्यांकन में 37 फीसद वृद्धि करने की सिफारिश की है, जो कि विगत 18 वर्षों में मुद्रास्फीति में हुई वृद्धि के मुकाबले काफी कम है। मूल्यांकन समिति ने कॉलोनियों के वर्गीकरण में कोई बदलाव नहीं किया है। हालांकि हाल के वर्षों में हुए विकास को देखते हुए एयरोसिटी सहित विमानपत्तन प्राधिकरण के क्षेत्र को अलग कॉलोनी में वर्गीकृत कर 'डी' श्रेणी में रखा गया है। निगम अधिकारी ने बताया कि समिति ने अर्ध पक्के निर्माण एवं कच्चे निर्माण

पांचवी निगम मूल्यांकन समिति ने अंतरिम रिपोर्ट निगम को सौंपी

अंतरिम रिपोर्ट से जुड़ी अपनी आपत्तियां 30 दिन के अंदर दर्ज करा सकते हैं नागरिक

के लिए संरचना कारक को 0.7 एवं 0.5 के स्थान पर एक समान 0.7 करने की संस्तुति की गई है। पक्के निर्माण का संरचना कारक को 1 पर ही रखा गया है। नए बने भवनों के आयु गणक को 2010 से 2019 तक के निर्माण के लिए 1.1 एवं 2020 से 2029 तक के निर्माण के लिए 1.2 करने की सिफारिश की गई है। इस समिति ने जीआईएस मैपिंग, आर्टिफिशियल

इंटेलिजेंस, फेसलेस निर्धारण एवं ब्लॉकचेन के प्रयोग पर जोर दिया है। निगम अधिकारी ने बताया कि इसके अलावा ठोस कचरे के वैज्ञानिक एवं सतत निस्तारण के लिए समिति ने पूरे वर्ष गीले कचरे का निस्तारण करने वाली सोसायटियों/कॉलोनियों को संपत्तिकर में 5 फीसद की छूट देने की सिफारिश की है। समिति की सिफारिशों से लोगों को ठोस व भविष्योन्मुखी संपत्तिकर प्रणाली मिलेगी।

05/09/2022

## Millennium Post

### Fifth Municipal Valuation panel looks into response to public notice inviting objections

#### OUR CORRESPONDENT

**NEW DELHI:** The Fifth Municipal Valuation Committee under its chairman Anindo Majumdar, IAS (Retd) and four members met on September 3, 2022 to decide the course of action to be taken on the objections received on the Interim Report presented earlier.

Municipal Corporation of Delhi received 16 objections till date from citizens in respect

of the Interim Report of the Municipal Valuation Committee. The Committee will give personal hearing to petitioners. It will meet on Friday and Saturday.

The MVC has recommended a 37% increase in Unit Area Value of all categories of Colony. The UAY has not increased in 18 years.

So far, 16 objections have been received from citizens.

The cut off date to submit

the objections is September 22, 2022.

The Government of NCT of Delhi has set up the Fifth Municipal Valuation Committee u/s 116 (1) of the Delhi Municipal Corporation Act, 1957 (as amended) in order "to make recommendations to the Corporation on matters relating to classification of vacant lands and buildings in any ward of Delhi into colonies and groups of lands and buildings and fixation of base

value per unit area of vacant land or per unit area of covered space of building and factors for increase or decrease, or for no increase or decrease thereof"

Municipal Corporation of Delhi had published a public notice seeking objections within 30 days to the recommendations contained in the Interim Report which had been uploaded on their website for citizens to raise objections to.



05/09/2022

दैनिक भास्कर

## एमसीडी की अंतरिम रिपोर्ट पर निगम को नागरिकों से 16 आपत्तियां मिलीं

नई दिल्ली | दिल्ली नगर निगम को 5वीं निगम मूल्यांकन समिति द्वारा प्रस्तुत अंतरिम रिपोर्ट के संबंध में नागरिकों से 16 आपत्तियां प्राप्त हुई हैं। जिसके संदर्भ में समिति द्वारा याचिकाकर्ताओं की व्यक्तिगत सुनवाई की जाएगी। इस मामले में शुक्रवार और शनिवार को समिति की बैठक होगी। बता दें कि अंतरिम रिपोर्ट के संबंध में प्राप्त आपत्तियों पर विचार करने व इस संबंध में निर्णय लेने के लिए समिति के अध्यक्ष अनंदो मजूमदार, आईएएस ;सेवानिवृत्त और 4 सदस्य उमेश कुमार त्यागी, आईएएस, सेवानिवृत्त, नवीन एनडी गुप्ता, सीए एम बदर महमूद, अधिवक्ता और रणधीर सहाय अतिरिक्त आयुक्त ने बैठक की। दिल्ली सरकार ने दिल्ली नगर निगम अधिनियम 1957, संशोधित की धारा 116, 1 के तहत 5वीं निगममूल्यांकन समिति का गठन किया है। धारा 116, 5 के अनुसार 5वीं निगम मूल्यांकन समिति के कार्य इस प्रकार हैं। दिल्ली के किसी भी वार्ड में स्थित खाली भूमि और भवनों को कॉलोनियों एवं भूमि और भवनों के समूह में वर्गीकृत करना एवं खाली भूमिका प्रति यूनिट आधार पर आधार मूल्य या भवनों के आच्छादित क्षेत्र का आधार मूल्य निर्धारित करना या उनके गुणकों को घटाना, बढ़ाना या उनमें किसी भी प्रकार का बदलाव न करने संबंधी निर्णय लेना।

### Annexure 3



**MUNICIPAL VALUATION COMMITTEE V**  
OFFICE OF THE CHAIRMAN MVC, AMBEDKAR  
STADIUM OFFICE COMPLEX, DELHI GATE  
NEW DELHI-110002



No. Tax/MVC-V/2022/

Dated:

To

**Subject: Meeting for Personal Hearing in respect of the objections on the Interim Report submitted by Municipal Valuation Committee-V.**

Dear Sir/Madam,

As per provision of the Delhi Municipal Corporation Act, the 5<sup>th</sup> Municipal Valuation Committee has submitted its Interim Report to the Municipal Corporation of Delhi. Accordingly, the Corporation has invited objections from the property owners/occupiers, RWAs, Civil Society organizations, Co-operative Group Housing Societies and any other stakeholders, on the Interim Report vide public notice issued on 24.08.2022.

2. The 5<sup>th</sup> MVC has received your letter/email with your views on the Interim Report and decided to meet you/your organization in person on \_\_\_\_\_, (Day) at (Time), in its office i.e. Conference Room, Office of the Chairman MVC, Ambedkar Stadium Office Complex, Delhi Gate, Delhi-110002.

3. Kindly ensure to be present on the above date and time, if you wish to appear before the Committee for the public hearing. Not more than two persons of your organization/ association/institution will be allowed for the hearing.

Email: [mvc5.sdmc@mcd.nic.in](mailto:mvc5.sdmc@mcd.nic.in)

(Member Secretary)  
Fifth Municipal Valuation Committee



## Annexure 4

**OFFICE OF THE 5TH MUNICIPAL VALUATION COMMITTEE  
OFFICE COMPLEX, AMBEDKAR STADIUM  
BEHIND AMBEDKAR STADIUM, DELHI GATE  
NEW DELHI -110002**

No. Tax/5<sup>th</sup> MVC/21-22/D- 515

Dated: 11<sup>th</sup> Sept, 2022

**Subject: Minutes of the 5<sup>th</sup> Municipal Valuation Committee meetings held on  
9<sup>th</sup> & 10<sup>th</sup> Sept 2022- reg.**

To hear the objections of stakeholders on its Interim Report received till 5.9.202, the MVC-V held its 30<sup>th</sup> & 31<sup>st</sup> meetings under the Chairmanship of Shri Anindo Majumdar, IAS (Retd) consecutively on 9<sup>th</sup> & 10<sup>th</sup> Sept; 2022. These meetings were attended by all members of the Committee physically/virtually. The officers of A&C Deptt. of the Corporation were also present in these meetings.

2. The list of participants is **Annex**.

3. At the outset, Shri Randhir Sahay, Addl. Commissioner, MCD welcomed the Chairman and Members of the Committee. He informed the Committee that till 5<sup>th</sup> Sept, 2022, objections from 21 stakeholders have been received. Further, as decided in the previous meeting, the stakeholders who have submitted their objections, have been called for hearing.

4. Thereafter, the Committee heard the stakeholders who were present on both day i.e. 9<sup>th</sup> & 10<sup>th</sup> Sept; 2022. The objections on Interim Report raised by the stakeholders (individual/ representatives of Associations) before the Committee during hearing are briefly given below-

**(A) Stakeholders (Individual/ representatives of Association) present on 9<sup>th</sup> Sept, 2022 and heard by the Committee-**

Sl. No.	Name/details of stakeholders (individual/representatives of Association)	Objections raised
1	Mr. Mohinder Pal	1. Paying Guest Houses, which are being used by non-earning students and low paid workers, Old Age homes and Nursery Schools should be at par Residential Properties.



		2. If MCD will charge commercial tax on the said properties, the burden will be transferred to the non-earning population who are using such properties.
2.	Jawahar Nagar Kamla Nagar Traders Association, Kamla Nagar, New Delhi (Mr. Naresh Sambher, President)	On the request of representatives of Jawahar Nagar Kamla Nagar Traders Association and Kamla Nagar Traders Association, the Committee heard both associations altogether. The Objections raised- 1. To reduce use factor of all non-residential properties from 4 to 2
3.	Kamla Nagar Traders Association, Kamla Nagar, New Delhi (Mr. Niton Gupta)	2. Not to change the Unit Area Value of different categories 3. Occupancy factor in tenant commercial properties should be change to 1 instead of 2 4. To continue early bird payment rebate of 15% on payment done before 30 June
4.	Naraina Iron & Steel Merchants' Welfare Association- Loha Mandi, Naraina, New Delhi (Sh. K.K.Gupta, President)	1. Objection against increase of UAV by 37% 2. Objection against same factor for Semi-Pucca and Kutcha structure. 3. Objection against age factor 1.1 and 1.2 4. Occupancy Factor of '2' for tenanted non-residential properties should be taken back as such properties are already paying use factor '4'. 5. Commissioner, MCD has been authorized to review the Basic Unit Area Value every year. Such authority should not be given to MCD. 6. The area of industry such as storage, parking, office, machine area is being considered as use factor '4'. Therefore, Use factor should be different as per use of area.

Apart from the above-mentioned representations, there were several other individual/representatives of Associations, who were called for public hearing on 9<sup>th</sup> Sept, 2022 and were not present. All such objections were duly considered by the Committee.



(B) Stakeholders (individual/ representatives of Association) present on 10<sup>th</sup> Sept, 2022 and heard by the Committee-

Sl. No.	Name/details of stakeholders (individual/ representatives of Association)	Objections raised
1.	New Friends Colony, New Delhi Brig NK Sapra (Retd)	<ol style="list-style-type: none"> <li>1. Objection for keeping the New Friends Colony (NFC) under 'A' category.</li> <li>2. MVC-IV had recommended for reeducation of New Friends Colony from 'A' to 'B' category. The matter is under litigation</li> <li>3. The Circle rates for fixed for NFC are extremely high and does not match with market prices.</li> <li>4. Market value of properties in the colony is nowhere near other "A" class colonies of Delhi. In fact they are approximately 50% of those colonies.</li> <li>5. Location of Colony: Surrounded by urbsn villages like Taimoor Nagar, Khizrabad, Zakir Nagar and Bharat Nagar which have been categorized as 'F'.</li> <li>6. There are no buyers for properties situated in New Friends Colony, due to the extremely high circle rate, which gets compounded by the taxation rules. Any increase in the property tax would only make matters worse for residents of New Friends Colony.</li> <li>7. Circle Rates in Delhi are linked with the Category of a Colony. It thus affects not only the Property Tax (which is a minor issue) but mainly the Stamp Duty and Income Tax implications.</li> <li>8. Requested that the Category of New Friends Colony be brought down to Category B and for the houses between Red lights of Bharat Nagar village market and Taimur Nagar village market on CV Raman Marg to Category C.</li> </ol>
2.	Shardara (North of GT Road), Dilsad Garden Industrial Welfare Association (Regd), Dilsad Garden, Delhi	<p>Mr. Krishan Bansal was present on behalf of Association.</p> <p>Objections raised-</p> <ol style="list-style-type: none"> <li>1. No improvement in civic facilities in F &amp; G category industrial areas (such as GT Road, Sahadra, KarawalNagar) in last 20 years.</li> <li>2. Unified Corporation has increased UF of Commercial/</li> </ol>



	(Sh. Hans Raj Bansal, President)	<p>Industrial/ Warehouses to 4 from</p> <p>3. Rebate has decreased from 20% to 15%. Education cess @1% is imposed in FY 2022-23.</p> <p>4. Industries and commercial establishments have been shifting from Delhi due to higher taxes.</p> <p>5. 37% hike for properties falling under area of F &amp; G categories may be withdrawn.</p>
3.	Computer Media Dealers Association (CDMA)- Delhi (Regd) (Mr. Puneet Singhal)	<p>1. The rate of tax that used to be 10% in the year 2004-05 has gradually been increased to 20%</p> <p>2. Timely rebate has decreased from 15% to 10%</p> <p>3. Use factor of unused covered area (vacant area) has also been increased to '4' and '3' from '2' for commercial and industrial properties respectively.</p> <p>4. Occupancy Factor of '2' for tenanted nonresidential properties should be taken back.</p>
4.	Mr. Satish Chandra, IFS (retd), Friends Colony West, New Delhi	<p>1. 37% Increase in UAV is very high.</p> <p>2. The proposed tax rate hike is draconian. If the tax is hiked, the facilities should be commensurate with the same.</p> <p>3. 15% rebate for timely tax payment should not be reduced to 10% as it serves as an excellent incentive for on time payment.</p> <p>4. Vacant land tax: No vacant land tax to be levied as due to vacant land, there is no burden of civic amenities.</p> <p>5. Circle rates are very high, while market rates are low.</p> <p>6. Also raised the issue of encroachment.</p>
5.	Mr. MP Singh, D-6/19, Vasant Vihar, New Delhi	<p>1. No rational for 37% increase in UAV.</p> <p>2. Comparison of inflation rates with Wholesale Price Index and Consumer Price Index is completely wrong</p> <p>2. Increase in Paying capacity of a individual does not mean that corporation has undertaken steps to improve the infrastructure.</p> <p>3. Look ways for expanding 'Tax Payers Base'</p> <p>4. Comparison with Singapore city is not fair</p> <p>5. Increased circle rates do not take into account the sale prices of properties.</p> <p>6. Presently, the so called 'Cess' of 4% is being charged on the rateable value, it should be on the tax calculated.</p> <p>7. No mention in the report about the non-collection of property tax from such colonies</p> <p>8. Committee should have given a breakup of the</p>

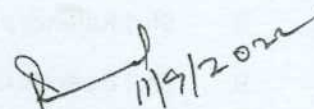


		property tax calculations of each colony
		9. Landlord has to pay the property tax for a tenanted property for the complete year. Property tax should be collected for the period of rented property.

Apart from the above-mentioned objections, there were several other individual/representatives of Associations, who were called for public hearing on 10<sup>th</sup> Sept, 2022 and were not present. All such objections were duly considered by the Committee.

5. The Committee decided to hold its next meeting on 17<sup>th</sup> Sept, 2022 at 11.00 am to consider the objection to be further received before the said date.

6. The meeting ended with Thanks to the Chair.

  
(Nodal Officer)

List of Participants

1. Shri Anindo Majumdar, IAS (Retd), Chairman.....In Chair
2. Shri Umesh Kumar Tyagi, IAS (Retd). Member
3. Shri Naveen ND Gupta, CA, Member
4. Shri M. Badar Mahmood, Member
5. Shri Randhir Sahay, Member and Addl. Comm. (Rev), MCD
6. Shri Kunal Kashyap, A&C, MCD
7. Shri Amit Kumar, Jt. A&C, HQ
8. Shri Rajendra Singh, Jt. A&C, MCD
9. Shri Deepak Gupta, Dy. A&C, MCD
10. Shri Deepak Rana, Consultant
11. Ms. Shruti Sahariya, Consultant

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OFFICE OF THE 5TH MUNICIPAL VALUATION COMMITTEE

OFFICE COMPLEX, AMBEDKAR STADIUM  
BEHIND AMBEDKAR STADIUM, DELHI GATE  
NEW DELHI -110002

No. Tax/5<sup>th</sup> MVC/21-22/D- 516

Dated: 18<sup>th</sup> Sept, 2022

**Subject: Minutes of the 5<sup>th</sup> Municipal Valuation Committee meetings held on 17<sup>th</sup> Sept 2022- reg.**

To hear the objections of stakeholders on its Interim Report received till 13.9.2022, the MVC-V held its 32<sup>nd</sup> meeting under the Chairmanship of Shri Anindo Majumdar, IAS (Retd) on 17<sup>th</sup> Sept; 2022. The meeting was attended by all members of the Committee physically/virtually. The officers of A&C Deptt. of the Corporation were also present in the meeting.

2. The list of participants is Annex.

3. At the outset, Shri Randhir Sahay, Addl. Commissioner, MCD welcomed the Chairman and Members of the Committee. He informed the Committee that after previous meeting, 50 more objections from stakeholders have also been received, which includes 30 individual representations from residents of New Friends Colony.

4. Thereafter, the Committee heard the stakeholders. The objections on Interim Report raised by the stakeholders (individual/ representatives of Associations) before the Committee during hearing are briefly summarized as under-

(A) Stakeholders (Individual/ representatives of Association) present on 17<sup>th</sup> Sept, 2022 and heard by the Committee-

Sl. No	Name/details of stakeholders	Objections raised
1	New Friends Colony (NFC) (individual representation s)	For hearing, Mr. Ashok Kawal, President alongwith other individual residents of New Friends Colony were present. Following objections were raised- 1. Objection for keeping the New Friends Colony (NFC) under 'A' category. 2. Requested to reclassify NFC to 'C' or 'B' category from 'A' category.



		<p><b>3. Major issue it categorization of colony.</b></p> <p>4. In support of objections following points were mentioned-</p> <p>(a) MVC-IV had recommended for reduction of New Friends Colony from 'A' to 'B' category. The matter is under litigation.</p> <p>(b) The Circle rates for fixed for NFC are extremely high and does not match with market prices.</p> <p>(c) Market value of properties in the colony is nowhere near other "A" class colonies of Delhi. In fact they are approximately 50% of those colonies.</p> <p>(d) All taxes such as income tax, GST etc have come down while on the other side property tax has increased.</p> <p>(e) Capital Value: Rs 3 to 4 Lacs per sqmt which is much less than several 'B' category colonies.</p> <p>(f) Type of Colony: Surrounded by 5 villages and is being abandoned by investors, developers, reality dealers and actual user buyers.</p> <p>(g) Approach Road: Approach Road for NFC is narrow and shares a common approach road with Taimoor Nagar, Khizrabad, Zakir Nagar and Bharat Nagar.</p> <p>(h) Age of Colony: The colony is about 50 years old</p> <p>(i) Rental Value: Rs 20 to 40 per sq ft</p> <p>(j) Physical Infra: Transportation networks, communication, sewage system and electric cables have become very old and need replacement. The sewage system and rainwater pipes have clogged and collapsed.</p> <p>(k) Social Infra: No addition of schools, hospitals, clubs or community centre within the colony.</p> <p>(l) Proximity to commercial markets: Nearby market is Community Centre of NFC which is very old with potholes and choked with overflowing sewage system.</p> <p>(m) Location of Colony: Surrounded by urban villages like Taimoor Nagar, Khizrabad, Zakir Nagar and Bharat Nagar which have been categorized as 'F'.</p> <p>(n) Economic Status of Residents: Many good status families have shifted from this colony due to congestion on colony road and increased village population in the area.</p> <p>(o) Drainage System: The drainage system was put in place when the colony was carved out. This drainage system gets blocked frequently, resulting in flooding of the roads.</p> <p>(p) There are no buyers for properties situated in New Friends Colony, due to the extremely high circle rate, which gets compounded by the taxation rules. Any increase in the property tax would only make matters worse for residents of New Friends Colony.</p>
2	69 Colonies Welfare Association	<p>Mr. Raman Aggarwal President was called for hearing on 9<sup>th</sup> Sept., 2020 but could not present.</p> <p>Attended hearing on 17.9.2022.</p>



	(Mr. Raman Aggarwal, President)	<p>Issue raised-</p> <ol style="list-style-type: none"> <li>Annexure VI (Categorization of unauthorized colonies) of Interim report contains list of 1025 colonies where as in regulation Oct, 2019 authorised colonies are 1797. There is a difference.</li> <li>Lots of unauthorised colonies are missing in the list.</li> <li>Unauthorised colonies should not be above 'F' Category.</li> </ol>
3	Patparganj Industrial Area, Delhi -110092 Mr. Sanjay Gaur	<ol style="list-style-type: none"> <li>Increase in UAV should be balanced by reducing or indexing the other components while calculating the property tax.</li> <li>Occupancy Factor for tenanted/rented property is taken as '2' which is absolute without any additional burden on civic services hence should be kept same as self-occupied</li> <li>No vacancy remission as in the recent order, the vacancy factor of vacant commercial properties have been kept as '4'</li> <li>Every three to five years Multiplication factor for age should gradually decrease.</li> <li>Use Factor for industry should be decreased from '3' to '2'</li> <li>Rebate of 30% should be allowed in industrial areas which are being maintained by other agencies.</li> <li>MCD should roll back the calculation for the Rate of Tax for industrial uses to @10% instead of @ 15% for Industrial properties which has been increased after the unification of MCD.</li> <li>The GNCTD/MCD has changed the Indication policy and major manufacturing units have been shifted out from Delhi. Only small and service industries are operating, therefore, increase in tax rates, UAV, use &amp; occupancy factor with impact these industries badly.</li> <li>Requested that minutes of meeting may be made available to them.</li> </ol>
4.	Delhi Grains Merchants Association, Naya Bazar, New Delhi-110006 (Mr. Sanjay Singhal, General Secretary)	<ol style="list-style-type: none"> <li>Objection against classification of Godowns built on Agriculture Land beyond village abadi from 'H' to 'G' category.</li> <li>Proposed UAV i.e. Rs. 270 in rural area is very high.</li> <li>Use factor '4' for storage purpose is very high.</li> <li>For Godowns, requested to introduce new category between Commercial and residential.</li> <li>There is no civic and social infrastructure provided by MCD in these godowns area such as sewerage, drainage, roads, water supply etc.</li> <li>Most of the godowns are not accessible to main road since they are situated on kaccha roads.</li> <li>Godowns are built on agriculture land- circle rate Rs. 1325 per sq. mt. There is no increase in circle rate but Lal dora colonies are proposed in category G- circle rate Rs. 46200 per sq. mt.</li> <li>Use Factor should be '2' instead of '4' and tax rate should be 10%</li> </ol>
5.	South	Called on 9 <sup>th</sup> Sept for hearing. Not attended



	Extension -II Welfare Association, NDSE Part-II, New Delhi (Mr Rajesh Kumar)	Present on 17.9.22. Issue raised - 1. 37% UAV is not acceptable. 2. Timely payment rebate reduces from 15% to 10%. 3. Senior citizen/women rebate also reduced.
6.	Federation of Indraprastha Extension Housing Societies (Regd.) 71, Kiran Vihar, Delhi- 110092 Mr. S.R. Sangar (Secretary General)	1. The Community Halls in Cooperative House Building Societies be exempted under section 115(4) of Delhi Municipal Corporation Act 1957 from payment of Property Tax. 2. There are approx. 36 Cooperative Group Housing Societies in IP Extension. Land allotted by L&DO/DDA. 3. The Community Halls are not used for any commercial activities whatsoever or for any monetary gains. No charges are recovered for functions. A nominal charge is recovered towards maintenance charges on marriage, birth day parties and private functions and this is spent on the Community Hall and on its development, maintenance and improvements. No part of this is diverted for any other purposes nor distributed to Society members towards bonus. <b>Major issue- Community Halls/ Centers in CGHS should not be levied tax</b>
7.	Apex RWA of Chittaranjan Park The East Bengal Displaced Persons'(EBD P) Association Gautam Sen Chaudhuri (Secretary)	1. Objection to 37% increase in UAV 2. The level of infrastructure & the amenities offered to this colony by the Civic Body has not been upgraded, from the level of amenities which existed in the 1970s. Few additional Plots allotted later do not have even service lane facility. 3. The Base Unit Area Value of Rs.400, (as introduced by the 1st MVC) should not change upward keeping in mind the severe inflation & Covid that has also affected all the Residents. 4. Reduction of the Tax Rebate from 15% to 10% is also not fair to the Tax Payer who is paying in time. 5. Further, it is again not fair to discriminate between individual Owners on the basis of Plot size. As a result, the Senior Citizens / Women who own Plots bigger in size than 100 sq. mts. will be discriminated and will not get the same 30% rebate. 6. Opposed the proposal for abolition of the Senior Citizens/Widow, Differently able persons' discount of 30% based on the Plot size.
8.	Mr. Mohinder Pal	Earlier heard on 9.9.2022. Subsequently, heard on 17.9.2022 in the light of further objections submitted.  1. All villages of Delhi are exempted to pay Property Tax on Residential as well as commercial Property Tax. While every Village house is having Fridge, LCD TV, Washing Machine,



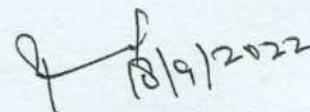
		<p>and ACs, Villages are having Pucka By lanes, Electricity, Water, and Sewage connection, 2-3 Km away from Metro Station. Govt. Schools.</p> <ol style="list-style-type: none"> <li>2. In the wake of the above villages must be brought under the Property Tax Net. It is very wrong, that their tax is to be charged to the urban population.</li> <li>3. Properties up to 25 Sq Yards= 22.5 Sq. Meters are to be exempted to pay property tax.</li> </ol>
9	<p>Naraina Iron &amp; Steel Merchant's Welfare Association, Loha Mandi, Naraina, New Delhi</p> <p>K.K.Gupta (President)</p> <p>*Supplementary objections</p>	<p>Sh. KK Gupta was heard by the Committee on 9<sup>th</sup> Sept, 2022. But he was again heard on 17<sup>th</sup> Sept, 2022, as he stated he submitted some additional points.</p> <ol style="list-style-type: none"> <li>1. Any increase in the Basic Unit Area Value should be taken back.</li> <li>2. Commissioner, MCD has been authorized to review the Basic Unit Area Value every year. Such authority should not be given to MCD.</li> <li>3. Occupancy Factor of '2' for Tenanted Non-Residential properties should be taken back as such properties are already paying Use Factor '4' and '3' which is much more than the Use Factor of Residential properties.</li> <li>4. Timely payment rebates reduce for 15% to 10%.</li> <li>5. Since tax rates as well as other factors already increased. Therefore, there is no scope left for MVC for revision of factors and UAV.</li> <li>6. Additional liabilities on Industrial Properties: All properties transferred to DSIDC and every industry is paying development charges to DSIDC, however, MCD is charging tax on properties.</li> <li>7. Area of Industry: The area of industry such as storage, parking, office, machine area is being considered as use factor '4'. Therefore, Use factor should be different as per use of area.</li> <li>8. Commercial properties: Already paying tax as per UF '4'. These property owners also paying parking charges, conversion charges, waste management charges. General trade license and Health trade license charges have also been increase, leaving no scope of incase in UAV.</li> </ol>

Apart from the above mentioned representations, there were several other individual/representatives of Associations, who were called for public hearing on 17<sup>th</sup> Sept, 2022 and were not present. All such representations were duly considered by the Committee.

5. After detailed discussion, the Committee directed that-

- (i) For personal hearings with stakeholders to hear their objections, next meeting may be held on 24<sup>th</sup> Sept, 2022.

- (ii) Objections and suggestions on the Interim report of the Committee received/to be received may be compiled by consultants.
  - (iii) Communications to the stakeholders through emails, letters and phone calls, as may be possible, for personal hearing be sent.
6. The meeting ended with Thanks to the Chair.

  
(Nodal Officer)

Annexure

List of Participants

- 1. Shri Anindo Majumdar, IAS (Retd), Chairman.....In Chair
- 2. Shri Umesh Kumar Tyagi, IAS (Retd). Member
- 3. Shri Naveen ND Gupta, CA, Member
- 4. Shri M. Badar Mahmood, Member
- 5. Shri Randhir Sahay, Member and Addl. Comm. (Rev), MCD
- 6. Shri Kunal Kashyap, A&C, MCD
- 7. Shri Amit Kumar, Jt A&C, HQ, MCD
- 8. Shri Rajendra Singh, Jt. A&C, MCD
- 9. Shri Deepak Gupta, Dy. A&C, MCD
- 10. Shri Deepak Rana, Consultant
- 11. Ms. Shruti Sahariya, Consultant

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**OFFICE OF THE 5TH MUNICIPAL VALUATION COMMITTEE**  
**OFFICE COMPLEX, AMBEDKAR STADIUM**  
**BEHIND AMBEDKAR STADIUM, DELHI GATE**  
**NEW DELHI -110002**

No. Tax/5<sup>th</sup> MVC/21-22/D- 517

Dated: 25<sup>th</sup> Sept, 2022

**Subject: Minutes of the 5<sup>th</sup> Municipal Valuation Committee meetings held on 24<sup>th</sup> Sept 2022- reg.**

To hear the objections of stakeholders on its Interim Report received till 22.9.202, the MVC-V held its 33<sup>rd</sup> meeting under the Chairmanship of Shri Anindo Majumdar, IAS (Retd) on 24<sup>th</sup> Sept; 2022. This meeting was attended by all members of the Committee physically/virtually. The officers of A&C Deptt. of the Corporation were also present in these meetings.

2. The list of participants is **Annex**.

3. At the outset, Shri Randhir Sahay, Addl. Commissioner, MCD welcomed the Chairman and Members of the Committee. He informed the Committee that till 22<sup>nd</sup> Sept, 2022, objections from approx. 385 stakeholders have also been received. Further, as decided in the previous meeting, the stakeholders who have submitted their objections, have been called for hearing.

4. Thereafter, the Committee heard the stakeholders, who were present on 24<sup>th</sup> Sept, 2022. The objections on Interim Report raised by the stakeholders (individual/ representatives of Associations) before the Committee during hearing are briefly given below-

(A) Stakeholders (Individual/ representatives of Association) present on 24<sup>th</sup> Sept, 2022 and heard by the Committee-

Sl. No	Name/details of stakeholders	Objections raised
1.	Mr. Som Parkash Rehil	Following objections were raised- 1. DDA Community Center, Near Ranibagh. Pitampura, Delhi is laying vacant and have business activities since it is built from 1987 due to commercialization everywhere on the roads of



		<p>Delhi.</p> <ol style="list-style-type: none"> <li>2. The community center parking area and sidewalks is encroached.</li> <li>3. MCD should consider not charging high Property Tax to Vacant Commercial Buildings and Vacant Property remission should be allowed as earlier.</li> <li>4. Occupancy Factor for Non -Rented Properties should not be '2'</li> </ol>
2	<p>Confederation of NCR Residents Welfare Associations Mr. Anil Sharma</p>	<p>Issue raised-</p> <ol style="list-style-type: none"> <li>1. The urban villages which are no more villages in Delhi but have become commercial complexes / hubs of various activities should be brought under Property Tax net as these villages have lost their village culture.</li> <li>2. DDA and Co-op Societies flats have increased the area through increase of permitted FAR or encroachments. The increased areas / floors of such properties should be screened and reassessed for Property Tax.</li> </ol>
3	<p>Model Town Residents Society CA.Sanjay Gupta</p>	<p>Issue raised-</p> <ol style="list-style-type: none"> <li>1. The 37% increase proposed in base unit area value should be rolled back.</li> <li>2. Early payment rebate be restored to 15%</li> <li>3. Use factor for Rented Non commercial properties and Medical Facilities be reduced.</li> <li>4. The Commissioner must not be given Suo-motto power to increase UAV.</li> <li>5. The Property tax constitutes 25% of the total revenue of the MCD. There is a need is to increase the tax base and not the Tax rate. MCD should identify the properties which are not under the tax net.</li> <li>6. As there is no definite data on Capital Value and Rental Value, these should not be used as parameters for categorization.</li> <li>7. Age Factor should not be increased (Factor of 1.1 and 1.2) instead depreciation should follow.</li> </ol>
4.	<p>Atul Goyal President- URJA[United Residents Joint Action] -URJA [ United RWAs Joint</p>	<p>Issue raised-</p> <ol style="list-style-type: none"> <li>1. Colony/RWA offices and Community halls be kept out of tax liabilities.</li> <li>2. An assessment of funds spend on E, F, G &amp; H category colonies from special provisions in budget, LAD funds and any other development fund on creating and enhancing new infrastructure during the last fifteen years be made and</li> </ol>



	Action] Member - Supreme Court Committee for Solid waste Management(SW M	declared in public domain thereby enhancing the category of these colony to higher category. 3. Wherever the property owners of E, F, G & H categories possess more than sixty percent motorized vehicles (Two wheelers & four wheelers) the category should be enhanced. 4. Issuance of UPIC number by Municipal Corporation is much delayed and a cut-off date shall be announced beyond which no Connection of services will be made available (make UPIC number mandatory for getting special benefits). 5. The Tax waiver benefits extended by State Govt. to urban Villages & unauthorized colonies should be compensated by State Govt. to Municipal Corporation.
5.	Deramandi Residents Association Mr. Arvind Nanda	Issue Raised- 1. Objection to the increase being proposed especially for farmhouses areas. 2. Objection on levying Vacant Land Tax on farmhouses.
6.	Greater Kailash-II Welfare Association Mr. Shadi Ram Sharma	Issue Raised- 1. Objection against hike of 37% UAV. 2. Demanded the right to know the total cost of services provided by MCD to the residents. The infrastructure, including sanitation, roads and parks etc is in dire state despite so much of revenue from the colony.
7.	Continental Device India Pvt. Ltd Mr. Kumar Srinivasan	Issue Raised- 1. Objection to increase 37% of Basic UAV 2. Occupancy Factor should remain 1 regardless of whether property is self occupied or rented. Occupancy Factor for Vacant Industrial to be brought down from '3' to '2' 3. Maximum Age Factor should be 1 and should reduce with time after block of three years with minimum level of 0.5 4. Multiplying Factor for Vacant Land should be brought down from 0.5 to 0.3. 5. Rate of tax for vacant land should be lesser than that of buildings.
8.	Mr. Man Mohan Mehra	Issue Raised- 1. An increase of 37% in the U.A.V. should be balanced by reducing or indexing the other components while calculating the property tax. 2. Occupancy Factor for tenanted/rented property should be kept same as self occupied 1. 3. Age factor Multiplication factor (MF) is reduced beyond 3 to



		<p>5 years of years of construction in other cities of comparison but in MCD it reduces after 22 years. Every three to five years MF for age should gradually decrease.</p> <p>4. Use Factor for industrial properties should be reduced to maximum 2.</p> <p>5. Rebate of 30% should be allowed in industrial areas which are being maintained by other agencies.</p> <p>6. MCD should roll back calculation for Rate of Tax for industrial uses to @10% instead of @ 15% for Industrial properties which has been increased after unification of MCD.</p> <p>7. Vacant Property Remission should continue as earlier.</p>
9.	Paper Merchant Associations Mr. Dalip Bindal	<p>Issue Raised-</p> <p>1. Inclusion of I.F.C. GHAZIPUR in the Colony list for Categorizing by MVC – 5</p> <p>2. After the implementation of MVC - 3 report in the year 2016-17, in which IFC Ghazipur for was again left out of the list of colonies for categorization the municipal authorities had arbitrarily changed the category of the entire IFC Ghazipur area / village from "G" to category "D". Although all the nearby / adjacent areas are still categorized under category 'G'.</p> <p>3. The Interim report suggestion of increasing Base unit area value by 37% is unjustified.</p> <p>4. Request to restore the Use Factor to 2 for warehouses / godowns and it should be lesser than commercial as it is only for storage purposes.</p>
10	Trader's Welfare Association Mr. Vishal Ohri	<p>There were same objections/suggestions raised by all the representatives which have been compiled below.</p> <p>1. Objection against increase in Property Tax rate</p> <p>2. Objection against levy of double Property Tax in Rented Property</p> <p>3. Objection against the Commissioner or any other Executive Officer having absolute power to increase the property tax rate, at his / their discretion.</p> <p>4. MCD should increase the tax net instead of increasing taxes.</p> <p>5. Vacant Property remission should continue as earlier.</p> <p>6. Occupancy Factor for tenanted/rented property is taken as 2 which is absolutely without any additional burden on civic services hence should be kept same as self-occupied 1.</p>
11	LSC's Federation of Delhi Mr. Rajesh Goyal	
12	Rajouri garden market traders' association Mr. Ajay Sharma	
13	Vyapar Mandal Green Park Mr. Bhagirath Lal	
14	Mr. Manish Gupta	



15	MrAnuj Khandelwal	
16	Defence Colony Market Welfare Association Mr. Jagdish Gupta	
17	Shopkeeper's Association Mr. Dinesh Madan	
18	Shankar Road Market Association Mr. Vinod Arora	
19	Tagore Market Traders Welfare Association Mr. Anil Chawla	
20	Mr. Gaurav Jain	
21	Kingsway Camp Shop Keepers Welfare Association MR. Brij Mohan Dhingra	
22	E Block Residents Welfare Society GK-I Mr. Rajiv Kakria	<p>There were same objections/suggestions raised by all the representatives which have been compiled below.</p> <ol style="list-style-type: none"> <li>1. The Empirical Data on Total Number of Taxable Properties and those still out of the Tax Net should be included in the report.</li> <li>2. Base Area may not have been increased, but with Periodic Increase in Occupancy Factor &amp; Rate of Tax for Commercial Property Tax has increased over the years.</li> <li>3. MCD should increase the tax net.</li> <li>4. Introduce a 'resident permit' renewable annually and tax every migrant on the basis of category of colony they reside in. Most Migrants live in Lal Dora Villages or Unauthorised Colonies. Owners of up to 200 sqm plots on Lal Dora save 100 percent tax since such properties are exempted from property tax, irrespective of Rental or Commercial Use.</li> <li>5. Impose Penalties on Misuse of Residential Properties to raise</li> </ol>
23	Mr. Yogesh Jain	
24	Mr. Anil Sood	
25	Mr. Jaspreet Singh	
26	Green Park Extension Association Ms. Neha Puri	
27	Confederation of NCR Residents welfare	



	association's Mr. Chetan Sharma	Revenue.
28	Delhi Residents' Front Mr. Sanjiv Kumar	6. Schemes should be given to honest tax payers. 7. Increase rebate/incentives for Co-Operation housing societies 8. Occupancy Factor for non-residential rented properties should be 1 instead of 2.
29	Dr. Mukherjee Nagar Niwasi Manch Mr. J.C.Gosain	
30	Mr. Rajeev Suri	Issue Raised- 1. Increasing 37% UAV is inconsistent & untenable- should be withdrawn as a recommendation. 2. MVC V should provide a basket of data on the existing units (vacant lands and buildings) that exist within the city. 3. Transit Oriented Development hubs get more benefits in terms of FAR, and this should be taken into consideration for taxation. 4. Commissioner, MCD should not be authorized to review UAV every year.
31	Mohan Estate Welfare Association	Issue Raised- 1. Objection against increase of 37% in the U.A.V. 2. MVC V has kept MCIE Area under Category "D" to MCIE area which has no water supply, no sewerage connection, no proper roads, and no basic infrastructure. Either the MCIE area should be graded similar to colonies where similar, or no services are being provided by Corporation or it should be provided similar Infrastructure and civic amenities. 3. Objection against Occupancy Factor for Non-Residential Tenanted Properties from being 2. 4. Age of the colony is immaterial. In Patna, Age of Property is not taken in account for Property Tax calculation. Similar model should be adopted for Delhi. 5. There has been no clarity with regard to Use Factor. At present, Use Factor '4' is applied for all commercial properties and 3 for Industrial Units. However there have been properties in Industrial Areas which are not in Industrial Use. Yet MCD is charging for these properties at commercial rates. This needs to be clarified.
32	Apex Chamber of Commerce and	Issue Raised- 1. Objection against rise of 37% UAV, instead it is suggested that



	Industry of NCT Delhi Mr. Kapil Chopra	<p>UAV be increased by 10%</p> <ol style="list-style-type: none"> <li>2. Objection against upgrading the age factor to more than 1, Factor 1.1 and 1.2 for age should not be accepted.</li> <li>3. Objection against Occupancy Factor of '2' for non-residential tenanted/ rented properties.</li> <li>4. Objection against the increase the factor of vacant land from 0.3 to 0.5.</li> <li>5. Objection to authorize Commissioner MCD to review the UAV every year</li> </ol>
33	SV Consultants Brig HK Dhawan (Retd)	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. The aspect of vacant land tax has not been considered by MVC -V.</li> <li>2. The 10-point matrix system is unsound as it mostly determines the value of the property.</li> <li>3. The following recommendations are made: (a) Where construction is not authorized as per Municipal Bye Laws and construction is banned should not be subject to vacant land tax. (b) Some relief should be given for the period of reconstruction of the property where the plan has been sanctioned. It is therefore felt that the vacant land tax factor should be brought down to 0.1 of properties which are under construction. (c) Structure Factor should be removed and Use Factor and Occupancy Factor should be combined (d) UAV may not be changed at all and rate of tax may be increased to 30%</li> </ol>
34	Pushpanjali Farms Mr.RajivGhai	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. Base Value of tax category for farm houses located in Bijwasan should be reduced to Category 'G' instead of increased category 'C' and no vacant land tax should be payable on the land.</li> <li>2. Charging property tax rate of 20% at par with the other commercial units is totally illogical and without any basis.</li> </ol>
35	National Association of Motion Pictures Exhibitors Shashank Raizada	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. There should be no increase in base UAV (37%).</li> <li>2. Age Factor of 1.1 and 1.2 effectively increases the age factor all round. Maximum Factor should be 1 for buildings constructed in 2020-2029.</li> <li>3. UF for Cinemas and Multiplexes should be decreased to 2 and there should be a separate category for Cinemas.</li> </ol>

		<p>4. Multiplication Factor for closed cinemas should be 1 (Vacancy remission).</p> <p>5. Vacant Land Tax for parking in cinema should be exempted.</p> <p>6. Rate of tax should be 10% instead of 20%</p> <p>7. There should be a provision to add comments while filling property tax.</p>
36	Westend Green Farms Society Mr. Lalit Gulati	<p>Issue Raised-</p> <p>1. Objection against the Interim Report to increase property tax since the Corporation has not been performing its obligatory functions.</p> <p>2. There should be an exemption category where civic facilities are not provided by MCD.</p>
37	East Delhi RWAs Joint Front Mr. B S Vohra	<p>Issue Raised-</p> <p>1. Objection against rise of 37% UAV.</p> <p>2. Request to share details of amount received from all the External Sources.</p> <p>3. We also seek a white paper on the expenses incurred by MCD.</p> <p>4. Municipal Valuation Committee must look into the Prospects of External Revenue Resources.</p>
38	Board of Trustees, Modern School Ms. Ambika Pant	<p>Issue Raised-</p> <p>1. Modern School is a public purpose educational building as defined under Bye-law 9(I) of Property Tax Bye-law 2004.</p> <p>2. There is no valid justification to recommend user factor '1' for educational institutions/ schools – properties owned by government (Central / State/ Local Bodies) or aided by them and the educational institutions / schools (other than government) including private educational institutions run by any organization/ body / trust, when both of them provide and perform the same public purpose functions, without any commercialization and profiteering.</p> <p>3. It shall be in the large public interest and appropriate in law that the use factor even for the private schools not running on commercialization and profiteering basis be fixed at '1' and not at '2' as proposed.</p>
39	Mr. Ram Kumar Gupta	<p>Issue Raised-</p> <p>1. The recommendation of 37% increase in the property tax is totally an injustice with the registered tax payers.</p> <p>2. Object to levy of double Property Tax in Commercial Rented Property (Occupancy Factor). Commercial activity is commercial only be it rented or for self-use.</p> <p>3. Vacant land tax should be scrapped.</p>
40	Mr. ROHIT GUPTA	
41	Mr. SACHIN GUPTA	



		4. Age Factor (1.1 and 1.2) should not be increased. Instead tax should decrease in lieu of depreciation
42	Mr. Rameshwar Solanki	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. Objection against the Occupancy Factor for Non-Residential tenanted property.</li> <li>2. Banquet Halls the use factor proposed is '4'. Most of the time the Banquets remained closed during lock down. Requested that the use factor be changed to '1'.</li> <li>3. Industrial units and commercial units need to be considered at the same level. The objective of both is the same. Both pay taxes in one form or the other. It is therefore proposed that 30% rebate be also provided to commercial units and because of the setback faced by all the people as a result of Covid.</li> <li>4. Unit Area Values are proposed to be increased by 37%. The same shall not be increased for at least another couple of years 5.</li> <li>5. Notices for back date should not be given. There should be a time limit for when old records could be opened.</li> </ol>
43	Mr. Sanjeev Ailawadi	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. Multi Level Parking and Stilt Parking should be considered social infrastructure/ public utilities and not liable for payment of property tax.</li> <li>2. A special category may be created for multi level parking/ slit parking/ basement parking and they be given same treatment as public utilities</li> </ol>
44	Mr. Hitesh Chadha	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. None of the mandatory civic &amp; social infrastructure amenities as required by Section 42 of the DMC act in the form of repair of Roads, Collection of Trash, Street Lights, Cleaning of streets, Drainage, Sewage treatment &amp; Horticulture services &amp; other Facilities is being provided by the MCD to the FARM HOUSE RESIDENTS across URBAN EXTENSION AREA.</li> <li>2. Charging 20% at par with the other commercial units is totally illogical and without any basis.</li> <li>3. The base value tax category for farm houses located in Jonapur should be reduced to Category G instead of increased to Category C and no vacant Land Tax should be payable.</li> </ol>
45	Munirka Enclave Residents Association	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. The increase in UAV to 37% seems to be a steep hike.</li> <li>2. Offices of RWA and Community Hall meant for services for the residents should be exempt from Property Tax.</li> </ol>

	Mr. Hira Lal Wangnoo	<p>3. The Corporation should ensure appropriate revenue collected be released to its developmental activities.</p> <p>4. There is need for the MCD to ensure total transparency and accountability in all activities relating to RWAs.</p> <p>5. Incentive should be given to colonies which pay most taxes and tax paid should be in sync with services of MCD.</p> <p>6. Age Factor should not be increased</p>
46	West End Residents Welfare Association	<p>Issue Raised-</p> <p>1. Increase in Property Tax to 37% seems to be a steep hike.</p> <p>2. Request a suitable rebate for physically challenged.</p> <p>3. West End Colony is in category A and pays the highest taxes and deserves a higher percentage of the tax contributed to maintain the colony.</p> <p>4. It is essential that the role of the RWAs may be defined. RWAs must be kept in the loop for all matters concerning their colony.</p>
47	Mrs. Suman Kaushik	<p>Issue Raised-</p> <p>1. The condition in the Hauz Khaz is not of 'A' but of 'F' category.</p> <p>2. Comparison made to 'E' categorized colony like Matia Mahal</p>
48	Sushil Thariani	<p>Issue Raised-</p> <p>1. The base area value should remain the same and not be increased (Covid recession has impacted earnings of one and all and hence no increase be levied) 2.</p> <p>2. The process to Calculate Property tax should be made simpler (Use factor, occupancy factor and age factor be removed).</p> <p>3. Rebate on payment before 30th June should continue to be 15% as before.</p> <p>4. Higher rebate (20%) for senior citizens occupying the residential building and who have not defaulted in paying past dues/and or are not having any other income source be considered.</p> <p>5. 1% rebate be given for on line payment - encourage digital usage.</p> <p>6. Department employees may be made accountable (financially) to avoid sending notices without proper records updating, causing unwanted harassment to property owners.</p> <p>7. No difference in property tax for self-owned or rented property as civic services remain the same based on floors constructed and used per approved plans</p>



49	Ring Road House Owners & Residents Association Lajpat Nagar Mr. Brij Kishan	<p>Issues Raised-</p> <ol style="list-style-type: none"> <li>1. Objection against the increase in the UAV (unit area value) by 37%.</li> <li>2. Objection against the increase of Use factor of guest houses and lodges from 2 to 3.</li> <li>3. Objection against the increase of Use factor of non-Govt. educational institutions and medical educational institutions from 2 to 3.</li> <li>4. Objection against the Increase in use factor of farm houses from 1 to 4.</li> </ol>
50	New Timber Market Dealers Association Mr. Vikram Verma	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. Serious efforts should be made to recover the tax from property holders who are not paying property tax.</li> <li>2. The colony / area from which the property tax is received should be used in the development and civic amenities of the same colony / area.</li> <li>3. In our case, the Municipal Corporation only collects taxes but never shares the revenue with DSIIDC which is the nodal agency for maintenance and development.</li> <li>4. The property holders who are paying property tax, that amount is also spent in illegal / unauthorized colonies / JJ clusters which is completely wrong. When those colonies have been given relief in tax rate along with category and unit area value, then tax should also be collected from them every year. Giving relief filled by various relief schemes is a discriminatory move against the tax payers who paid tax on time.</li> <li>5. Age factor, structure factor, occupancy factor etc. should not be increased at all.</li> <li>6. The occupancy factor on rental commercial properties should be reverted back to 1 and the use factor of commercial properties should also be reduced to 2 from 4.</li> <li>7. The records and data of the corporation should be corrected and updated.</li> <li>8. The responsibility of the corporation should also be fixed in matters of tax collection.</li> <li>9. The rate of tax should be reduced.</li> <li>10. Discount on timely payment to be reinstated again to 15%.</li> <li>11. Old tax exemption on vacant property should be reinstated.</li> <li>12. Education Cess should Be Removed.</li> <li>13. Properties on which huge property tax is due should be recovered strictly.</li> </ol>

51	Fine Home CGHS Ltd Mr. Satish Kumar	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. Fine Home CGHS Ltd. is being assessed to house tax as Category 'D' under the colony Supreme Enclave and Societies. However, neighbouring society Amar Jyoti Kunj CGHS is being assessed under Category F. Category of Fine Home CGHS may be fixed at G under the Colony Amar Jyoti Kunj.</li> <li>2. The 37% hike may be carried out in stages. For the present, the UAV be raised by 15% for FY 2023-24.</li> <li>3. The rebate of 30% for Senior Citizens/women/Physically handicapped should be reduced to 15% for FY 2023-24.</li> <li>4. Similarly, timely payment rebate of 15% should be reduced to 5% and may be abolished altogether in the coming years, as timely payment of taxes is the fundamental duty of a citizen.</li> <li>5. The proposed rebate of 5% for solid waste management may be given for a couple of years only.</li> <li>6. The tax base should be widen and there should be minimum exemptions and tax rates should be moderated.</li> <li>7. Law language should be easy to comprehend.</li> <li>8. Redressal mechanism should be put in place.</li> <li>9. There should not be various tax schemes which should give away the tax defaulters.</li> </ol>
52	Federation Of D,E,F, East Of Kailsh& Mount Kailash Resident's Welfare Assoc. Mr. Virender Saluja	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. Objection against the hike of Property Tax UAV by 37%.</li> <li>2. The age factor as is presently should be maintained post 2000 as that shall also increase the Property Tax burden on the residents.</li> <li>3. Objection against scrapping of rebate for residents paying taxes on time which should be maintained.</li> </ol>
53	Mr. Harsh Sharma	Objection against the recommendation of MVC-V as property tax has already been increased by more than 50% in the last few years.
54	Ms. Shikhar Talwar	<p>Issue Raised-</p> <ol style="list-style-type: none"> <li>1. Objection against increasing Property Tax rate.</li> <li>2. Objection against levy of double Property Tax in Rented Property</li> <li>3. Objection against the Commissioner or any other executive officer having this absolute power to increase the property tax rate, at his / their discretion.</li> </ol>
55	Mr. Jitender Kumar Gupta	Objection against increase in Property Tax.

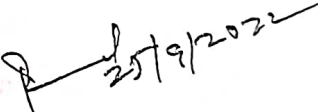


56	Mr. Shyam Sunder	
57	Kalindi Residents Welfare Association Mr. Rahul Gupta	Issue Raised- In the matrix of Interim Report, marks allotted to Kalindi Colony is 76 and category is 'A' whereas it should be 'B' as per the marks. Request to downgrade Kalindi Colony to Category C
58	Shaily Grover	
59	Kartik Bhandari	
60	Meenu Mahajan	
61	Vineet Kapur	
62	J.N.Rekhi	Request to downgrade colony Category of NFC from 'A' to 'B' or 'C'. Issue Raised- 1. Residential houses and shops in the DDA market located in New Friends Colony and located on the main C V Raman Marg have market value that is much less than the houses inside the NFC Colony due to heavy vehicular traffic, congestion and air/ noise pollution on the road. 2. Apart from paying higher Property Tax, it is the Stamp Duty and Capital Gain on unrealised money needs to be considered since all the three are based on the Category of any colony in Delhi. 3. The NFC is surrounded by over congested villages like Taimoor Nagar, Khizrabad, Zakir Nagar, Julena and Bharat Nagar. The villagers use the colony inner roads causing congestion on streets and security risks.
63	Madhu Rekhi	
64	Ms Shashi Kaura	
65	P S RATRA	
66	Ashok Singhal	
67	Avikshit Saras	Issue Raised- 1. The proposed rate hike in the basic tax for 'A' grade Colonies from Rs.630 to Rs.800 is very steep. 2. The reduction in tax rebate from 15% to 10% on timely payment in house tax is a retrograde step. 3. There should be no tax on "vacant land" 4. Friends Colony West should not be graded as 'A' as it is

		susceptible to flooding even when there is moderate rain, many of its sewers and drains are ill maintained, water supply has been steadily diminishing and is available for only a few hours every day, its parks are poorly maintained and, being sandwiched between a railway line and a national highway, it is highly polluted. In this context, it may also be pointed out that the circle rate applicable to the Colony is highly inflated and this borne out by the fact that miniscule property sale has been effectuated over the last several years.
68	Atul Bhandari	Issue Raised- 1. Base UAV should remain same. 2. Process to calculate Property Tax should be made simpler. 3. Rebate on payment should continue at 15% 4. 1% to 2% incentive should be given to online payment. 5. No notice should be sent beyond last 3 years
69	Dhaija Ram	
70	Parminder Sachdev	

Apart from the above mentioned representations, there were several other individual/ representatives of Associations, who were called for public hearing on 24<sup>th</sup> Sept, 2022 and were not present. All such representations were duly considered by the Committee.

5. The meeting ended with Thanks to the Chair.

  
(Nodal Officer)



List of Participants

1. Shri Anindo Majumdar, IAS (Retd), Chairman.....In Chair
2. Shri Umesh Kumar Tyagi, IAS (Retd). Member
3. Shri Naveen ND Gupta, CA, Member
4. Shri M. Badar Mahmood, Member
5. Shri Randhir Sahay, Member and Addl. Comm. (Rev), MCD
6. Shri Kunal Kashyap, A&C, MCD
7. Shri Amit Kumar, Jt A&C, HQ, MCD
8. Shri Rajendra Singh, Jt. A&C, MCD
9. Shri Deepak Gupta, Dy. A&C, MCD
10. Shri Deepak Rana, Consultant
11. Ms. Shruti Sahariya, Consultant

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## Annexure 5

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		NEW DELHI 110015	
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344	-	74, ENGINEER ENCLAVE, PITANNEW DELHI 110034,	VISHAL VADEHRA
345	-	1, M 80 Market Block, G.K. 2, NEW DELHI 110048.	Vishwa Prakash
346	-	5-372, G.K. 2, NEW DELHI 110048.	VRINDA VERMA
347	-	M 33 Market Block, G.K. 2, NEW DELHI 110048.,	Jain
348	-	M 7 Market Block, G.K. 2, NEW DELHI 110048.,	Jawwahar Batra
349	-	A 25A, Tagore Market, Kirti Nagar, NEW DELHI 110015.,	Jitesh Arora
350	-	24, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Jyoti Chauhan
351	-	M 14 Market Block, G.K. 2, NEW DELHI 110048.,	K L Madhok
352	-	S 250 Gr. Floor, G.K. 2, NEW DELHI 110048.,	K S Puri
353	-	C 7, Mansarovar Garden, NEW DELHI 110015.,	Kailash Kant
354	-	M 72A Market Block, G.K. 2, NEW DELHI 110048.,	Kamal Aggarwal
355	-	M 31 Market Block, G.K. 2, NEW DELHI 110048.,	Tajinder Singh Bola
356	-	A26, Tagore Markot, Kirti Nagar, NEW DELHI 110015.	Suprita
357	-	\$372, G.R.2, NEW DELHI 110048.	SUNI VERMA
358	-	A 22, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Sunil Kumar
359	-	H-40, Lane W-10, Sainik Farms, NEW DELHI 110062	Sunil Kochar
360	-	R 37, Inder Puri Market, NEW DELHI 110012,	Sunil Chawla
361	-	32, New Market, Ramesh Nagar, NEW DELHI 110015.	Tara Chand
362	-	M 56 Market Block, G.K. 2, NEW DELHI 110048.,	Tarandeep Sidhu
363	-	E-464, G.K. 2, NEW DELHI 110048	TARUN CHADHA
364	-	A 19, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Tarun Prabhakar
365	-	33/18, West Patel Nagar, NEW DELHI 110008,	Tejendra Chawla
366	-	M-54, Market, G.K. 2, NEW DELHI-48	Tina Singh
367	-	A 24, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Tribhuwan Kumar
368	-	M 79 Market Block, G.K. 2, NEW DELHI 110048.,	Kamal K Oswal



369	-	B b, Tagore Market, Kirti Nagar, NEW DELHI 110015	Kanuj Gupta
370	-	M 16 Market Block, G.K. 2, NEW DELHI 110048.,	Kewal Mago
371	-	A 24, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Kirti Bhutani
372	-	M 54 Market Block, G.K. 2, NEW DELHI 110048.,	Kishan Gupta
373	-	10/42, Cast Patel Nagar Market, NEW DELHI 110008.,	Komal Seth
374	-	A 17, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Krishna Mohan
375	-	E 8, Greater Kailash 2, NEW DELHI 110048.,	M L Kohli
376	-	M 48 Market Block, G.K. 2, NEW DELHI 110048.,	M L Sharma
377	-	M 78, Greater Kailash 2, NEW DELHI 110048.,	M N Taneja
378	-	M 81, Market Block, G.K. 2, NEW DELHI 110048.	M S Chauhan
379	-	E 12, Greater Kailash 2, NEW DELHI 110048.,	Madan Mohan Saigal
380	-	M 81, Market Block, G.K. 2, NEW DELHI 110048.	Madhu Rekhi
381	-	C 85, Kirti Nagar, NEW DELHI 110015.,	Madhulika Chawla
382	-	M-54, Market, G.K. 2, NEW DELHI-48	Major Balwant Singh
383	-	B 14, Tagore Market, Kirti Nagar, NEW DELHI 110015.,	Mamta Chopra
384	-	S-372, G.K. 2, NEW DELHI 110048.,	MAMTA VERMA
385	-	M 72A Market Block, G.K. 2, NEW DELHI 110048.,	Mangat Rai
386	-	M 41 Market Block, G.K. 2, NEW DELHI 110048.,	Mani Kant Aggarwal
387	-	A 24, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Manish Jain
388	-	A 24, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Manoranjana
389	-	A 3, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Meet Yadav
390	-	B 8, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Nakashi Chopra
391	-	B 11, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Narender
392	-	E 4, Greater Kailash 2, NEW DELHI 110048.,	Narendra Kumar
393	-	M 34 Market Block, G.K. 2, NEW DELHI 110048.,	Narinderjit Singh



394	-	A 26, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Narneet Kaur
395	-	M 46 Market Block, G.K. 2, NEW DELHI 110048.,	Naval Arora
396	-	K /45, Green Park, NEW DELHI 110016,	Neelam Vijh
397	-	M 27 Market Block, G.K. 2, NEW DELHI 110048.,	Neeraj Gupta
398	-	M 56 Market Block, G.K. 2, NEW DELHI 110048.,	Neetu Sidhu
399	-	B 5. Tagore Market, Kirti Nagar, NEW DELHI 110015.,	Neha Jain
400	-	A 24, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Neha
401	-	E-587, First Floor, G.K. 2, NEW DELHI 110048.	NEVAN DHAWAN
402	-	M 31A Market Block, G.K. 2, NEW DELHI 110048.,	Rajesh Jain
403	-	M 8 Market Block, G.K. 2, NEW DELHI 110048.,	Rajinder Singh Dhillon
404	-	M 26 Market Block, G.K. 2, NEW DELHI 110048.,	Rajiv Agarwal
405	-	R 5, Green Park Main Market, NEW DELHI 110016.,	Rajiv Aggarwal
406	-	M 49 Market Block, G.K. 2, NEW DELHI 110048.,	Rajiv Jain
407	-	A 52, Kirti Nagar, NEW DELHI 110015.,	Rakesh Khurana
408	-	A 25A, Tagore Market, Kirti Naga, NEW DELHI 110015.,	Rakesh Arora
409	-	E-587, First Floor, G.K. 2, NEW DELHI 110048.	RAM SARUP DHAWAN
410	-	M. 5 Market Block, G.K.2, NEW DELHI 110048.	Rambir Singh
411	-	M 15 Market Block, G.K. 2, NEW DELHI 110048.,	Ranjan Khanna
412	-	M-37 MARKET, G.K. 2, NEW DELHI 110048.,	RASHMI TULI
413	-	A 18, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Ravender Chawla
414	-	32, New Market, Ramesh Nagar, NEW DELHI 110015.	Ravi Aggarwal
415	-	S 6, Green Park Extn Market, NEW DELHI 110016.,	Ravi Kant
416	-	A 3, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Reema Yadav
417	-	M-58, Market, G.K. 2, NEW DELHI-48	RIMPY Arora
418	-	H-40, Lane W-10, Sainik Farms, NEW DELHI 110062	Riya Kochar



419	-	M 26 Market Block, G.K. 2, NEW DELHI 110048.,	Rohit Kapoor
420	-	18/41, East Patel Nagar Market, NEW DELHI 110008.,	Roopak Seth
421	-	A 24, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Ruby Bhalla
422	-	W66, 2nd Floor, G.K. 2, NEW DELHI 110048.	Ruchika Ohri
423	-	R 26, Green Park Main Market, NEW DELHI 110016	Rukhmani Anandani
424	-	R8, Green Park Main Market, NEW DELHI 110016.,	Rustom
425	-	M 9 Market Block, G.K. 2, NEW DELHI 110048.,	S K Arora
426	-	M 13 Market Block, G.K. 2, NEW DELHI 110048.,	S Kant Jain
427	-	M 26 Market Block, G.K. 2, NEW DELHI 110048.,	Saahil Kapoor
428	-	A 24, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Sachin Bhutani
429	-	18/42, East Patel Nagar Market, NEW DELHI 110008.,	Sagar Seth
430	-	B 10, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Sahil Dua
431	-	A 23, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Sahil Kalra
432	-	M 26 Market Block, G.K. 2, NEW DELHI 110048.,	Sahil Kapoor
433	-	M 19 Market Block, G.K. 2, NEW DELHI 110048.,	Saloni Goyal
434	-	98, Old Rajinder Nagar Market, NEW DELHI 110060,	SANGEETA SEHGAL
435	-	2/40, Subhash Nagar, NEW DELHI 110027,	Sanjay Anand
436	-	M 26 Market Block, G.K. 2, NEW DELHI 110048.,	Sanjay Jain
437	-	A 20. Tagore Market, Kirti Nagar, NEW DELHI 110015.	Sanjay Khosla
438	-	M-7, M block Market, G.K. 2, NEW DELHI 110048.	Sanjay Malhotra
439	-	S 6, Green Park Extn Market, NEW DELHI 110016.,	Satij Jain
440	-	M 8 Market Block, G.K. 2, NEW DELHI 110048.,	Satinder Dhillon
441	-	M 31 Market Block, G.K. 2, NEW DELHI 110048.,	Satnam Singh
442	-	B 5, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Saurabh Seth



443	-	B 5, Tagore Market, Kirti Nagar, NEW DELHI 110015.	Savita Gupta
444	-	A 8. Tagore Market, Kirti Nagar, NEW DELHI 110015.,	Shailender Kumar
445	-	W 151 Lr. Gr. Floor, G.K. 2, NEW DELHI 110048.,	Shalinee Bhasin
446	-	M 51 Market Block, G.K. 2, NEW DELHI 110048.,	Shalinee Khanna
447	-	A 24. Tagore Market, Kirti Nagar, NEW DELHI 110015.,	Shaloo Kochhar
448	-	S 250 Gr. Floor, G.K. 2, NEW DELHI 110048.,	Shamsher Puri
449	-	31/10. East Patel Nagar., NEW DELHI 110008.	Shamsher Sethi
450	-	111, New Rajender Nagar Marke, NEW DELHI 110060	Sharat Anand
451	-	S-321, TF, G.K. 2, NEW DELHI-48	Shashi Kapoor
452	-	A 3. Tagore Market, Kirti Nagar, NEW DELHI 110015.,	Shikka Yadav
453	-	B 5. Tagore Market, Kirti Nagar, NEW DELHI 110015.,	Shilpi Gupa
454	-	M-37 MARKET, G.K. 2, NEW DELHI 110048.,	SHIV TULI
455	-	M-7, M block Market, G.K. 2, NEW DELHI 110048.	Shivagni Malhotra
456	-	E-573, G.K. 2, NEW DELHI 110048.,	SOBBIE KOHLI
457	-	M 79 Market Block, G.K. 2, NEW DELHI 110048.,	Subhash Sareen
458	-	M 71 Market Block, G.K. 2, NEW DELHI 110048.,	Sudhir Chadha
459	-	SS H-40. Lane W-10, Sainik Farms, NEW DELHI 110062,	Sumer Kochar
460	-	M 16 Market Block, G.K. 2, NEW DELHI 110048.,	Suniel Puri
461	-	M 45 Market Block, G.K. 2, NEW DELHI 110048.,	Sunil Arora



## Annexure 6

Annexure 6 (Colonies added in Interim Report)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruc ture	Type of Colony	Proximity to commercial market	Level of services social Infrastruc ture	Economic status of occupant	Location of colony	Weightage	MVC 1/ H&A Comm / Addition by Comm.	Mvc-V Proposed Category
1	Bhawani Kunj behind Sector D-II, Vasant Kunj, New Delhi-70 (Already in Annexure VI of Interim Report at Sr. No. 85)	South												C	C
2	Chattarpur Enclave, Phase I, Delhi-68	South												F	F
3	Kohinoor Enclave, Saidulajab Extn, M B Road, opp, CISF Complex,	South												F	F
4	Vasant Kunj Enclave, Delhi 70	NGZ												E	E
5	Asha Kunj, Vasant Kunj	South												C	C

Annexure 6 (Colonies Deleted from Interim Report due to Duplication)					
S. No.	Annexure as per Interim Report	S No. (as per Interim Report)	Name	Category (in Interim Report)	Reason
1	Annexure IV	8	Kalindi	A	Already in Annexure IV of Interim Report at S.No. 9
2	Annexure IV	556	Panchsheel Extn	E	Already in Annexure IV of Interim Report at S.No. 115
3	Annexure IV	557	Panchsheel Vihar	E	Already in Annexure IV of Interim Report at S.No. 116
4	Annexure VI	225	FF CC Colony, Neb Sarai, New Delhi	G	Already in Annexure IV of Interim Report at S.No. 706
5	Annexure VI	226	Freedom Fighter Enclave Neb Sarai Delhr-68	G	Already in Annexure IV of Interim Report at S.No. 706
6	Annexure VI	227	Freedom Fighter Colony, Mehrauli	G	Already in Annexure IV of Interim Report at S.No. 706
7	Annexure VI	228	Freedom Fighter Comuniti Development & Welfare Association, Neb Sarai, New Delhi-68	G	Already in Annexure IV of Interim Report at S.No. 706
8	Annexure VI	229	Freedom Fighter Enclave Delhi-68	G	Already in Annexure IV of Interim Report at S.No. 706
9	Annexure VI	230	Freedom Fighter Enclave Neb Sarai Delhi-68	G	Already in Annexure IV of Interim Report at S.No. 706
10	Annexure VI	231	Freedom Fighter Enclave, IGNOU Road, Neb Sarai, New Delhi	G	Already in Annexure IV of Interim Report at S.No. 706
11	Annexure VI	232	Freedom Fighter Enclave, Near Neb Sarai, Mehrauli, Delhi-68	G	Already in Annexure IV of Interim Report at S.No. 706
12	Annexure VI	233	Freedom Fighter Enclave, Neb Sarai, Delhi-68	G	Already in Annexure IV of Interim Report at S.No. 706
13	Annexure VI	423	Khirki Extn, Colony Carriappa Marg, M.B. Road, New Delhi-62	G	Already in Annexure IV of Interim Report at S.No. 427
14	Annexure VI	424	Khirki Extn. Malviya Nagar, N.D-17.	G	Already in Annexure IV of Interim Report at S.No. 498




**INTERIM REPORT**  
**OF THE**  
**FIFTH MUNICIPAL VALUATION COMMITTEE**  
**FOR**  
**MUNICIPAL CORPORATION OF DELHI**

MUNICIPAL VALUATION COMMITTEE-V  
AMBEDKAR STADIUM OFFICE COMPLEX  
DELHI GATE, NEW DELHI-110002

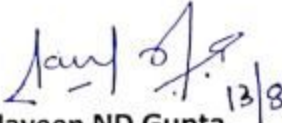
No. MVC-V/2022/29


Dated: 13.08.2022

The Interim Report in respect of Municipal Corporation of Delhi (MCD) prepared by MVC-V relating to Property Tax in partial fulfillment of section 116 of the DMC Act, 1957 (as amended) is submitted.

  
Sh. Randhir Sahay,  
Addl. Commissioner, MCD (Member)

  
Sh. M Badar Mahmood,  
Advocate (Member)

  
Sh. Naveen ND Gupta,  
Chartered Accountant (Member)

  
Sh. Umesh Kumar Tyagi,  
IAS (Retd.) (Member)

  
Sh. Anindo Majumdar,  
IAS (Retd.) (Chairperson)



**MUNICIPAL VALUATION COMMITTEE-V  
ON PROPERTY TAX OF THE MUNICIPAL CORPORATION OF DELHI**

**Chairperson**

**Sh. Anindo Majumdar, IAS (Retd.)**

**Members**

**Sh. Randhir Sahay,  
Addl. Commissioner, MCD**

**Sh. M Badar Mahmood,  
Advocate**

**Sh. Naveen ND Gupta,  
Chartered Accountant (CA)**

**Sh. Umesh Kumar Tyagi,  
IAS (Retd.)**

**Assisted by**

Sh. Brajesh Singh, Addl. Commissioner

Sh. Amit Kumar Sharma, IRS, A&C

Sh. Kunal Kashyap, IRS, A&C

Sh. Anil Kumar Sharma, CLO

Sh. Amit Kumar, Jt. A&C

Sh. Radha Krishan, Jt. A&C

Sh. Rajendra Singh, Jt. A&C

Sh. Bharat Bhushan, STP

Sh. Deepak Gupta, Dy. A&C

Sh. Ravi Garg, AA&C

Sh. S.K. Vidyarthi, AA&C

Sh. Naushad Khan, IT Support

Sh. Deepak Rana, Consultant

Ms. Shruti Sahariya, Consultant

Sh. Om Mansukhani, PA

## **Acknowledgement**

At the outset the Fifth Municipal Valuation Committee (MVC-V) wishes to express gratitude to Sh. Gyanesh Bharti, IAS, Commissioner, MCD who had been kind enough to spare his valuable time and for providing continuous help and support to the Committee.

The Fifth Municipal Valuation Committee (MVC-V) was also assisted in its task by officers and staff of the Municipal Corporation of Delhi (MCD). The officers provided information about the structure & functions of the MCD particularly with regard to the financial matters specifically property taxes etc, background information, relevant data etc. to the Committee. The Committee also wishes to place on record its deep appreciation for their untiring assistance. The report would not have seen the light of the day without their unstinted support. The Committee would like to extend its gratitude to the following officers:

Sh. Brajesh Singh, Addl. Commissioner

Sh. Amit Kumar Sharma, IRS, A&C

Sh. Kunal Kashyap, IRS, A&C

Sh. Anil Kumar Sharma, CLO

Sh. Amit Kumar, Jt. A&C

Sh. Radha Krishan, Jt. A&C

Sh. Rajendra Singh, Jt. A&C

Sh. Bharat Bhushan, STP

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Sh. Surendra Kumar Vidyarthi, AA&C

Sh. Om Mansukhani, PA

Sh. Naushad Khan, IT Support

Sh. Deepak Rana, Consultant

Ms. Shruti Sahariya, Consultant

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## **Chapter 1**

### **Introduction**

#### **1.1 Constitution of the Municipal Valuation Committee**

As per section 116 of the Delhi Municipal Corporation Act, 1957, the Government shall as soon as may be after the commencement of the Delhi Municipal Corporation (Amendment) Act, 2003, and thereafter at the expiration of every third year, constitute by notification in the official Gazette, a Municipal Valuation Committee (MVC).

The functions of the Municipal Valuation Committee shall be-

- a) To make recommendations to the Corporation on matters relating to classification of vacant lands and buildings in any ward of Delhi into colonies and groups of land and buildings and fixation of base value per unit area of vacant land or per unit area of covered space of building and factors for increase or decrease, or for no increase or decrease, thereof;
- b) To consider objections under section 116C, and to make recommendation thereon; and
- c) To perform such other functions as the Government may require.



## 1.2 Constitution of Fifth Municipal Valuation Committee(MVC-V)

The Govt. of NCT of Delhi, vide notification No. F.7/78/ADLB/UD/2016/2412-32, dated 5th October, 2021, has constituted the MVC-V.

The Fifth Municipal Valuation Committee comprises of the following members:

Sh. Anindo Majumdar, IAS (Retd.)	Chairperson
Sh. Umesh Kumar Tyagi, IAS (Retd.)	Member
CA.Naveen ND Gupta, Chartered Accountant	Member
Sh. M Badar Mahmood, Advocate	Member
Sh. Randhir Sahay, Addl. Commissioner, MCD	Member

1.2.1 The term of the Fifth Municipal Valuation Committee was extended for a further period of 06 (six) months w.e.f 05.04.2022 vide notification No. 7(78)/ADLB/UD/2016/Part-I/CD-000419100/5658 dated 14<sup>TH</sup> July, 2022.

Copies of the aforesaid notifications as published in the Delhi Gazette are placed at **Annexure-I.**

1.2.2 Since all the three erstwhile Corporations were unified as one Corporation (MCD) by a notification of the Ministry of Home Affairs w.e.f. 22<sup>nd</sup> May, 2022, only one report is submitted by MVC-V for the unified Corporation.

### **1.3 The Functions of MVC-V**

The Functions of the Municipal Valuation Committee-V are as under:

- a) To make recommendations to the Municipal Corporation of Delhi (MCD) on matters relating to classification of vacant lands and buildings in any ward of Delhi into colonies and groups of lands and buildings and fixation of base value per unit area of vacant land or per unit area of covered space of building and factors for increase of decrease, or for no increase or decrease, thereof;
- b) To consider objections under section 116C of the Delhi Municipal Corporation Act, 1957 (as amended) and to make recommendations thereon, and
- c) To perform such other functions as the Government may require.

### **1.4 Assistance to the MVC-V**

The MVC V was assisted in its task by two consultants appointed by MCD, namely Ms. Shruti Sahariya and Mr. Deepak Rana and other officers & staff of the MCD.

### **1.5 History of the Municipal Valuation Committees**

The First Municipal Valuation Committee was appointed by the Government in October 2003 vide Order No.F.7(367)(18)/2002/UD/10737 dated 28.10.2003. It is



pertinent to mention that the recommendations of the MVC-I were implemented by the MCD immediately after the introduction of the Unit Area Method (UAM) w.e.f. 01.04.2004. The MVC-I proposed the classification of vacant lands and buildings in the wards of Delhi into colonies and groups of land and buildings, base unit area values of the colonies, and the multiplicative factors to arrive at the Annual Value of any vacant lands or buildings or both.

1.5.1 The Hardship and Anomaly Committee was also constituted as per the provision of section 116K of the DMC (Amendment) Act, 2003. The said committee re-categorized some of the colonies after considering the objections/representations/petitions received from the group of affected persons regarding the hardship or anomaly arising out of the property taxes imposed. The recommendations of the Hardship and Anomaly Committee were accepted by the MCD and implemented.

1.5.2 Further, the left out colonies were categorized by the Commissioner(s) as per the provisions in section 13(5) in DMC (Property Taxes) Bye-laws, 2004 which reads as under:-

*“In case any colony is left out or it comes up subsequent to the submission of the report of the Municipal Valuation Committee, its classification shall be decided by the*

*Commissioner, which shall hold good till the recommendation in this regard is made by the succeeding Municipal Valuation Committee''.*

1.5.3 As such, the categorization of the colonies proposed by the MVC-I, re-categorization of the colonies proposed by the Hardship and Anomaly Committee and the categorization done by the Commissioner(s) for the left out colonies are still in practice on account of the following reasons:

- i. The MVC-II was constituted vide Order No.F.13/33/2006/UD/18056 dated 20.09.2006 and the Committee submitted its Interim Report on 25.05.2007 to the Commissioner, MCD but said recommendations were rejected by the Corporation and sent back to the Commissioner, MCD. As such, the report of the MVC-II could not be implemented.
- ii. The MVC-III was constituted vide Notification No. F.4/4/2008/UD/15556 dated 08.09.2009, as extended up to 30.4.2011. The Committee submitted its final report on 28.04.2011 and the report of the said Committee was not considered by the Unified Corporation till the trifurcation of the MCD into three constituent's i.e, South Delhi Municipal Corporation (SDMC), North Delhi Municipal Corporation (North DMC) and East Delhi Municipal



Corporation (EDMC) in April-May 2012. The report/recommendations of the MVC-III were placed before the respective Corporation(s). However, EDMC at a later stage adopted the report; vide Resolution No. 35 dated 02/07/2015. In SDMC and North DMC, the report of the MVC-III has been partially implemented; vide Resolution No. 282 dated 26/02/2019 and Resolution No. 69 dated 27/08/2020 respectively.

- iii. The MVC-IV was constituted by the Government on 01.02.2017 and said Committee submitted its Preliminary and Interim Report on 6.7.2018 & 12.09.2018 respectively. MVC-IV noted that since the inflation has gone up multifold along with the cost to render services for the MCD, the Unit Area Values should be increased at par with the inflation rates. MVC-IV had suggested an increase of 33% in the unit area values. The said suggestion was based on the Consumer Price Index for Urban Non-Manual Employees, since the same has not increased since the year 2004. MVC-IV, however, noted that this increase is only 50% of the actual inflation rate. The recommendations of the MVC-IV were not implemented by any of the Corporations.
- iv. Even after the implementation of the MVC-III recommendations fully in EDMC and partially in SDMC

and NDMC, the Base Unit Area Values of A to H categories have not changed since the implementation of the Unit Area Method with effect from 1<sup>st</sup> April 2004. There is always a trend of increase in the cost of the items due to inflationary pressures but even after lapse of 18 years, the unit area values have remained unchanged.

- v. As per the provision of the Section 116 (J) of the DMC Act, the base values can be increased as per the Consumer Price Index for urban non-manual workers. The Section 116(J) reads as below:

*“[116 (J). Indexation of unit area value - If, for any reason, the base unit area value of any covered space of building, in any group in any ward has not been revised on the completion of a period of three years from the date on which such base unit area values were last determined, it shall be lawful to increase or decrease the base unit area values according to the changes in the consumer price index of urban non-manual workers or such other suitable index as the Government may determine till such revision is made by the Municipal Valuation Committee, and to realize the amount of property tax for such covered space of building or vacant on the basis of the revised base unit area values].”*



- vi. As such, it is clear that there has been no change in the Base Unit Area Values of either of the categories from A to H to arrive at the annual value of the properties in Delhi and for the process of computation of property tax since the year 2004. The MCD has not been able to reach its revenue capacity due to non-increase in the base unit area value since the cost of providing services/amenities has increased manifold and the cost of development and municipal works and the inflation rates have gone up.

## **1.6 Background to Meetings of MVC-V**

The MVC-V had 27 sittings between 1<sup>st</sup> November 2021 and 13<sup>th</sup> August, 2022. During this period, the Committee

(a) Studied:

- The existing system of the Property Taxation in Delhi.
- The legal framework governing the property tax system in Delhi.
- The system of property taxation in various other cities of the country.
- The property taxation in Singapore.

(b) Gathered and analyzed relevant data for arriving at its recommendations.

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## **CHAPTER- 2**

### **Financial Profile of Municipal Corporation of Delhi and Importance of Property Tax**

- 2.1 Property tax is the primary source of income for any local body.
- 2.2 Delhi is a globally competitive, thriving urban centre as well as a historic world city. Delhi needs to plan for its own future role as a city that offers a spectrum of choices for recreation, work, residence or short stay options. The NCT of Delhi is the largest city in the country in terms of area, spread across approximately 1486.5 sq.km. It comprises more than 350 villages, most of which are declared as urban.
- 2.3 The population of Delhi has grown exponentially during the past seven decades. According to the Census of India, 1951-61, 1961-71, 1971-81, 1981-1991, 1991-01 and 2001-11, Delhi recorded decadal growth rates of 52.44%, 52.91%, 52.98%, 51.45%, 47.03% and 21.20%, respectively. Census 2011 recorded nearly 2.26 million migrants who had been residing in Delhi for duration of 0-9 years.
- 2.4 Delhi has witnessed steady flow of migration during the last three decades thereby exerting pressure on the existing infrastructure. Delhi's burgeoning population demands provision of better infrastructure and civic services. However,



to provide quality civic services to the people of the city, it is essential that the MCD is able to generate substantially higher financial resources.

2.5 Delhi's population in 2041 is estimated at 30.9 million, 29.1 million and 27.8 million as per the high, medium and low growth scenarios respectively, based on growth assumptions across various parameters. Accounting for the decline in rate of growth in the last two decades, the medium growth scenario (29.1 million) has been adopted as the most likely estimate.

2.6

- a) The Municipal Corporation of Delhi has jurisdiction over all of Delhi except the New Delhi Municipal Council (NDMC) and Delhi Cantonment Board (DCB) areas. They are directly under the control of the Central Government as they were established through separate Acts of Parliament.
- b) The Municipal Corporation of Delhi has vast jurisdiction of Delhi and huge diversity of problems as compared to other Civic Bodies in the country. The population residing in the area under jurisdiction of MCD ranges from highly affluent sections of society to people belonging to weaker sections of the society, who reside in slum & JJ clusters and unauthorized colonies. As a result of the ever growing population in the city, there is huge pressure on provision of municipal services such as sanitation, sewage disposal, waste management efforts etc.

- c) The Corporation also takes up developmental works like road construction, providing primary education, health care etc.
- d) The above functions cast a heavy responsibility on the MCD and have a significant bearing on its financial resources.

2.7 The Gross State Domestic Product (GSDP) and GSDP per capita for the state have shown an increasing trend and are better than corresponding values at national level. The values for last 10 years are evidence of good governance and high income levels of average citizens is tabulated as under.

Table 1: GSDP and GSDP per capita for Delhi

Year	GDP of Delhi At current prices (crore INR)		GDP per capita of Delhi Per capita at current prices (INR)	
	GSDP	NSDP	GSDP	NSDP
2020-21(*)	798,310	722,663	391,060	354,004
2019-20	830,872	753,759	414,710	376,221
2018-19	750,962	676,855	382,052	344,350
2017-18	677,900	613,631	351,663	318,323
2016-17	616,085	558,546	326,005	295,558
2015-16	550,804	500,524	297,410	270,261

Source: [Statisticstimes.com/economy/india/delhi-economy](https://statisticstimes.com/economy/india/delhi-economy)

2.8 To cater to the civic demands of rising population for better municipal services, urban local bodies need to scale up the services from time to time. To provide quality infrastructure to its residents, MCD is in need of increasing revenue. The collections and spending of MCD during the past corresponding



period evidences the need for rationalization of property taxes in Delhi which is as tabulated elsewhere hereunder.

- 2.9 In this chapter, the finances of MCD from year 2015-16 to 2020-21 have been discussed briefly. The analysis of total revenue and expenditure incurred on densely populated city urban infrastructure to cater to demands for better living, has led to high expenditure and low revenue. Consequently, the budget has shown a revenue deficit. There has been no increase in property UAV since 2004 (since the first MVC recommendations).
- 2.10 The internal revenue collection of MCD has increased by 36.24% during 2015-16 to 2021-22. The external sources of revenue have increased by 88.84% from 2015-16 to 2018-19. However, there was a significant decrease of external revenue by 37%, 18% and 19% in 2019-20, 2020-21 and 2021 -22 respectively. It can be observed that the total revenue of MCD increased from 2015-16 to 2018-19 by 19.49%. In the following years, 2019–20 to 2021–22, there was significant decrease in total revenue due to significant decrease in total external revenue. The table below summarizes the same.

Table 2: Total Revenue and Expenditure of MCD during 2015-16 to 2020-21 (in Rs. Crores).

S. No .	Revenue Source	2015 -16	2016 – 17	2017 –18	2018 –19	2019 –20	2020 –21	2021–22
1	<b>Internal Revenue (IR)</b>	<b>5333.03</b>	<b>6120.34</b>	<b>6384.87</b>	<b>6644.41</b>	<b>7410.08</b>	<b>6089.45</b>	<b>7265.82</b>
	% increase/ decrease in IR	--	14.76	4.32	4.06	11.52	-17.82	19.31
2	<b>External Revenue (ER)</b>	<b>2111.14</b>	<b>2725.13</b>	<b>2914.61</b>	<b>3986.86</b>	<b>2490.27</b>	<b>2034.90</b>	<b>1629.83</b>
	% increase/ decrease in ER	--	29.08	6.95	36.79	-37.54	-18.29	-19.90
3	<b>Total Revenue (TR = IR + ER)</b>	<b>7444.17</b>	<b>8845.47</b>	<b>9299.48</b>	<b>10631.27</b>	<b>9900.34</b>	<b>8124.35</b>	<b>8895.65</b>
	% increase/ decrease in TR	--	18.82	5.13	14.32	-6.88	-17.94	9.49
4	<b>Total Expenditure (TE)</b>	<b>7111.53</b>	<b>8128.45</b>	<b>9203.40</b>	<b>10529.87</b>	<b>10142.39</b>	<b>9460.72</b>	<b>10174.52</b>
	% increase/ decrease in TE	--	14.29	13.22	14.41	-3.67	-6.72	7.54
5	<b>Difference (TR – TE)</b>	<b>332.64</b>	<b>717.02</b>	<b>96.08</b>	<b>101.4</b>	<b>-242.05</b>	<b>-1336.37</b>	<b>-1278.87</b>

Source: MCD budget paper

2.11 From a perusal of the aforesaid table, it is evident that the expenditure of MCD had increased from the years 2015-16 to 2021-22 by 43%. 2018-19 was the year with highest revenue as well as the year with highest expenditure. 2020-21 year was exceptional in view of global Covid-19 Pandemic.



## 2.12 Internal Revenue

The main source of revenue for the MCD is from internal sources in the form of taxes, non-tax fees and fines. Internal revenue is a sum of category A (which is controlled and enforced by the MCD) and category B (which is not controlled and enforced by the MCD).

The total Internal Revenue of the MCD increased from the years 2015-16 to 2019-20. During the years 2020-21, there was a significant decrease in revenue which might be due to Covid-19. Property tax being one of the principal sources of internal revenue; its financial importance is highlighted in the overall finances of the MCD. The table below summarizes the same.

Table 3: Total Internal Revenue of MCD from 2015-16 to 2021-22 (in Rs. Crores)

S.N	Nomenclature	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
1	Tax Revenue	3747.32	4450.60	4654.17	4943.03	4823.64	3902.63	5298.42
2	Non Tax Revenue	1585.71	1669.74	1730.70	1701.38	2586.44	2186.82	1967.40
	Total Internal Revenue	5333.03	6120.34	6384.87	6644.41	7410.08	6089.45	7265.82

Source: MCD budget paper

## 2.13 External Revenue

External Revenue comprises of shares of state revenue, grants and loans from the State and the Centre. State Government provides financial assistance in form of global share of assigned taxes on recommendations of the Delhi Finance Commission.

Table 4: External Revenue of MCD from 2015-16 to 2020-21

(in Rs. Crores)

Nomenclature	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>NDMC External Revenue</b>	848.85	1074.20	1131.19	1562.40	873.06	764.81	619.11
<b>SDMC External Revenue</b>	796.76	1033.88	1059.49	785.53	409.52	405.26	328.06
<b>EDMC External Revenue</b>	465.53	617.05	723.93	1638.93	1207.69	864.83	682.66
<b>Total External Revenue</b>	<b>2111.14</b>	<b>2725.13</b>	<b>2914.61</b>	<b>3986.86</b>	<b>2490.27</b>	<b>2034.90</b>	<b>1629.83</b>

Source: MCD budget paper

It is evident from the table above that the total external revenue has decreased significantly over the years 2015-16 to 2021-22.

## 2.14 Expenditure

During the last several years, MCD has focused on betterment of sanitation services in the city. MCD has given a thrust for the improvement in services with the application of advanced technologies. Therefore, to equip the MCD with superior infrastructure and facilities, MCD had increased its budgetary provisions for this purpose. It is significant to mention here that during the last five years, expenditure on sanitation work has increased by approximately 48%. Further, in the field of General Administration, the expenditure has increased by approximately 98% on account of implementation of the 7<sup>th</sup> Pay Commission's recommendations.



Table 5: Total Expenditure of M.C.D from 2015-16 to 2020-21  
(In Rs. Crores)

Nomenclature	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>NDMC Expenditure</b>	2791.57	3216.45	3588.26	4276.75	4344.05	4039.64	4333.71
<b>SDMC Expenditure</b>	2905.52	3324.96	3977.52	3952.10	3833.61	3471.71	3713.06
<b>EDMC Expenditure</b>	1414.44	1587.04	1637.61	2301.02	1964.73	1949.36	2127.75
<b>Total Expenditure</b>	<b>7111.53</b>	<b>8128.45</b>	<b>9203.40</b>	<b>10529.87</b>	<b>10142.39</b>	<b>9460.72</b>	<b>10174.52</b>

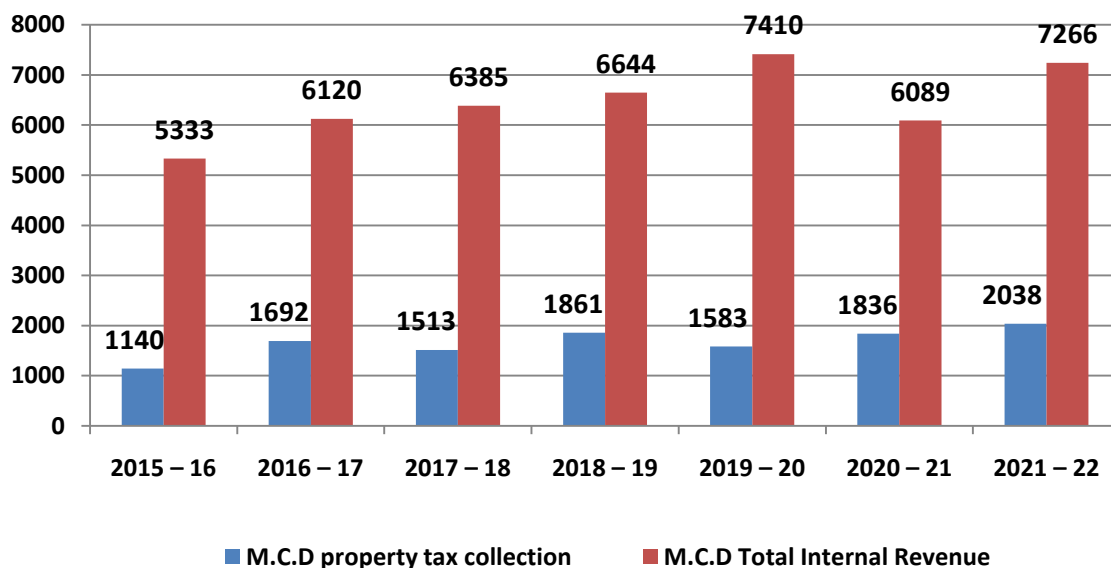
Source: MCD Budget Paper

2.15 It has been the endeavour of the MCD to adopt the best practices in the civic services and to provide world class amenities to the residents of Delhi. To accomplish this goal, MCD has tried hard to bring cost effectiveness in its expenditure, so that such earnings may be ploughed back for the betterment of civic services in the city.

## 2.16 Assessment of Finance

Property tax contributes approximately 21%, 27%, 23%, 28%, 21%, 30% and 28% in the total revenue of MCD in 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 and 2021-22 respectively. On an average, property tax contributed almost 25% of the total revenue from 2015-16 to 2021-22.

Graph 1: Total internal revenue and property tax collection from 2015-16 to 2020 -21 (in Rs.Crores)



2.17 The MCD has attempted to increase the property base by implementing various methods to enhance property tax revenue. Using data like electricity connection details, property registration, property conversion, etc., the MCD tried to identify the potential tax payers. Many properties were identified, which resulted in increase of property tax. The MCD also identified Government agencies and public sector institutes which were defaulters.

2.18 In its effect to be environment friendly and sustainable, the MCD tried to reduce its expenditure. To reduce the maintenance cost and earn carbon credit, the Corporation changed the street lights fixtures with LED fixtures and outsourced the maintenance. This resulted in approximately 70% reduction in maintenance cost.



## **2.19 Challenges in managing revenue deficit**

The role of MCD is to provide basic services of civic life; such as sanitation, roads and drains, street-lights, collection and disposal of solid waste, maintenance of public places, burial grounds and crematoria, cattle pounds, registration of births and deaths, maintenance of markets, parks etc. MCD has to deal with very complex organised and unorganised settlements. It is pertinent to mention here that over the years, expenditure of the MCD including General Administration has increased multi-fold without corresponding increase in revenue leading to financial crisis and huge outstanding including delay in payment of salaries.

2.20 In order to overcome such impediments and ensure effective and efficient performance of these responsibilities, MCD requires adequate financial resources.

\*\*\*\*

## **CHAPTER- 3**

### **Increase in Base Unit Area Value**

- 3.1 Based on the report of the Expert Committee, the Unit Area Method (UAM) was introduced in Delhi in the year 2004. The Expert Committee was appointed by the Government of NCT, Delhi in July, 2002. The report was submitted to the Government along with a “legislative proposal” for amendment to the Delhi Municipal Corporation Act, 1957.
- 3.2 The Unit Area Method (UAM) was conceptualised as a property tax reform. This was a historic reform in the administration of property tax laws designed to be citizen friendly, transparent, easy to calculate and promote honesty in the citizen – civic body interface. This reform was in the direction of self-assessment for property tax. The Union Ministry of Urban Development now named as Ministry of Housing and Urban Affairs, in November 1997, had circulated a set of guidelines of property tax reform proposing an area based taxation to recover the costs of non priced municipal services. This area based method was canvassed as a simple mathematical and transparent method. The tax for particular property is the amount arrived at by multiplying the Unit Area Value (UAV) of property with the other multiplicative factors i.e. occupancy, age, structure and use of the property.



- 3.3 There has been no change in the UAV of the colonies, whereas capital value/rental value of land has increased many folds over a period of 18 years from the introduction of Unit Area Method adopted by the MCD.
- 3.4 The MCD is still using the base UAV for computation of property tax as recommended by the MVC-I in the year 2003. To augment the resources of the MCD, it is imperative to increase the Base Unit Area Value of the properties.

It is pertinent to mention here that Section 116 (J) of the DMC Act, 1957 under the heading “Indexation of Unit Area Value” provides an in-built mechanism for revision in the Unit Area Value. It reads as under -

*"If, for any reason, the base, unit area value of any vacant land, or the base unit area value of any covered space of building, in any group in any ward has not been revised on the completion of a period of three years from the date on which such base unit area values were last determined, it shall be lawful to increase or decrease the base unit area values according to the changes in the 'consumer price index of urban non-manual workers or such other suitable index as the Government may determine till such revision is made by the Municipal Valuation Committee, and to realize the amount of property tax for such covered*

*space of building or vacant land on the basis of the revised base unit area values".*

- 3.5 The Expert Committee constituted in 2002, had also opined that property tax be aligned with inflation index to make it dynamic. Increase or decrease in the base unit area value, may be analysed with the help of different indices i.e. Consumer Price Index (CPI) for urban non- manual workers.
- 3.6 As per the Section 116C of Delhi Municipal Corporation Act, 1957, MCD shall not alter the Unit Area Value recommended by the MVC without approval of the Government.
- 3.7 MVC-V has attempted to rationalize the tax revenue structure by suggesting some measures which are explained herein under. MVC-V has endeavoured to expand the tax base of properties in a systematic and rational manner.
- 3.8 Since there has not been any change in the Unit Area Value after 2004, therefore, invoking the provisions mentioned at Section 116(J) of the DMC Act, it is reasonable for MCD to revise the Base Unit Area Values vis-a-vis variation in the Consumer Price Index (CPI) of urban non-manual workers as determined by the Government of India. The Committee considered various indices which are detailed below.
- 3.9 **Consumer Price Index**

Consumer Price Indices (CPI) measures change over time in general level of prices of goods and services that households



acquire for the purpose of consumption. The Price Statistics Division (PSD) of the National Statistical Office (NSO), Ministry of Statistics and Programme Implementation (MoSPI) started compiling Consumer Price Index (CPI) separately for rural, urban, and combined sectors on monthly basis with Base Year (2010=100) for all India and States/UTs with effect from January 2011. It revised the Base Year of the CPI from 2010=100 to 2012=100, incorporating many methodological improvements in consonance with the international practices with effect from January, 2015.

3.10 CPI is widely used as a macro-economic indicator of inflation, as a tool by Governments and central banks for inflation targeting and for monitoring price stability and as deflators in the national accounts. CPI is also used for indexing dearness allowance to employees due to increase in prices.

3.11 For the purpose of analysis, we may stick to the current series with base 2012 = 100.

Table 6: CPI-IW Delhi and India: 2005-2015 (Base 2001=100)  
(Average Annual Index)

Year	Delhi	Percentage Change	All India	Percentage Change
2005	116	8.4	116	4.3
2006	122	5.2	123	6
2007	128	4.9	131	6.5
2008	137	7.0	142	8.4
2009	147	7.3	157	10.6
2010	163	10.9	176	12.1
2011	176	8.0	192	9.1
2012	191	8.5	209	8.9

Source: Economic Survey of Delhi 2016-17

**Table 7: Annual CPI Index for Urban Sector -Current Series  
(Base 2012=100)**

<b>Year</b>	<b>Delhi</b>	<b>Percentage Change</b>	<b>All India</b>	<b>Percentage Change</b>
<b>2013</b>	108.68	-	109.61	-
<b>2014</b>	116.48	7.2	116.74	6.5
<b>2015</b>	122.19	4.9	121.69	4.2
<b>2016</b>	128.07	4.8	126.83	4.2
<b>2017</b>	134.92	5.3	131.03	3.3
<b>2018</b>	139.13	3.1	136.50	4.2
<b>2019</b>	143.53	3.2	142.73	4.6
<b>2020</b>	148.45	3.4	152.27	6.7
<b>2021</b>	155.57	4.8	160.70	5.5

Source: Ministry of Statistics and Programme Implementation, GOI

3.12 The CPI-IW (Base Year 2001=100) shows a consistent increase from the years 2005 to 2012. The Annual CPI percentage change for Delhi with the old base year from the year 2005-2012 is 60.2%. Looking at the table it is clear that there has been a consistent increase in CPI since 2013 (Base Year 2012=100), both at All India and in Delhi. From 2015 to 2019, the Annual CPI for Delhi is higher than the All-India Index. In last two years, there has been a significant increase in the All-India Annual CPI as compared to Delhi. Around 43.14% and 46.61% increase is observed in Urban CPI in case of Delhi and All India respectively from 2013 to 2021. Further, inflation rates provide a better understanding to calculate the effects of the CPI number since 2012 as a base year.



**Table 8: Delhi - Inflation Rates based on Urban CPI - Current Series  
(Base Year 2012)**

<b>Year</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual Inflation Rate</b>
<b>2014</b>	10.24	10.99	10.34	9.97	10.3	6.68	6.39	5.59	5.03	4.66	3.12	4.09	<b>7.29</b>
<b>2015</b>	4.60	4.03	4.90	5.41	5.72	5.83	4.4	4.45	5.04	5.13	4.88	4.52	<b>4.91</b>
<b>2016</b>	4.57	4.97	4.09	4.38	4.51	5.01	5.75	4.74	4.32	4.56	5.13	5.63	<b>4.81</b>
<b>2017</b>	6.31	6.02	6.74	5.86	5.10	4.46	4.44	5.53	4.68	4.51	5.19	5.49	<b>5.36</b>
<b>2018</b>	4.95	4.54	3.31	2.62	2.54	2.70	2.57	2.25	2.93	3.58	2.47	1.83	<b>3.02</b>
<b>2019</b>	2.03	2.53	3.27	3.87	4.01	3.36	3.22	3.34	2.63	2.68	2.97	5.11	<b>3.25</b>
<b>2020</b>	4.48	3.32	2.89			1.69	3.67	3.65	4.92	3.92	3.44	1.23	<b>3.32</b>
<b>2021</b>	1.90	3.01	3.56			6.94	5.28	5.38	4.96	6.29	7.18	6.63	<b>5.11</b>

Source: Ministry of Statistics and Programme Implementation, GOI

3.13 Looking at the Annual Inflation rate in Delhi, it may be seen that the inflation rate of 7.29% was highest in 2014, followed by 5.36% in 2017 and 5.11% in 2021. Inflation rates were lowest from 2018 to 2020. During 2014 to 2021, the average annual inflation rate was approximately 4.63%. Analysing the data, the overall change in inflation based on urban CPI is around 37.07% over last eight years. For the purpose of analysis of this report, Committee adopted the inflation based on urban CPI (Base Year 2012=100). The table below highlights the All-India Inflation Rates.

Table 9: All India - Inflation Rates based on urban CPI - Current Series  
(Base 2012)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Inflation Rate
<b>2014</b>	8.56	8.02	8.29	8.51	8.44	6.11	6.73	6.39	5.3	4.47	3.48	4.5	<b>6.57</b>
<b>2015</b>	4.96	4.95	4.75	4.36	4.41	4.55	2.94	2.75	3.61	4.28	4.71	4.73	<b>4.25</b>
<b>2016</b>	4.81	4.3	3.95	4.68	4.89	5.26	5.39	4.22	3.64	3.54	3.13	2.9	<b>4.23</b>
<b>2017</b>	2.9	3.55	3.96	3.03	2.13	1.41	2.17	3.35	3.44	3.81	4.9	5.09	<b>3.31</b>
<b>2018</b>	4.93	4.52	4.12	4.42	4.72	4.85	4.32	3.99	4.31	4.04	3.12	2.91	<b>4.19</b>
<b>2019</b>	2.91	3.43	4.1	4.3	4.51	4.33	4.22	4.49	4.78	5.11	5.76	7.46	<b>4.62</b>
<b>2020</b>	7.39	6.57	5.59			6.12	6.7	6.8	7.26	7.33	6.73	5.19	<b>5.47</b>
<b>2021</b>	5.13	5.96	6.52	4.71	5.91	6.37	5.82	5.32	4.57	5.04	5.54	5.9	<b>5.57</b>

Source: Ministry of Statistics and Programme Implementation, GOI

3.14 Further, analysing the Annual Inflation rate in India, it is observed that the inflation rate of 6.57% was highest in 2014, followed by 5.57% in 2021 and 5.47% in 2020. During 2014 to 2021, the average annual inflation rate was approximately 4.77%, while the overall changes in inflation based on urban CPI is 38.21% over last eight years.

3.15 The Inflation rate in all India is slightly higher than Delhi state. The overall change in Delhi is around 37.07% whereas the 38.21% in case of All-India from 2014 to 2021. This clearly indicates a significant increase in inflation over the period of time however the property tax unit area values remain the same since 2004.

### 3.16 Wholesale Price Index

Wholesale Price Index (WPI) is an important measure to monitor the dynamic movement of prices at the wholesale



level. In a dynamic world, prices keep on changing. WPI is used as a deflator of various nominal macro-economic variables including Gross Domestic Product (GDP). The WPI based inflation estimates also serve as an important determinant in formulation of trade, fiscal and other economic policies of the Government. WPI is also used for the purpose of escalation clauses in the supply of raw materials, machinery and construction work. WPI is widely accepted by economists, statisticians, and accountants as a useful and objective indexing tool in price adjustment clauses.

3.17 The price index is an indicator of the average price movement over time of a fixed basket of goods and services. The formation of the basket of goods and services is done taking into the consideration, whether the changes are to be measured in retail, wholesale or producer prices. At present, separate series of index numbers are compiled to capture the price movements at retail and wholesale level in India. The Wholesale Price Index (WPI) number is a measure of average wholesale price movement for the economy.

3.18 The set of Wholesale Price Index numbers with base year 2004-05 was introduced with effect from 14<sup>th</sup> September, 2010. Significant structural changes have taken place in the Indian economy since then. The Office of the Economic Adviser of the Department of Industrial Policy & Promotion, Ministry of

Commerce & Industry, revised the base year of WPI from Base 2004-05=100 to 2011-2012=100.

3.19 For the purpose of analysis, the Committee adopted the current series with base 2011-2012. The Wholesale Price Index (WPI) for all commodities for Financial Year 2012-2013 onwards is given below.

Table 10: Wholesale Price Index

Year	Index
2012-2013	106.9
2013-2014	112.5
2014-2015	113.9
2015-2016	109.7
2016-2017	111.6
2017-2018	114.9
2018-2019	119.8
2019-2020	121.8
2020-2021	123.4
2021-2022	139.4

Source: Department for Promotion of Industry and Internal Trade, GOI

3.20 Looking at the table, it is clear that there has been a continuous increase in WPI since the financial year 2012-2013. In the last 10 years, the WPI index has increased at a rate of 32.5% and the same is not reflected in the unit area values which have been stagnant since 2004.

### 3.21 State Domestic Product

State Domestic Product (SDP), is the total value of goods and services produced during any financial year within the geographical boundaries of a state. Also called the state



income, SDP is always calculated or estimated in monetary terms, and is instrumental in the evaluation of Per Capita Income. It serves as an indicator for measuring economic prosperity of the State and to study the structural changes taking place in the economy. SDP estimates over a period of time reveal the extent and direction of the changes in the level of economic development. The Sectoral Composition of Gross State Value Added (GSVA) gives an idea about the relative position of different sectors in the economy over a period of time, which not only indicates the real structural changes taking place in the economy, but also facilitates in formulation of the plans for overall economic development. The major share of income of National Capital Territory of Delhi is from the service sector which is treated as the growth engine for fast developing states in India.

- 3.22 Gross State Domestic Product (GSDP) of Delhi at current prices, estimated at Rs. 7,94,030 crore, during 2019-20 showed a growth of 7.54 percent over the preceding year. The GSDP of Delhi at current prices decreased to Rs. 7,85,342 crore during 2020-21 indicating a contraction of 1.09 percent. The advance estimate of GSDP of Delhi during 2021-22 is likely to attain a level of Rs 9,23,967 crore which is at a growth of 17.65 percent over 2020-21. Net State Domestic Product (NSDP) of Delhi at current prices during 2019-20 was estimated at Rs. 7,13,549

crore, recorded a growth of 7.17 percent over the previous year. The NSDP of Delhi at current prices decreased to Rs.7,02,519 crore during 2020-21 which is at a contraction of 1.55 percent over the previous year.

3.23 As a general phenomenon observed in most of the urban economies, Delhi is also showing same trend of higher share in Service Sector. The percentage distribution of Gross State Value Added (GSVA) of Delhi at current prices over the years showed a declining trend of agriculture and allied sector with minor deviation in some years while mixed trend was noticed in secondary and tertiary sectors. Specifically, the percentage contribution of primary sector to GSVA of Delhi at current prices reduced from 3.49 percent in 2011-12 to 2.28 percent in 2021-22. During the same period, the contribution of secondary sector to GSVA of Delhi at current prices increased from 13.09 percent to 13.78 percent while the percentage contribution of tertiary (service) sector to the GSVA of Delhi at current prices increased from 83.42 percent in 2011-12 to 83.94 percent at 2021-22.

3.24 The information regarding the Gross State Domestic Product and Net State Domestic Product of Delhi during the last 11 years both at current and 2011-12 prices is depicted in the table below. For analysis, we may use the current series.



Table 11: GSDP and NSDP of Delhi

S. No.	Years	GSDP at market prices		NSDP at market prices	
		Current	Constant (2011-12)	Current	Constant (2011-12)
1	2011-2012	343798	343798	314650	314650
2	2012-2013	391388	366628	357400	334193
3	2013-2014	443960	392908	404841	356528
4	2014-2015	494803	428355	448487	387639
5	2015-2016	550804	475623	500524	431730
6	2016-2017	616085	511765	558546	461592
7	2017-2018	677900	524015	613631	487631
8	2018-2019 (3 <sup>rd</sup> RE)	738389	565327	665808	506332
9	2019-2020 (2 <sup>nd</sup> RE)	794030	587316	713549	521994
10	2020-2021 (1st RE)	785342	564669	702519	496284
11	2021-2022 (AE)	923967	622430	836162	548058

Source:- Directorate of Economics and Statistics, Government of NCT of Delhi. Note:- (3rd RE)- Third Revised Estimates, (2nd RE) - Second Revised Estimates, (1st RE) - 1st Revised Estimates, (AE) - Advance Estimates.

The percentage growth of GSDP and NSDP of Delhi during the last ten years both at current and 2011-12 prices is presented in the table below:

Table 12: Percentage Growth of GSDP and NSDP of Delhi

S. No.	Years	GSDP at market prices		NSDP at market prices	
		Current %	Constant (2011-12) %	Current %	Constant (2011-12) %
1	2012-2013	13.84	6.64	13.59	6.21
2	2013-2014	13.43	7.17	13.27	6.68
3	2014-2015	11.45	9.02	10.78	8.73
4	2015-2016	11.32	11.03	11.60	11.37
5	2016-2017	11.85	7.60	11.59	6.92
6	2017-2018	10.03	5.91	9.86	5.64
7	2018-2019	8.92	4.30	8.50	3.84
8	2019-2020	7.54	3.89	7.17	3.09
9	2020-2021	-1.09	-3.86	-1.55	-4.93
10	2021-2022	17.65	10.23	19.02	10.43

Source:- Directorate of Economics and Statistics, GNCTD.

3.25 The increase in GSDP over the years reflects the improvement in infrastructure, the increase in prosperity levels of the citizens of Delhi and the increase in paying capacity of the people.

### 3.26 **Cost Inflation Index**

The Cost Inflation Index (CII) is fixed by Government of India in its official Gazette to measure inflation. The Cost Inflation Index is mainly used in the computation of long-term capital gains with regard to the sale of assets.

3.27 The Government of India, Ministry of Finance (Department of Revenue), Central Board of Direct Taxes published in the Gazette of India, Extraordinary Notification No. 62 /2022/F. No. 370142/20/2022-TPL Dated 14<sup>th</sup> June, 2022, the Cost Inflation Index for Financial Year 2022-23 which is 331. The Cost of Inflation Index (CII) has been notified by the Central Government every year by notification in the Official Gazette. The cost of acquisition/improvement will, thus, be indexed with reference the rate of applicable for the relevant year. The Cost of Inflation Index is mainly used to compute the long term capital gain.

Table 13: Cost of Inflation Index in force w.e.f. 01-04-2018

Financial Year	Cost Inflation Index
2022-23	331
2021-22	317
2020-21	301
2019-20	289



2018-19	280
2017-18	272
2016-17	264
2015-16	254
2014-15	240
2013-14	220
2012-13	200
2011-12	184
2010-11	167
2009-10	148
2008-09	137
2007-08	129
2006-07	122
2005-06	117
2004-05	113
2003-04	109
2002-03	105
2001-02	100

Table: Cost of Inflation Index (CII), Source: Ministry of Finance, Department of Revenue

3.28 It is evident from the data above that the Cost of Inflation Index from the year 2004-05 to 2022-23 has increased by 192%. With increasing inflation, improvement of civic infrastructure and the increase in paying capacity of the citizens, the UAV stands in just regard to be upgraded with the inflation indices as specified in the DMC Act, 1957.

### 3.29 Increase in Circle Rate of land in Delhi

The circle rate of land in Delhi has increased substantially in the last 15 years. Details are as under: -

Table: 14 Minimum Rates (Circle Rates) for Residential Use in Delhi

Category of the locality	Minimum rate for valuation of land for Residential Use in 2007 (Rs. Per Sq. Mtr)	Minimum rate for valuation of land for Residential Use in 2022 (w.e.f. 2014) (Rs. Per Sq. Mtr)	Difference	% increase
A	43000	774000	731000	1700
B	34100	245520	211420	620

C	27300	159840	132540	485
D	21800	127680	105880	486
E	18400	70080	51680	281
F	16100	56640	40540	252
G	13700	46200	32500	237
H	6900	23280	16380	237
<b>Total</b>	<b>181300</b>	<b>1503240</b>	<b>1321940</b>	<b>4298</b>
Average	22663	187905	165243	537

*Data is based on Letter No. F.2(12)/Fin.(E.I)/Part File/Vol.1(ii)/3548 dated 18/07/07 and Letter No. F.1(953)Regn.Br./Div.Com./HQ/2014/ 5943 dated 22/09/2014 by Revenue Department (Government of National Capital Territory of Delhi).*

A glance at the data from 2007 to 2014 in the table above indicates that the circle rates of land in different categories of localities have increased between 237% to 1700%. The average increase is whopping 537%, indicating that value of land and property has increased substantially.

From the foregoing discussions it is amply clear that there has been consistent price rise and the GDP has also been increasing over past years, whereas the Base Unit Area Value (UAV) remained static since 2004.

Thus, the Committee is of the view that there is a compelling need to revise the UAV in line with the changes in CPI as envisaged in the Act.



### **3.30 Recommendations on increase in Base Unit Area Value**

The Committee is of the opinion that Basic Unit Value of the property tax should be indexed on a regular basis with the consumer price index as specified in the DMC Act.

3.31 It is evident from the data, that the inflation rate at the national level which includes Delhi has increased multi-fold. Since the base year for CPI calculation is now changed to 2012=100, the recent data available is for the last 08 years with the updated base year. The increase in inflation is calculated to be 37.07% from year 2014-2021. However, the UAV is not reflecting the increase of inflation which has been constant since 2004.

3.32 The increase in inflation over the last years has not been reflected in the UAV for property tax computation.

3.33 The recommendations made in the report of MVC-IV based on CPI data for urban non-manual workers' or industrial workers of Delhi suggested an increase of 33% in the base UAV. MVC-V has studied the indices of CPI, WPI and GSDP for the inflation trends of Delhi which show inflation trends of around 40%-60% in the last ten years.

3.34 MVC-V has arrived at an increase of 37% of the Unit Area Values which is also termed as Base Unit Value of the property tax after analysing the increase in Consumer Price Index (CPI)

and by taking into account the drastic increase in circle rates between 2007 onwards.

3.35 The increase in the base unit area value has been kept at 37% (for the last 8 years only), since the Committee is of the view that the burden on the taxpayers should not be excessive.

3.36 It appears from the foregoing discussion that despite an in built provision in Sec 116J of DMC Act 1957 for revision of Base UAV in terms of CPI, the same has remained static since 2004 on one or other count and has not been revised. Hence the committee recommends that to keep the Base UAV more dynamic as envisaged in the Act itself, this power be delegated to the Commissioner MCD to revise the Base UAV in terms of the provisions as laid down.

3.37 The Committee considered the classification of colonies given by MVC-I/ Hardship and Anomaly Committee and subsequent additions by Commissioners of erstwhile MCDs (**Annexure-IV**). The Committee examined the data regarding categorization of colonies placed before it by the MCD. The Committee further discussed this issue with the officers of the MCD. Based on this, the Committee is of the considered view that the categorization of these colonies has largely stabilized, hence, there is no need to further change the existing categorization of colonies, however it has been observed that some of the colonies have been split in 2 or more colonies in different wards, the same



have been rearranged in the same manner as adopted by MVC-I. The colony list of MVC-I have been revisited to curtail the data duplication. However, in a few instances, where there are some strong and cogent reasons for revision of colony categorization such as the Airport Authority area including Aerocity discussed in Para 6.9 (XVII), case of existing villages which has been separately discussed hereunder.

3.38 The MCD also placed the list of unauthorized colonies. The same was examined. The Committee recommends that all such colonies are placed in different categories based on the material submitted by the MCD annexed as **Annexure-VI**.

3.39 MVC V recommends no change in the category of all villages **(Annexure-VII)** as existing in the tax net. In recent times, many Warehouses/Godowns/Commercial Properties have been set up in rural villages. The Committee observed that these Warehouses/Godowns/Commercial Properties have been set up for commercial purposes and are not associated/ connected with agricultural activities. Further, these Warehouses/Godowns/Commercial Properties are located beyond village abadi area. Hence, all these properties although situated in rural villages are recommended to be taken in category 'G'. However, this will not be applicable on colonies/areas which are situated in rural villages and have already been classified under a higher category.

3.40 The Committee adopted the categorization of colonies as recommended by MVC-I/ Hardship and Anomaly Committee / and subsequent additions by Commissioners of erstwhile MCDs. In addition, a list of balance left out new colonies which had not yet been categorized was provided by MCD. **(Annexure-V)**.The Committee categorized these colonies on the basis of the same parameters as adopted by MVC-I and also provided in the Act.

3.41 The recommended UAV is reflected in the following table:

Table 15: Recommended Unit Area Values (Rupees per Sq.mtr)

Category	U.A.V. as per recommendation of MVC-I	U.A.V as per recommendation of MVC-V	Increase in Rs.
A	630	860	230
B	500	680	180
C	400	550	150
D	320	440	120
E	270	370	100
F	230	310	80
G	200	270	70
H	100	140	40

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## **Chapter 4**

### **Categorization of Colonies/ Areas in the Municipal Corporation of Delhi**

- 4.1 Section 116A of the DMC (Amendment) Act, 2003 provides that the MVC shall recommend the classification of various lands and buildings on the following parameters:
- a. Settlement pattern such as plotted housing, group housing, colony with flats only, urban village, unauthorised colony, resettlement colony, rural village and non-residential areas;
  - b. Availability of civic and social infrastructure;
  - c. Access to Roads;
  - d. Access to district centres, local shopping centres, convenience shopping centre and other markets;
  - e. Land prices as may, from time to time, be notified by the Government or Delhi Development Authority (DDA);
  - f. Use-wise category of any building including residential building, business building, mercantile building, building for recreation and sports purposes, industrial building, hazardous building and public purpose building including educational, medical and such other institutional building and farm house, as may be specified by the Corporation;

- g. In case of buildings for business, mercantile, recreation and sports, industrial, hazardous, storage or farm house purposes, the location of such buildings adjacent to such category of streets, as may, subject to the provision of sub-section (2) be specified by the Corporation.
  - h. The types of buildings which may be classified as pucca, semi pucca or katcha, as may be specified by the Corporation;
  - i. The age-wise grouping of buildings, as may be specified by the Corporation; and
  - j. Such other parameters as may be considered relevant by the Municipal Valuation Committee.
- 4.2 In order to categorise the colonies, the MVC-V has considered the above parameters. In addition, the Committee has also gone through various representations of area/colonies and associations and specific cases which were submitted by the citizens/associations with reference to the report of MVC-IV.
- 4.3 The major suggestions/requests/grievances received by the MVC-IV, which were also considered by MVC-V are as follows:
- 1. Request for lowering of categories of specific colonies.
  - 2. Request for reduction in the quantum of factors on account of lack or deficiency of civic services.
  - 3. Request for removal of effect of Metro and Mixed Land Use/ Commercial Streets as parameters for categorization.



4. Objection to change of Occupancy Factor for Industrial Tenanted Properties.
  5. Objection to up-gradation of category of Industries.
  6. Request to provide 30% rebate to Industrial Properties liable to make payment of maintenance to DSIDC under DISCOM Act and other charges of civic amenities to other agencies.
  7. Objection to categorization of Hotels with respect to star rating.
  8. Reduction of Use Factor of Hotels.
  9. Reduction of Use Factor of Unaided Recognized Private Schools.
  10. Suggestion to classify Unaided/recognized private schools owned and managed by registered Charitable Trust/Society as Public Purpose Building (Use Factor 1).
- 4.4 The Committee has attempted to address the grievances of the citizens with its proposals/suggestions mentioned in the subsequent chapters.
- 4.5 The MVC-V has taken a conscious view to increase the Basic Unit Value of the property tax rates on a regular basis with the inflation rates. This has been detailed in the Chapter 3 - Increase in Basic Area Value.
- 4.6 A brief discussion on the parameters as prescribed in the DMC Act, 1957 under section 116 (A) as the MVC has been mandated to recommend the classification of the vacant lands and

buildings in any ward of Delhi after taking in account the parameters prescribed under the above section. The 10 factors for categorization of colonies/areas are as follows:

### **1. Capital Value of Land**

It is noted that the existing classification of land rates were based on land rates as notified by the L&DO and land rates as notified by the DDA for its colonies. However, these standards have undergone a number of changes. There is no notified land rate for various colonies/areas in Delhi covered by the MCD (which includes all the land in the NCT of Delhi except for jurisdiction of New Delhi Municipal Council and Delhi Cantonment Board) and MVC-V has taken the land rates as decided by the MVC-I and inflationary index and by taking into account the drastic increase in circle rates between 2007 onwards, suggested an increase of 37% of the Unit Area Values of the property. Under the existing system 10 points is allocated for this parameters and MVC-V has accepted the allocation as done by MVC-I.

### **2. Prevalent Rental Value**

There is no system of fixing minimum prevalent rent for various localities and the declared rents in the lease deeds are not always the correct depiction of actual rates prevailing. As a result, again the base unit area value of the land rates has been inflation adjusted and is the basis for determining the rental

value. Under the existing system, 10 points is allocated for this parameters and MVC-V has accepted the allocation as done by MVC-I.

### **3. Age of Colony**

Under the existing system 10 points is allocated for age of colony and MVC-V has accepted the allocation as done by MVC-I.

### **4. Road on which colony is situated**

Under the existing system, 10 points have been allocated for this parameter of road of which the colony is located. MVC-V agrees that the road as a means of communication of transportation should retain its primary value for quick, easy and comfortable access. MVC-V has accepted the marking of 10 marks allocated for this parameter as per MVC-I.

### **5. Physical Infrastructure**

MVC-V is of the view that no change in the original matrix is required. MVC-V therefore, agrees with the existing allocation of 10 marks for this parameter.

### **6. Social Infrastructure**

MVC-V is of the view that no change in the original matrix is required. MVC-V therefore, agrees with the existing allocation of 10 marks for this parameter.



## **7. Type of Colony**

MVC-V does not intend to change this criterion as there has been periodic densification of the colonies without making any change in the type of colony. Therefore no change is required in this category.

## **8. Proximity to commercial centers**

MVC-V has maintained that the existing system of categorisation of colonies on the basis of proximity to commercial centres should be retained.

## **9. Location of properties**

MVC-V found that there is no need for any change in the existing allocation of points under this parameter.

## **10. Economic Status of colonies**

In earlier years, DDA used to undertake construction of colonies typed as per the income group such as HIG, MIG & LIG. However, later such categorisation, specific to the income group was abandoned as a matter of policy. Hence, most of the colonies have become mixed colonies and types of flats are being constantly upgraded because of higher FAR being allowed by the DDA from time to time. Today the colonies no longer reflect any specific income group. However, following MVC-I, MVC-V would not like to change the criteria as it will distort the matrix devised by MVC-I.

4.7 The parameters detailed in Section 116A of the DMC Act, 1957, have been taken into account by the Committee for categorization of colonies. The MVC-V has also retained the 10 factors for categorization as suggested by MVC-I. The matrix as prescribed by MVC-I for 100 marks has been adopted by the Committee and is given as under :

Table 16: Matrix marking as prescribed by MVC-V

Category	Marks
A	80 and above
B	70 to 79
C	60 to 69
D	50 to 59
E	40 to 49
F	30 to 39
G	Below 30
H	All rural Villages

The MVC-I categorized the colonies by using the above mentioned matrix and rated the 10 parameters as A (10 points), B (06 points) and C (02 points). MVC-V also adopted the above rating but adopted a numeric value system between 1-10 to categorize the new left out colonies including unauthorized colonies and villages.

On the basis of the above-mentioned matrix, the MCD was asked to provide the details of colonies for their categorization. After considering the same, the Committee recommends categorization of the colonies, as annexed with this report at Annexure IV-VII.

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## CHAPTER 5

### Case Studies of Property Tax Systems

- 5.1 The Municipal Valuation Committee-V studied the process of property tax assessment of leading cities of India and Singapore in order to obtain an insight into different aspects of property tax assessment. This enabled the Committee to understand different methods of computing property tax system in leading cities of the country and understand from each case study.
- 5.2 The Committee studied the information available in the public domain to understand the property tax assessment system in different cities particularly factors/aspects applicable in the respective city, calculation of property tax for different categories of buildings and its comparative analysis vis-a-vis Delhi.
- 5.3 The cities studied for this purpose were Bangalore, Patna, Mumbai and Singapore. To understand the impact of property tax in each city, the Committee made a study of property tax calculation for a 100 sqm property for different types of usage of property. The detail of the above and the analysis is annexed hereby as **Annexure-III**. A brief description of the same is as follows.



## 5.4 **Bangalore**

The jurisdiction of Bruhat Bangalore Mahanagar Palike (BBMP) has been classified into **6 value zones (A, B, C, D, E and F)** based on the published guidance values from the Department of Stamps and Registration. The Unit Area Values were fixed for the properties located in each zone keeping in view the ownership of the building (i.e. whether the building is self-occupied or tenanted) and also, certain characteristics of the building such as the roof and the floor. (Construction materials), services, area etc.

Another important aspect of the Bangalore tax system is the Depreciation Rate which has been fixed every 3 years. The annual value of the property gets reduced accordingly. The inclusion of a depreciation rate which changes with the age of a building makes the process of property tax computation progressive and dynamic.

Property Tax computed in Bangalore is on the basis of usage but mainly on availability of infrastructure such as air conditioners, escalators etc. Properties with such facilities are placed on a higher tax slab.

## 5.5 **Mumbai**

The property taxes in Mumbai were earlier based on the Rateable Value System. However, the Brihanmumbai Municipal

Corporation (BMC) now follows the Capital Value (CV)-Based Property Assessment and Tax Calculation System.

The Municipal Corporation of Mumbai is the first municipality in India to adopt the CV based property taxation system that determines its value, based on parameters which are: market value of Property/ Base Value, area of the Property unit, nature and type of building, user category, age category, floor rise category and tax rate.

## **5.6 Patna**

The Patna Municipal Corporation (PMC) or the Patna Nagar Nigam classifies a property or a building termed as a 'holding' meaning "land held under one title or agreement and surrounded by one set of boundaries". Patna Municipal Corporation calculates property tax based on the Unit Area Value System wherein the tax is levied on the per unit price of the built-up area of the property.

In case of Patna, the roads are classified as Principal Road, Main Road and Other Roads and based on the location of the holding the unit area rates are fixed.

Currently, P.M.C does not use multiplication factors for calculation of Property Tax. The system adopted in Patna is simple and easy to process.

## 5.7 SINGAPORE

Property Tax in Singapore is calculated by multiplying the Annual Value of a Property with the applicable property tax rates. Annual Value is determined based on estimated market rentals of similar or comparable properties. The Property Tax Rates for Residential Properties vary from 0% to 16% for Owner-Occupier Properties, 10% to 20% for Non-Owner Occupier Tax Rates. The Tax Rates in Singapore depends on the Annual Value of property.

Non-residential properties, such as Commercial and Industrial buildings and land are taxed at 10%.

The system in Singapore adopting annual value reflects the current market value of any property. The Annual Value (AV) is estimated on market rentals of similar or comparable properties in the vicinity. The AV of properties is examined annually to ensure that they are in line with the current market condition. Digital services are available to citizens for making any representation against the assessment of Annual Value. Dynamic tax rates are applied in Singapore.

- 5.8 The Committee benefitted from reviewing the different process applicable in the above mentioned cities. The Committee was also able to compare the property tax payable for each category of building which is detailed in **Annexure-III.**

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## **CHAPTER 6**

### **Multiplicative Factors**

- 6.1 At present, the Annual Value of any covered space of building is the amount arrived at by multiplying the total covered space of the building by the corresponding unit area value of the category in which the colony/area/locality is situated and the relevant multiplicative factors as defined/prescribed in the DMC (Property Taxes) Bye-Laws, 2004.
- 6.2 In this chapter the Committee would like to examine the factors which are generally referred to as multiplicative factors “for calculating the quantum of property tax leviable on a particular property”.
- 6.3 In this regard, reference is made to Sub-section 2 of Section 116A of the DMC Act, which prescribes –
- a) the base unit value of any owner occupied vacant land or any wholly owner occupied building of pucca structure/constructed in the year 2000 or thereafter and put to exclusive residential use, and
  - b) the factor for increasing or decreasing or for not increasing or decreasing the Base Unit Values specified in clause (a), separately in respect of each of the parameters of type of colony use, type of structure and occupancy status of the vacant land; or building, as the case may be, subject to a

lower limit of zero point five (0.5) and upper limit of ten point zero (10.0).

6.4 The Committee has already discussed in the previous chapters the various factors as laid down in section 116(A) of the property taxes.

6.5 In an earlier chapter of this report, the Committee has recommended to increase the Base Unit Area Value. The Committee noted that the UAV has not been increased since 2004 when the Unit Area Method (UAM) was first introduced. The Committee is of the view that the tax should not increase exponentially. The Committee has attempted to simplify the tax assessment process for the citizens, reduce the large range of use factors existing in the current system and group various categories of buildings which are similar in nature of their use. The various multiplicative factors are discussed below.

#### 6.6 **Structure Factor**

DMC (Property Taxes) Bye-Laws 2004 provides categorization of structure of the building as Pucca, Semi-Pucca and Kutcha. At present the factor for Pucca structure is 1.0, Semi-Pucca is 0.7 and Kutcha is 0.5.

The Committee observed that there is hardly any difference between Kutcha and Semi-Pucca structures, which causes subjectivity in terms of assessment of such properties. In order

to simplify the assessment of tax and to increase ease of administration, the Committee is of the view that all structures other than Pucca (Semi-Pucca and Kutcha) be assigned factor of 0.7. As such, the structure factor is recommended as follows:

Pucca structure	- 1.0
Semi-Pucca	- 0.7
Kutcha structure	- 0.7

#### **6.7 Age Factor**

As per the provisions of the DMC Act, 1957 and the DMC (Property Taxes) Bye-Laws, 2004, MVC-I had fixed the age wise grouping of buildings.

The Committee is of the view that the age-wise grouping of buildings, as prescribed in Bye-Laws, may be adopted in the same manner and the age factor for buildings which are built in recent years, should have a higher factor as compared to the buildings built earlier in order to make this factor more progressive and dynamic.

Accordingly, the Committee recommends upgrading the factor for buildings-built post 2000, as follows:

Prior to 1960	- 0.5
1960 to 1969	- 0.6
1970 to 1979	- 0.7
1980 to 1989	- 0.8
1990 to 1999	- 0.9
2000 to 2009	- 1.0
2010 to 2019	- 1.1
2020 to 2029	- 1.2



## **6.8 Occupancy Factor (OF)**

At present, the Occupancy Factor for Residential as well as Non-Residential Self-occupied property is '1' while for Residential & Non-residential tenanted Property is '2'.

In case of residential usage of property, the Committee does not find any need for change in existing system or multiplicative factors for self-occupied residential property and the same shall continue to be '1' only.

In case of tenanted residential property, the Committee recommends to retain the factor value of '2' as at present. The Committee further recommends that the existing applicable Occupancy Factor for Non-Residential tenanted property should also be '2'.

## **6.9 Use Factor**

The use factor for various types of properties was discussed in detail in the meetings of MVC-V. After deliberations, the Committee recommends Use Factors, as mentioned below:

### **I. Residential**

At present the Use Factor for Residential Properties is '1' and the Committee recommends to retain the same.

### **II. Use Factor for Government Organizations**

All the Government Organizations of Central Government/ State Government and Local bodies (except properties owned by Government companies or are statutory

corporations, which has a corporate personality of its own) will attract use factor '1'.

### **III. Public Utilities (Other than Telecom Tower)**

Public Utilities include water supply, sewerage and drainage, solid waste management, energy and tele-communication services, gas distribution system and public transport system, whether managed by Government or otherwise.

Any increase in the use factor on public utilities will impact the common people at large, since they provide essential services to the general public. In order not to increase the burden on the common person, the Committee recommends the retention of the use factor as '2'.

### **IV. Big/ Super/ Special commercial properties i.e. Mall/ Multiplexes, Petrol Pump, farm houses in non- residential use and big commercial properties/ showrooms with covered area of 1500 sq. Ft. and above etc:**

For simplification of the administration process, all commercial properties are recommended to have Use Factor '4'.

### **V. Commercial**

At present, Use Factor '4' is applied for all commercial properties. The Committee recommends retaining the existing Use Factor '4' for all commercial properties.

## **VI. Hotels**

The capacities, luxuries and facilities as available in different hotels are not the same. Since, different hotels provide amenities as per their star ratings, therefore, a differential Use Factor may be applied to them. The Committee is of the view that the Use Factor may be set as per the star rating of the Hotels.

The Committee recommends applying a Use Factor of '8' for five star and above hotels and Use Factor of '4' for all other hotels.

## **VII. Guest Houses and Lodges**

It is recommended by the Committee that premises used by Companies/Corporations as transit residence exclusively for its employees may have Use Factor of '2' as at present.

Other than the above, licensed guest houses/lodges are recommended to have a Use Factor of '3'.

## **VIII. Educational Institutions**

### **a) Educational Institutions/Schools- Properties owned by Government (Central/State/Local Bodies) or aided by them**

At present, the Use Factor for Educational Institutions/ Schools - Properties owned by Government (Central/State/ Local Bodies) or aided by them is '1'. The Committee recommends retaining the same.



**b) Educational Institutions/ Schools (Other than Government) including Private Educational Institutions run by any organization/body/trust)**

For institutions run by Trust/Society (even if drawing part financial support from Delhi Govt./UGC/GOI) and technical education institutions recognized by the statutory bodies, the Use Factor is recommended as '2' and for Colleges/Universities/Deemed Universities, Non Government including self financing colleges the Use Factor is recommended as '3'.

**IX. Recreation Purpose- Theatres, movie halls, city halls, museums, swimming pools, auditorium etc. Sports Purpose - gymnasium, dance halls, Club Rooms, Health and Sports Clubs, Bowling Alleys, Stadium, Recreation Piers.**

The Committee recommends the Use Factor of recreation purposes at par with commercial properties at '4'.

**x. Medical / Technical Educational Institutions**

At present Medical Educational Institution run by Central/State Govt./ Local Body/Created by Act of Parliament or State Legislature & Medical Educational Institution, the Use Factor is recommended as '1'.

All other Medical Educational Institutions and Technical Educational Institutions may have Use Factor '3'.

#### **XI. Medical Institutions**

At present for the Medical Institutions – run by Govt./ Delhi Government/Local Body/ESI/Railways & Defense, the Use Factor is '1'. The Committee recommends retaining the existing use factor '1'.

At present for Medical Institutions being run by the charitable bodies/trusts/societies on non-profit basis the Use Factor is '2' and for other medical institutions including Private clinics/Diagnostic labs etc., the Use Factor is '3'. The Committee recommends that for all Medical Institutions (other than Medical Institutes run by Govt./Delhi Government/Local Body/ESI/Railways & Defense), Use Factor may be '4'.

#### **XII. Industrial Area/Units**

At present the Use Factor is '3' for Industrial areas/units. The Committee recommends retaining the existing Use Factor for industries i.e. '3'.

#### **XIII. Hoardings**

At present the Use Factor for hoardings is '10'. As per the Outdoor Advertisement Policy of Supreme Court, private hoardings are illegal. Since all permitted hoardings are paying advertisement taxes, the Committee is of the view that there is no need to have additional property taxes on

hoardings. The Committee recommends that hoardings shall be dropped from the purview of property tax.

**xiv. Tower including Telecom Tower and TV Tower**

At present the Use Factor for Telecom Tower is '4' while for Tower is '10'. The Committee recommends Use Factor '4' for all towers.

**xv. Banquet Halls/Barat Ghar**

At present the Use Factor is '6' for both the categories. The Committee observes that these are two separate categories and cannot be treated at par as far as their use by the public is concerned. Therefore Committee recommends use factor '4' for the Banquet Halls.

As regards to Barat Ghar, the Committee recommends Use Factor '2' run by Government/trusts/society/non-profit organization. Barat Ghar (other than above) will attract use factor '4'.

**xvi. Farm House**

A number of farm houses have been constructed by using a portion of the farm land as per the provisions of the Master Plan for Delhi. These have been veritably called low density houses and lung spaces for otherwise congested city of Delhi. Some of these farm houses have been let out to individuals and used as luxury residences for those who can



afford to pay the high rental. Similarly some of the farm houses have been registered by the MCD for use for marriage ceremonies and other commercial activities.

The Committee discussed the issue for fixing of UAV and Use Factors of the farm House in detail in view of the property tax compliance in the farm house area. The provisions of DMC Act and Master Plan of Delhi were discussed. It was observed that there are very few farm houses which are sanctioned, however farm house belts have been developed in different parts of Delhi. Apart from the sanction farm houses, there are a number of properties which falls within the farm house belts and benefited with the facility of this region.

Keeping in view that the properties in this area has been occupied by the affluent society and enjoying more area per SQMs per person as compared to an average dwelling in Delhi, therefore, committee is of the view that the properties enclosed within farmhouse belts developed or to be developed in future irrespective of their size, sanctioned or not sanctioned as farm house to be taxed at par, to bring uniformity in the system for the purpose of realization of property tax.

The Committee is of the view that farm houses which are used for residential purposes should be treated as residential only and charged at par with other residential units with UF '1'. The Committee recommends that the farm houses which are used for commercial activities shall be treated at par with commercial properties as UF '4'.

**xvii. Airport Authority Area including Aerocity**

The committee discussed the issue of categorization of Airport Authority Area including "Aerocity", APHO Office, T2 & T3 Terminals, Centaur Hotel, Cargo etc. in a separate colony category.

It was observed that the land in the area has been acquired by the Airport Authority of India (AAI) from villages such as Shahbad Mauhamadhpur, Nangli Dewat, Rangpuri, Samalkha and Mahipalpur etc., having varying category with UAV/Rs. 100 to Rs. 270. However, this area has been developed with various amenities including 5 star hotels, green and open spaces, wide roads and commercial arenas. The complex of T2 & T3 also has best quality passenger lounges, Custom/Excise shops and various other counters providing the passengers with developed amenities.

It was noticed that this area is enclosed with Dwarka with UAV-Rs.320 in North, Mahipalpur in South with UAV-Rs.270

and Samalkha in the west with UAV Rs. 100. The Eastern part of this area is under Delhi Cantonment Area. The tax payers within this Area are paying tax in a range of UAV i.e. Rs. 100 to Rs. 270, which is not uniform, therefore, there is a need to fix a specific category for this Area.

It is also stated that this area is being under the control of AAI and any outsider's transaction for any property is not allowed here. Therefore, it is not possible to ascertain the capital value/rental value for the said area and to assess its category on the basis of parameters fixed by the MVC-V.

The Committee is of the view that it is necessary to demarcate this area as a separate colony category from other villages abutting it on the basis of facilities developed in this area, apart from the parameters decided for categorization, the category of this area may be recommended as 'D' (UAV-320).

#### **XVIII. Paying Guest (PG) accommodations and Hostels**

The Committee recommends the retention of the existing Use Factor of PG's to '2' as they are primarily used by students, since, a higher Use Factor will be a burden on them. The Use Factor for hostels is recommended to be '2'.



## **XIX. Environmental Factors**

There is a requirement of scientific disposal of solid waste in the city. For encouraging such practices, the Committee recommends 5% rebate to such colonies/societies for undertaking scientific disposal of 100% Wet Waste throughout the year (Solid Waste Management).

## **XX. Unit Area Values for Use of Buildings**

### **a) Unit Area Values (UAV) for Farm Houses**

It has been observed that at present UAV of Farm Houses is defined as per their location for built up and the vacant land as per their location in zones.

The Committee is of the view that the farm houses are built on large area of land which occupies more area per sq. mtr./per person than an average residential dwelling unit and the occupants of the farm houses are from the highest income group, therefore, it is justified that the category of farm houses be upgraded to one higher category from the existing for Both vacant and built up area. The category for farm houses located in different zones, as recommended by the Committee is mentioned below.

Category of built-up is proposed as:

South and Central – Category B

West and Najafgarh – Category C

Civil Line, Narela and Rohini Zone – Category D

The category of vacant land is proposed as:

South and Central – Category E

West and Najafgarh – Category F

Civil Line, Narela and Rohini Zone – Category G

**b) Unit Area Values (UAV) for Hotels**

At present, the UAV of hotels is determined as per their location. The Committee recommends that this may be continued, since the method of property tax applicable in Delhi is based on location of colony.

\*\*\*\*

## **Chapter 7**

### **Suggestive Technological Initiatives & Administrative Reforms**

- 7.1 To increase transparency, effectiveness and efficiency in the administration of property tax, MVC-V recommends robust use of technology.
- 7.2 While change in the property tax assessment system is necessary it should also be accompanied by suitable administrative improvement to sustain the reforms.
- 7.3 The Committee is of the view that in order to broaden the tax base, it is necessary to adopt a multi-dimensional approach. This will include re-identifying of properties in the tax net and categories with different tax rates. The coverage of properties can be increased if there is a systematic method to verify ownership and tenancy. This will enable identification of tax defaulters. Modern technologies of Artificial Intelligence (AI) and block chain could be used for this purpose.
- 7.4 GIS based digital property register will enable creation of a tracing system that monitors real time basis tax collection and to identify gaps.

An advance system of Mapping as well as other technologies such as Drone Technology etc. will ensure exact measurement and location of properties.



- 7.5 The Committee emphasizes the use of Artificial Intelligence (AI) in the system of property tax collection. The use of Artificial Intelligence will propel a broad approach of learning, planning, reasoning and problem-solving. AI technology can discover the needs of the tax payers and also provide solutions and adapt according to their needs. Artificial Intelligence looks all set to be the future of the World. To augment the tax payer friendly approach and to boost the collection for the department in a faceless manner, AI should certainly be a part and parcel of the Assessment & Collection Department.
- 7.6 The Committee also emphasizes the need of faceless assessment to bring about transparency and accountability. Manual intervention should be used to the bare minimum. The Committee understands that the property tax department has taken initiatives for providing online services for the issue of the notice and assessment process and recommends that the same should be implemented at the earliest.
- 7.7 In addition to technological interventions, it is essential to reengineer processes and methods of work in the MCD. The Committee, therefore, recommends detailed study of the existing system and procedures of work, so that necessary systemic improvements are brought about at the earliest. This will bring about transparency, accountability and efficiency in the system.

- 7.8 The Committee recommends that basic unit value of the property should be indexed on a regular basis with the consumer price index in accordance with the provisions of extant law. In order to make the system dynamic, the Committee recommends that the Commissioner, MCD be authorized to revise the UAV on annual basis based on the variation in the CPI.
- 7.9 The Committee is of the considered view that with the adoption of these technological interventions, MCD will not only benefit with the expansion of tax net and the increase in the revenue collection but also simplify the tax assessment process.

\*\*\*\*

## **Annexure**

<b>S.No</b>	<b>Annexure</b>
1	Constitution of MVC V
2	Obligatory and Discretionary Functions of the Corporation
3	Case Studies on Property Tax Systems
4	Colony Categorization




## Annexure I: Constitution of MVC V

3/C ①

REGD. No. D. L.-33002/22

रजिस्ट्री नं. डी.एल.-33002/22

भारत सरकार  
GOVERNMENT OF INDIA

  
**दिल्ली राजपत्र**  
**Delhi Gazette**

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No. 286]	DELHI, THURSDAY, OCTOBER 7, 2021/ASVINA 15, 1943	[N. C. T. D. No. 198

भाग IV  
PART IV

राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली सरकार  
GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

शहरी विकास विभाग  
अधिसूचना  
दिल्ली, 5 अक्तूबर, 2021

फा. सं. 7/78/एडीएलवी/श.वि/2016/2412-32-दिल्ली नगर निगम अधिनियम, 1957 (यथा संशोधित दिल्ली नगर निगम अधिनियम, 2003) की धारा 116 की उपधारा (1) और (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल पांचवीं नगर मूल्यांकन समिति (यहां बाद में "समिति" के रूप में उल्लिखित) का पुनर्गठन करते हैं, जिसमें निम्नलिखित सदस्य होंगे:-

1. श्री अनिल नजूमदार, आईएएस, (सेवानिवृत्त)	अध्यक्ष
2. श्री उमेश कुमार त्यागी आईएएस, (सेवानिवृत्त)	सदस्य
3. श्री नवीन एन डी गुप्ता, सीए	सदस्य
4. श्री एम कदर नहमूद, वकील	सदस्य
5. अतिरिक्त आयुक्त, (दक्षिण दिल्ली नगर निगम में संपत्ति कर विभाग के प्रभारी)	सदस्य

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2. अध्यक्ष तथा अन्य सदस्य पूर्णकालिक सेवा प्रदान करेंगे और वे उस तारीख से जब से वे कार्यभार संभालते हैं, समिति का कार्यकाल समाप्त होने तक अपने पद पर बने रहेंगे।
3. समिति के कार्य निम्नलिखित होंगे—
- (क) दिल्ली नगर निगम को दिल्ली के किसी भी वार्ड में खाली भूमि और भवनों को कॉलोनियाँ और भू-समूहों और भवनों में वर्गीकरण से संबंधित मामलों पर निगम को सिफारिश करना तथा खाली भूमि के प्रति ईकाई क्षेत्रफल मूल्य या भवनों के आच्छादित स्थान का प्रति ईकाई क्षेत्रफल के आधार मूल्य का निर्धारण तथा इसमें वृद्धि करने या कमी करने या वृद्धि न करने या कमी न करने के कारण;
  - (ख) दिल्ली नगर निगम अधिनियम, 1957 (यथासंशोधित) की धारा 116 ग के अधीन आपत्तियों पर विचार करना तथा उनकी सिफारिश करना, तथा
  - (ग) ऐसे सभी कार्यों का निष्पादन जो सरकार द्वारा अपेक्षित हों।
4. समिति के अध्यक्ष और सदस्यों के वेतन, भत्ते इत्यादि दिल्ली नगर निगम (नगर मूल्यांकन समिति के अध्यक्ष तथा सदस्यों की सेवा शर्तें) नियमावली, 2003 के अनुसार निर्धारित किये जायेंगे।
5. समिति का कार्यकाल छह महीने का होगा, जिसमें वह अपनी रिपोर्ट प्रस्तुत करेगी।
6. दक्षिण दिल्ली नगर निगम आवश्यक आधारभूत संरचना तथा सचिवालय सहायता उपलब्ध करायेगी तथा समिति के कार्यों के लिये अपेक्षित व्यय को पूरा करेगी।

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल  
के आदेश से और उनके नाम पर,

पी. कृष्णमूर्ति, आईएएस (सचिव, शहरी विकास विभाग)

#### DEPARTMENT OF URBAN DEVELOPMENT

#### NOTIFICATION

Delhi, the 5th October, 2021

No. F.7/78/ADLB/UD/2016/2412-32.—In exercise of the powers conferred by sub-sections (1) & (2) of section 116 of the Delhi Municipal Corporation Act, 1957 [as amended by DMC (Amendment) Act, 2003], the Lt. Governor of the National Capital Territory of Delhi is pleased to constitute the Fifth (5<sup>th</sup>) Municipal Valuation Committee (hereinafter referred to as "Committee") consisting of the following:-

- |  |               |
|--|---------------|
| 1. Sh. Anindo Majumdar, IAS (Retd.)  | - Chairperson |
| 2. Sh. Umesh Kumar Tyagi, IAS (Retd.)  | - Member      |
| 3. Sh. Naveen ND Gupta, CA   | - Member      |
| 4. Sh. M. Badar Mahmood, Advocate  | - Member      |
| 5. Additional Commissioner<br>(Incharge of Property Tax Department in South Delhi Municipal Corporation) | - Member      |

2. The Chairperson and other members shall render full-time service to the Committee and shall hold office from the date on which they respectively assume their office up to the closure of the term of the Committee.

3. The functions of the Municipal Valuation Committee shall be —

- (a) to make recommendations to the Municipal Corporation of Delhi on matters relating to classification of vacant lands and buildings in any ward of Delhi into colonies and groups of lands and buildings and fixation of base value per unit area of vacant land or per unit area of covered space of building and factors for increase or decrease, or for no increase or decrease, thereof;
- (b) to consider objections under section 116 C, and to make recommendation thereon; and
- (c) to perform such other functions as the Government may require.

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4. The salaries, allowances etc. of the Chairperson and Members of the Committee shall be determined as per Delhi Municipal Corporation (Conditions of Service of the Chairperson and Members of the Municipal Valuation Committee) Rules, 2003.
5. The tenure of the Committee shall be six months within which it shall submit the report.
6. The South Delhi Municipal Corporation of Delhi shall provide necessary infra-structure and Secretariat support and meet the required expenditure for the functioning of the Committee.

By Order and in the Name of L.L. Governor of  
National Capital Territory of Delhi,  
P. KRISHNAMURTHY, IAS (Secy., UD)



## Extension of MVC V

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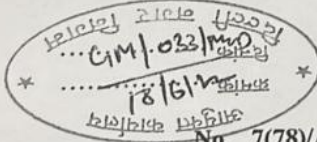
DELHI GAZETTE : EXTRAORDINARY

PART IV]

### DEPARTMENT OF URBAN DEVELOPMENT

#### NOTIFICATION

New Delhi, 14th July, 2022



No. 7(78)/ADLB/UD/2016/Part-I/CD-000419100/5658.—In continuation of notification No. F. 7 (78)/ADLB/ UD/2016/2412-32 dated 05/10/2021, the Lt. Governor of the National Capital Territory of Delhi is pleased to extend the tenure of the Fifth (5<sup>th</sup>) Municipal Valuation Committee with effect from 05<sup>th</sup> April 2022 for further six (06) months.

All others terms and conditions will remain same.

By Order and in the Name of the Lt. Governor of  
the National Capital Territory of Delhi,

SANJAY GOEL, Secy.

## Annexure II

### Obligatory Functions of the Corporation

S. No.	Function
1	(a) The construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences;
2	(c) the scavenging, removal and disposal of filth, rubbish and other obnoxious or polluted matter;
3	(e) the reclamation of unhealthy localities, the removal of noxious vegetation and generally the abatement of places for the said purpose;
4	(f) the regulation of places for the disposal of the dead and the provision and maintenance of places for the said purpose;
5	(g) the registration of births and deaths;
6	(h) public vaccination and inoculation; (i) measures for preventing and checking the spread of dangerous diseases;
7	(j) The establishment and maintenance of *** dispensaries and maternity and child welfare centres and the carrying out of other measures necessary for public medical relief;
8	(jj) The maintenance including the expansion and up gradation facilities of the hospitals existing on the date of commencement of the Delhi Municipal Corporation (Amendment) Act,1993;
9	(k) The construction and maintenance of municipal makes and slaughter houses and the regulation of all markets and slaughter houses;
10	(l) The regulation and abatement of offensive or dangerous trade or practices;
11	(m) The securing or removal of dangerous buildings and places;
12	(N) The construction, maintenance, alteration and improvements of public streets, bridges, culverts, causeways

	and the like;
13	(o) The lighting, watering and cleansing of public streets and other public places;
14	(p) The removal of obstructions and projections in or upon streets, bridges and other public places;
15	(q) The naming and numbering of streets and premises;
16	(r) The establishment, maintenance of and aid to, schools for primary education subject to such grants as may be determined by the Central Government from time to time;
17	(s) The maintenance of monuments and memorials vested in any local authority in Delhi Corporation after such commencement;
18	(t) The laying out or the maintenance of public parks, gardens or recreation grounds;
19	(v) The maintenance of monuments and memorials vested in any local authority in Delhi Corporation after such management of the corporation;
20	(w) the maintenance and development of the value of all properties vested in or entrusted to the management of the Corporation;
21	(wa) the preparation of plans for economic development and social justice; and
22	(x) the fulfilment of any other obligation imposed by or under this Act or any other law for the time being in force.

### **Discretionary Functions of the Corporation**

<b>S. No.</b>	<b>Function</b>	<b>Remarks</b>
1.	(a) the furtherance of education including cultural and physical education by measures other than the establishment and maintenance of, and' aid to, schools for primary education;	Physical Education mid-day meal Duplication
2.	(b) the establishment and maintenance of ,;and	Duplication



	aid to, libraries, museums, art galleries, botanical or zoological collections;	
3.	(c) the establishment and maintenance of, and aid to stadia, gymnasia, akharas and places for sports and games;	Duplication
4.	(d) the planting and care of trees on roadsides and elsewhere;	No Duplication
5.	(e) the surveys of buildings and lands;	X
6.	(f) the registration of marriages;	X
7.	(g) the taking of a census of population;	x
8.	(h) the civic reception to persons of distinction;	Duplication
9.	(i) the providing of music or other entertainments in public places or places of public resort and the establishment of theatres and cinemas;	x
10.	(j) the organisation and management of fairs and exhibitions;	Duplication
11.	(k) the acquisition of movable or immovable property, for any of the purposes before mentioned, including payment of the cost of investigations, survey or examinations in relation thereto for the construction or adaptation of buildings ' necessary for such purpose;	
12.	(l) the construction and maintenance of-	X
	i) rest-houses	X
	ii) poor-houses	X
	iii) infirmaries	X

	iv) children's homes	X
	v) houses for the deaf and dumb and for disabled and handicapped children	X
	vi) shelters for destitute and disabled persons,	X
	vii) asylums for persons of unsound mind;	X
13	(m) the construction and maintenance of cattle pounds;	No Duplication
14	(n) the building or purchase and maintenance of dwelling houses for municipal officers and other municipal employees;	NO Duplication
15	(o) any measures for the welfare of the municipal officers and other municipal employees or any class of them including the sanctioning of loans to such officers and employees or any class of them for construction of houses and purchase of vehicles;	No Duplication
16	(p) the organisation or management of chemical or bacteriological laboratories' for the examination or analysis of water, food and drugs for the detection of diseases or research connected with the effect health or medical relief;	Duplication
17	(q) the provision for relief to destitute and disabled persons;	Duplication
18	(r) the establishment and maintenance of veterinary hospitals;	No Duplication
19	(s) the organisation, construction, maintenance and management of swimming pools public wash houses, bathing places and other institutions designed for the improvement of	Duplication

	public health;	
20	(t) the organisation and management of farms and dairies within or without Delhi for the supply, distribution and processing of milk products for the benefit of the residents of Delhi;	X
21	(u) the organisation and management of cottage: industries, handicraft centres, and sales emporia;	X
22	(v) the construction and maintenance of warehouses and god owns;	X
23	(w) the construction and maintenance of garages, sheds and stand for vehicles and cattle biers;	X
24.	(x) the provision for unfiltered water supply^	X
25.	(y) the improvement of housing accommodation for the inhabitants of any area or for any class of inhabitants; and	X
26.	(z) the provision Of housing accommodation for the inhabitants of any area or for any class of inhabitants; ahd	X
27.	(za) any measure not hereinbefore specifically mentioned, likely to promote public safety, convenience or generally welfare.	X

Note: - Out of the discretionary functions, many of the functions (marked "x" against) are not presently being discharged by the MCD.



## Case Studies on Property Tax Systems

### **3.1 BANGALORE**

#### **PROPERTY TAX IN BANGALORE**

Calculation of Property Tax for a Residential Property consists of the following steps.

1. Built up area (SQ FT) x Unit Area Value x 10 months = T1
2. T1 - Applicable Depreciation = T2 (Taxable Annual Value)
3. T2 x 20 per cent = T3 (Property tax)
4. T3 x 24 per cent = T4 (Cess)
5. T3 + T4 = T5 (Gross Property Tax payable)
6. T5 x 5 per cent = T6 (Rebate for early payment)
7. T5-T6= Net Property Tax payable
- 8.

Calculation of Property Tax for a Non- Residential Property consists of the following steps.

1. Built up area (SQ FT) x Unit Area Value x 10 months = T1
2. T1 - Applicable Depreciation = T2 (Taxable Annual Value)
3. T2 x 25 per cent = T3 (Property tax)
4. T3 x 24 per cent = T4 (Cess)
5. T3 + T4 = T5 (Property Tax payable)

The rate on Taxable Annual Value to calculate Property Tax is 20% on residential properties and 25% on non-residential properties. There is no rebate for early payment in case of non-residential properties.

#### **UNIT AREA VALUE AND CHARACTERISTIC OF THE BUILDING**

In case of Bangalore, the UAV has been fixed based on the characteristics of the buildings.

(i) Residential Properties- In case of Residential Properties, these characteristics are the construction materials namely the roofing and the flooring material. There are 4 categories/typologies in case of Residential Properties based on which the Unit Area Values are decided. These categories are mentioned further below.

1. RCC or Madras Terrace

2. RCC or Madras Terrace where the entire flooring is of cement or red oxide
3. Tiled/Sheets of any kind (roofing)
4. All hutments/ houses build or allotted to the poor

The Unit Area value (per sq foot /per month) of the four categories of Residential Properties is detailed in the table below.

Column 1		Column 2	Column 3					
Category	Description of the property (including apartments) with sub category	Status	Zonal Classification and unit area value per square feet (sft)					
		Whether tenanted or owner occupied	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
I	RCC or Madras terrace Buildings	Tenanted	6	4.8	4.3	3.8	3	2.4
		Owner	3	2.4	2.15	1.9	1.5	1.2
II	RCC or Madras terrace and where the flooring of the netire housing is either cement or red oxide	Tenanted	4.80	4.20	3.60	3	1.9	1.7
		Owner	2.4	2.10	1.80	1.50	0.95	0.85
III	Tiled/Sheet of all kinds	Tenanted	3.60	3	2.40	1.90	1.20	1
		Owner	1.80	1.50	1.20	1	0.60	0.50
IV	All hutments, House built/ allotted for the poor by the government under any scheme, all houses declared slum by the Karnataka Slum clearance Board or the Commissioner BHMP having built up area less than 300 sq. ft and self occupied	Tenanted	Annual Composite tax (lump sum) of Rs. 200 + Cess					
		Owner	Annual Composite tax (lump sum) of Rs. 100 + Cess					

Table: UAV Per Sq. Foot/ Per Month

(ii) Non-Residential Properties- In case of Non-Residential Properties, The UAV is based on the usage of the property (type of property). For each typology of a property, there is a further categorization done on the basis of services provided, namely Air Conditioning and Escalators. The Unit Area Values (per sq foot /per month) of few typologies of properties is detailed below.

Column 1		Column 2	Column 3					
Category	Description of the property (including apartments) with sub category	Status	Zonal Classification and unit area value per square feet (sft)					
		Whether tenanted or owner occupied	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
V	All class of non-residential buildings that are not equipped with central air conditioning facility including those used for banks, offices, shops, clinics, fitness centers etc	Tenanted	25	17.5	12.5	10	7.5	3.8
		Owner	12.5	8.75	6.25	5	3.75	1.90
VI	All non-residential use of property, provided with escalators whether in use or not. Including the buildings provided with Central AC/split AC	25	20	15	12.50	10	7.50	

Table: UAV Per Sq. Foot/ Per Month

### TAX COMPARISON OF DELHI V/S BANGALORE

In order to draw a comparison between the cities of Bangalore and Delhi, the Committee studied the annual tax collected in both the cities for various typologies of properties based on the usage. The study comprised of calculating the annual property tax of a 100 sq m property for different categories.



The annual tax is detailed for both the cities in the table below.

S.No	Type/Use of Property	Annual Tax in Delhi (Rs.)	Annual Tax in Bangalore (Rs.)
1	Residential (Self Occupied)	7560	7765
2	Commercial (Self Occupied)	37800	40444
3	Hotels/Restaurant	50400	80888
4	Private School	37800	40444
5	Private Hospital	25200	24267
6	Industry	19200	16177
7	Vacant Land	4725	1941

Table: Annual Property Tax in Delhi v/s Bangalore

The Annual Property Tax in Delhi and Bangalore are comparable and similar for most categories of properties. In case of Bangalore, the UAV for a tenanted property is double of a self-occupied property which is similar in case of Delhi which has Occupancy Factor of 1 for Self Occupied properties and 2 for tenanted properties.

The method used in Bangalore differs from Delhi with the use of the Depreciation Rate which ranges from 3% to 70%. In case of Delhi, there is an age factor applicable which is set for every decade. However due to the fact it not being dynamic, the property tax will hugely differ in both the cities as the age of the property increases.

## **3.2 MUMBAI**

### **PROPERTY TAX IN MUMBAI**

#### **UNIT AREA METHOD**

The Unit Area Method (UAM) is based on the categories of the properties and the major parameters that determine its value, which are enlisted below.

- a) Market Value of Property/ Base Value
- b) Area of the Property unit
- c) Nature and Type of building
- d) User Category
- e) Age Category
- f) Floor rise Category
- g) Tax rate

#### a) Market Value of Property

The parameter 'Market Value of Property' is actually 'Guided Market Value of Property' drawn from the ***Ready Reckoner Guide published by the MCGM***, which gives both capital as well as rental values of properties in different localities in Mumbai as guiding figures for computations related to registration, stamp duty and taxation purposes.

#### b) Area of the Property Unit

The parameter of area of the property unit refers to built space of property i.e. carpet area

#### c) Nature and Type of Building

The weightage of multiplication for nature and type of building has been detailed below in the table.

S.No	Nature and Type of Building	Weightage by Multiplication
1	RCC Building	1
2	Pucca building excluding chawl	0.7
3	Semi permanent / Kaccha building including chawl	0.5

Table: Weightage of multiplication for nature and type of building

#### d) User Category

The weightage of multiplication for User Category of building has been detailed below in the table.

S.No	User Category	Weightage by Multiplication
1	Open Land Residential	1
2	Residential user	0.5
3	Commercial user	0.80
4	Open Land Commercial	1.25
5	Open Land Industrial	1.10
6	Educational institution	0.5
7	Hotel – five star and above	1
8	Four star hotel	0.96
9	Three star hotel	0.92
10	Factory including refinery/Industrial estate	1.25

Table: Weightage of multiplication for nature and User Category

#### e) Age Category

Similar to the concept of depreciation with age, the Age category in Mumbai's property tax assessment has a range of 5 years with a reduction of 0.05. The weightage of multiplication for age of category has been detailed below in the table.

S.No	Age Category	Weightage by Multiplication
1	0 to 5 years	1
2	More than 5 years up to 10 years	0.95
3	More than 10 years up to 15 years	0.90
4	More than 15 years up to 20 years	0.85
5	More than 20 years up to 25 years	0.80
6	More than 25 years up to 30 years	0.75
7	More than 30 years up to 35 years	0.70
8	More than 35 years up to 40 years	0.65
9	More than 40 years up to 45 years	0.60
10	More than 45 years up to 49 years	0.55
11	More than 49 years	0.50

Table: Weightage of multiplication for Age Category

#### f) Floor Rise Factor

Weightage by multiplication has been assigned to a building on account of floor factor for a RCC building with lift.

S.No	Floor Rise Factor	Weightage by Multiplication
1	Basement	0.70
2	Lower ground floor	1
3	Upper ground floor	1
4	Ground floor	1
5	From 1st to 4th floor	1
6	From 5th to 10th floor	1.05
7	From 11th to 20th floor	1.10
8	From 21st to 30th floor	1.15
9	From 31st to 50th floor	1.20
10	From 51st to 75th floor	1.25
11	From 76th to 100th floor	1.30
12	Above 100th floor	1.35

Table: Weightage of multiplication for Floor Rise Factor



## CALCULATING PROPERTY TAX IN MUMBAI

Calculation of Capital Value for an Open Land consists of the following steps.

Capital value **(CV) of open land**  $CV = BV \times UC \times FSI \times AL$ , where

1. BV = Rate of base value (BV) of a open land according to Ready Reckoner
2. UC = Weightage by multiplication as per user category
3. FSI = Permissible or approved floor space index
4. AL = Area of land

Calculation of Capital Value for a Property consists of the following steps.

Capital value **(CV) of a building** =  $BV \times UC \times NTB \times AF \times FF \times CA$

1. BV = Rate of base value (BV) of a building according to Ready Reckoner
2. UC = Weightage by multiplication as per user category
3. NTB = Weightage by multiplication as per the nature and type of building
4. AF = Multiplication on account of age of building
5. FF = Weightage by multiplication on account of floor factor
6. CA = Carpet Area

## TAX RATES

MCGM has fixed tax rates for various categories and uses of buildings. The annual property tax in Mumbai is calculated with these tax rates from the capital value of the building.

### CATEGORY 1

Bungalow, Car park in stilt or basement, or podium, Club House and any other amenity in Co-Operative Housing Society used by its members, Duplex flat/ Apartment, Enclosed Garage, Pent House, Room, or flat , or apartment, or tenement and the like, Row House, Society Office, Swimming Pool, Educational Institutions, Salt Pan, Quarry, Passenger Terminal at Airport, Hangers and Workshop at Airport.

S.No	Tax/Cess	Percentage of Tax Rate
1	State Education Cess	0.035
2	General Tax	0.1
3	Fire Tax	0.01
4	Water Benefit Tax	0.069
5	Sewerage Benefit Tax	0.043
6	Education Cess	0.04

7	Tree Cess	0.002
8	Street Tax	0.05
	<b>TOTAL</b>	<b>0.349 %</b>

Table: Percentage of Tax Rate

## CATEGORY 2

Club House etc. (excluding the one in Co-Operative Housing society used by its members), Private Health Club, Gymnasium, Cooperative Credit Society, Coaching Class, Dispensary/Clinic and Pathological laboratory, Electric Sub-station, Industrial Estate, Film Shooting Studio, Godown/Storage/ Warehouse, Hospital, Nursery , Kids Corner , Playgroup, Nursing Home, Restaurant with Bar, Shop, Departmental Store and Shopping Centre, Society office, Special Car parking structure (with or without mechanical lift), Stable, Super speciality Hospital, Swimming pool (where entry fee or membership fee is charged)

S.No	Tax/Cess	Percentage of Tax Rate
1	State Education Cess	0.08
2	Employment Guarantee Cess	0.02
3	General Tax	0.237
4	Fire Tax	0.033
5	Water Benefit Tax	0.17
6	Sewerage Benefit Tax	0.105
7	Education Cess	0.1
8	Tree Cess	0.005
9	Street Tax	0.13
	<b>TOTAL</b>	<b>0.88</b>

Table: Percentage of Tax Rate

## CATEGORY 3

Vacant Land

S.No	Tax/Cess	Percentage of Tax Rate (Residential)	Percentage of Tax Rate (Commercial)
1	State Education Cess	0.148	0.148
2	General Tax	0.437	0.437
3	Fire Tax	0.063	0.063
4	Water Benefit Tax	0.315	0.315
5	Sewerage Benefit Tax	0.195	0.195
6	Education Cess	0.19	0.19
7	Tree Cess	0.01	0.01

8	Street Tax	0.23	0.23
9	Employment Guarantee Cess	-	0.042
10	<b>TOTAL</b>	<b>1.587</b>	<b>1.63</b>

Table: Percentage of Tax Rate

#### TAX COMPARISON OF DELHI V/S MUMBAI

In order to draw a comparison between the cities of Mumbai and Delhi, the Committee studied the annual tax collected in both the cities for various typologies of properties based on the usage. The study comprised of calculating the annual property tax of a 100 sq m property for different categories.

The annual tax is detailed for both the cities in the table below.

S.No	Type/Use of Property	Annual Tax in Delhi (Rs.)	Annual Tax in Mumbai (Rs.)
1	Residential (Self Occupied)	7560	51799
2	Commercial (Self Occupied)	37800	221830
3	Private School	37800	51799
4	Industry	19200	310971
5	Vacant Land	4725	327513
6	5 Star Hotel	126000	277289

Table: Annual Property Tax in Delhi v/s Mumbai

The Annual Property Tax in Delhi and Mumbai vary greatly owing to the different methods used in both cities. Since Mumbai follows a method based on Capital Value and Delhi follows the system of Rateable Value, the annual property tax of a Residential Unit in Mumbai is 6.8 times of that in Delhi. Similarly, for a vacant land the annual property tax is 69 times of that in Delhi.

This drastic difference is also prevalent due to the fact that in case of Mumbai there are several tax and cess charged on the property taxes which are not prevalent in case of Delhi. Some of these are the Water Benefit Tax, Sewerage Benefit Tax, Tree Cess, Street Cess and Employment Guarantee Cess.

Another difference in the property tax systems of Mumbai and Delhi is that occupancy factor is not considered in Mumbai. The property tax remains the same if a property is self occupied or tenanted/rented. Whereas in case of



Delhi the occupancy rate for self occupied property is 1 and tenanted property is 2.

### **3.3 PATNA**

#### **PROPERTY TAX IN PATNA**

There are 5 aspects which determine the annual property tax of a holding in Patna. These aspects are mentioned below.

- a) Situation/Location of the holding
- b) Use of the holding
- c) Type of Construction
- d) Type of Occupancy
- e) Type of Use of the holding

#### a) Situation/Location of a holding

- i. Holdings on Principle Main Road
- ii. Holdings on the Main Road
- iii. Holdings on roads other than mentioned in sub-clauses (i) and (ii)

#### b) Use of the holding

- i. Purely residential
- ii. Purely commercial or industrial (whether self owned or otherwise)
- iii. Partly residential and partly commercial/industrial
- iv. All Holdings other than sub-clauses (i), (ii) and (iii)

#### c) Type of Construction

- i. Pucca building with R.C.C Roof
- ii. Pucca building with asbestos/corrugated sheet / stone or any other permanent material roof
- iii. All other buildings not covered in sub-clauses (i) and (ii)

#### d) Type of Occupancy

- i. Self-Occupied
- ii. Tenant Occupied

\* If the Holding is Tenant Occupied, a factor of 1.5 (one and half) shall be applied to the Annual Rental Value of the holding, irrespective of the use of the Holdings.

e) Use of the Holding

The multiplicative factor for use of holding ranges from 1 to 3 and it varies based on the usage of the holding.

S.No	Type of Property	Multiplicative Factor
1	Hotels, bars, clubs, health club and marriage halls	3
2	Shops( with less than 250 sq feet area)	1
3	Shops (Other than ii),show room, shopping malls, cinema houses, multiplexes, dispensaries, laboratories, restaurants, guest houses	1.5
4	Commercial offices, financial institutions, banks, insurance offices, private hospitals and nursing homes	3
5	Industries, workshops, storage, godowns, warehouses	2
6	Commercial establishments and undertakings of State and Central government	2
7	Coaching Classes, guidance and training centers and their hostels	1.5
8	State and central government offices other than their commercial establishments and undertakings	1
9	Private Schools, Private colleges, Private research institutes, other Private educational institutions and their hostels	1.5
10	Places, centers and institutions of spiritual and religious nature	0
11	Educational and social institutions run by charitable trusts on no-profit no-loss basis for benefit of poor, physically challenged, social security of women and children	1
12	Any other holdings not covered	1.5
13	Hotels, bars, clubs, health club and marriage halls	3

Table: Multiplicative Factor for Use of Holding

## CALCULATING PROPERTY TAX IN PATNA

Calculation of Property Tax for a Property consists of the following steps.

Property Tax = CA x OF x Rate for ARV x PTR (%), where

1. CA is Carpet Area

CA = Build up area x \_\_\_ % where CA for Residential is 70% of build up areas and for Commercial is 80% of build up area

2. OF is Occupancy Factor
3. Rate for ARV is Rate for Annual Rental Value (Road Factor)
4. PTR is Property Tax Rate

## PROPERTY TAX RATES

The Property tax rates that are currently being used in Patna Municipal Corporation have been adopted since 2013-2014 which is solely the property tax. Prior to that along with the property tax, other taxes including latrine tax, water tax, education tax and health tax were also being levied. The details of the tax rates levied in Patna Municipal Corporation are mentioned below in the table.

S.No.	Particulars	Before 1993	1993 to 2012-13	Since 2013-14
1	Property tax	12.50%	2.50%	<b>9% (Solely Property Tax)</b>
2	Latrine Tax	10.00%	2.00%	
3	Water tax	10.00%	2.00%	
4	Education Cess	5.00%	1.25%	
5	Health Tax	6.25%	1.25%	
<b>Total Property Tax Rate</b>		<b>43.75%</b>	<b>9.00%</b>	<b>9.00%</b>

Table: Property Tax rates in Patna

## UNIT AREA VALUES/ RATE OF ANNUAL RENTAL VALUE (ROAD FACTOR)

The Unit Area Values are based on the location of the holding such as Principal Road, Main Road and Other Roads. Furthermore, the rates of a fully commercial holding are three times that of a fully residential holding while other properties are double to that of a fully residential holding.



The details of the rates for Annual Rental Value (Road Factor) are mentioned below in the table.

Types of Construction of Building	Holding at the Principal Road			Holding at the Main Road			Holding at Other Roads		
	Fully Commercial	Others	Fully Residential	Fully Commercial	Others	Fully Residential	Fully Commercial	Others	Fully Residential
	(Rate Rupees per square Feet)			(Rate Rupees per square Feet)			(Rate Rupees per square Feet)		
Pucca Building with R.C.C Roof	54	36	18	36	24	12	18	12	6
Building with Corrugated/ Cement	36	24	12	24	16	8	12	8	4
Others	18	12	6	12	8	4	6	4	2

Table: Rate of Annual Rental Value (Road Factor)

### TAX COMPARISON OF DELHI V/S PATNA

In order to draw a comparison between the cities of Patna and Delhi, the Committee studied the annual tax collected in both the cities for various typologies of properties based on the usage. The study comprised of calculating the annual property tax of a 100 sq m property for different categories.

The annual tax is detailed for both the cities in the table below.

S.No	Type/Use of Property	Annual Tax in Delhi (Rs.)	Annual Tax in Patna (Rs.)
1	Residential (Self Occupied)	7560	1223
2	Commercial (Self Occupied)	37800	4190
3	Private School	37800	6286
4	Industry	19200	8380
5	Vacant Land	4725	500
6	Hotel (3 and 4 star)	50400	12572
7	Private Hospital	25200	12572

Table: Annual Property Tax in Delhi v/s Patna

The Annual Property tax in Delhi and Patna vary greatly due to the low unit area value in case of Patna. The property tax of a residential unit in Delhi is 6 times that of in Patna, similarly in case of vacant land, the property tax in Delhi is 9.5 times of that in Patna.

Since Patna classifies the Unit Area Value based on the road location on which the holding is situated and in case of Delhi it is the classification of the colony in which a property is located, the process of both cities is not similar.

However the process of computation of property tax in case of Patna is very simplified compared to all other case studies.

### **3.4 SINGAPORE**

#### **DETERMINING ANNUAL VALUE OF BUILDINGS**

The AV of buildings in Singapore is the estimated gross annual rent of the property if it were to be rented out, excluding furniture, furnishings and maintenance fees. There are various factors considered in determining the Annual Value such as mentioned below.

1. Rentals of similar or comparable properties in the vicinity;
2. The size of the property;
3. Location of the property;
4. The condition of the property; and
5. Other relevant physical attributes.

#### **REVIEW OF THE ANNUAL VALUE**

The Inland Revenue Authority of Singapore (IRAS) reviews the AV of properties yearly to reflect the changes in the market rental values of comparable properties. The AV will be amended if the latest market rent data no longer support your existing AV.

If a property undergoes physical change that could materially affect its rental value, IRAS will also revise the AV from the date of change.

The AV of properties is examined annually to ensure that they are in line with the current market condition.

#### **ANNUAL MARKET RENT V/S SALE PRICES**

There are generally more rental transactions than sales transactions. A higher number of transactions give a more accurate picture of market activity.

The movements in sale prices are more volatile than rentals prices. Hence, using rental transactions to derive the AV helps to keep property tax more stable for property owners.

Using historical purchase price to determine AV would be inequitable towards newer owners. This is because the prices of similar and comparable properties can change over time. For instance, newer owners may have a higher AV than those who bought properties in the past if properties prices increase over time.

#### OWNER OCCUPIER TAX RATES FOR RESIDENTIAL PROPERTIES

Owner-occupied residential properties are condominiums, HDB flats or other residential properties where the owner lives in (“occupies”) the property. Owner-occupied residential properties enjoy owner-occupiers tax rates. The details of the Annual Value Slabs and Property Tax payable is mentioned below in the table.

<b>Annual Value (\$)</b>	<b>Effective 1 Jan 2015</b>	<b>Property Tax Payable</b>
First \$8,000	0%	\$0
Next \$47,000	4%	\$1,880
First \$55,000	-	\$1,800
Next \$15,000	6%	\$900
First \$70,000	-	\$2,780
Next \$15,000	8%	\$1,200
First \$85,000	-	\$3,980
Next \$15,000	10%	\$1,500
First \$100,000	-	\$5,480
Next \$15,000	12%	\$1,800
First \$115,000	-	\$7,280
Next \$15,000	14%	\$2,100
First \$130,000	-	\$9,380
Next \$130,000	16%	

Table: Annual Value Slabs and Property Tax payable in Singapore- Owner Occupied

There is a progressive Scale for tax rates to promote owner occupied residential properties the tax rates are low as compared to non-owner occupied residential properties



(i) In a case where the Annual Value of a Residential Property is \$36,000.

Annual Value (\$)	Tax rate effective from 1 Jan 2015 to 31 Dec 2022	Property Tax Payable
First \$8,000	0%	\$0
Next \$28,000	4%	\$1,120

Property tax payable = \$ 1,120 (Rs. 63,800)

(ii) In a case where the Annual Value of a Residential Property is \$84,000.

Annual Value (\$)	Tax rate effective from 1 Jan 2015 to 31 Dec 2022	Property Tax Payable
First \$8,000	0%	\$0
Next \$47,000	4%	\$1,880
Next \$15,000	6%	\$900
Remaining \$14,000	8%	\$1,120

Property tax payable = \$ 3,900 (Rs. 2,22,300)

#### NON-OWNER OCCUPIER TAX RATES FOR RESIDENTIAL PROPERTIES

Owner-occupied residential properties are condominiums, HDB flats or other residential properties where the owner lives in ("occupies") the property. Hence the Owner-occupied tax rates do not apply. The details of the Annual Value Slabs and Property Tax payable is mentioned below in the table.

Annual Value (\$)	Effective 1 Jan 2015	Property Tax Payable
First \$30,000	10%	\$3,000
Next \$15,000	12%	\$1,800
First \$45,000	-	\$4,800
Next \$15,000	14%	\$2,100
First \$60,000	-	\$6,900
Next \$15,000	16%	\$2,400
First \$75,000	-	\$9,300
Next \$15,000	18%	\$2,700
First \$90,000	-	\$12,000
Above \$90,000	20%	

Table: Annual Value Slabs and Property Tax payable in Singapore (Non-owner occupied)

(iii) In a case where the Annual Value of a Non-owner-occupier Residential Property is \$36,000.

Annual Value (\$)	Tax rate effective from 1 Jan 2015 to 31 Dec 2022	Property Tax Payable
First \$30,000	10%	\$3,000
Next \$6,000	12%	\$720

Property tax payable = \$ 3,720 (Rs.2,12,000)

Let-out or rented residential properties are considered investment assets and are taxed at a higher rate than owner-occupied properties. The tax structure ensures that higher-value properties are subject to higher tax rates

#### COMMERCIAL AND INDUSTRIAL PROPERTIES (NON-RESIDENTIAL)

Non-residential properties such as commercial, industrial buildings and land are taxed at 10% of the Annual Value. Owner-occupier tax rates do not apply to non-residential properties even if one has bought the properties for own use/ occupation

(iv) In a case where the Annual Value of a Commercial Property is \$36,000.

Annual Value (\$)	Tax rate effective from 1 Jan 2015 to 31 Dec 2022	Property Tax Payable
36,000	10%	\$ 3,600

Property tax payable = \$ 3,600 (Rs.2,05,200)

The let-out or rented residential properties and non-residential properties like commercial property have approximately 3 times the property tax as compared to owner occupied residential properties.

#### VACANT PROPERTY

Property tax is a tax on property ownership and applies whether the property is rented out, owner-occupied or vacant. There is no tax relief/concession for vacant properties

Annual Value = 5% x Estimated freehold Market Value

(v) In a case of Annual Value of land and development sites

Freehold Market Value (\$)	Annual Value	Annual Value of Vacant Land
5,000,000	5% x 5,000,000	\$ 250,000

In case of Property Tax of Vacant Land in Singapore, there is a categorization of Residential Vacant land and Non-Residential Vacant Land.

Residential Vacant land is taxed at the non-owner-occupier residential tax rates whereas Non-Residential Vacant Land is taxed at 10% of the Annual Value.

#### PROPERTY TAX ASSESSMENT FOR LICENSED HOTELS IN SINGAPORE

The annual value (AV) of hotel rooms is assessed on a fixed percentage of gross hotel room receipts for the preceding year. This fixed percentage is also termed the AV assessment rate. The AV assessment rate for hotel rooms is 25% with effect from 1 Jan 2011.

The gross hotel room receipts shall exclude additional charges such as: Telephone, Internet services, Laundry services, Secretarial services, Room service, Service charge (10%) and (GST)

The AVs of food and beverage (F&B) outlets and function rooms located in the hotel premises are assessed based on an AV assessment rate of gross F&B and function rooms receipts for the preceding year. The AV assessment rate is 10% with effect from 1 Jan 2018.

The AVs of other assessable areas of the hotel premises such as retail shops and car park, etc., are assessed based on their estimated market rent.

#### SALIENT FEATURES OF THE SINGAPORE SYSTEM

##### a) Advanced Payment of Property Tax

Property tax is payable yearly in advance. At the end of each year, IRAS sends property owners the property tax bill for the following year. The payment due date for annual property tax bill is by 31 Jan every year and for other property tax notices is 1 month from the date of notices.



## b) Property Tax Reliefs

As part of the Resilience Budget announced on 26 Mar 2020, qualifying nonresidential properties (“qualifying properties”) are granted property tax rebate for the period of 1 Jan 2020 to 31 Dec 2020. This is an enhancement of the property tax rebate announced at Budget 2020 on 18 Feb 2020. For most properties that are eligible for 100% property tax rebate, this is equivalent to about 1.2 months of rental.

The property owner will receive a rebate of upto 100% of the property tax payable for non-residential properties. The property tax rebate is intended to help business operators affected by COVID-19 pandemic.

## c) Rental Relief Framework

Under the framework, qualifying tenants will receive up to two months of rental waivers provided by the landlord with the Government’s support, and if they suffer at least a 35% drop in average monthly gross income in the applicable period, up to an additional two months borne by the landlord.

Owners of prescribed properties with tenants (including sub-tenants, licensees and sub-licensees) who meet the eligibility criteria are obliged to provide rental relief to their eligible tenants under the Rental Relief Framework. To support owners, Government is providing assistance in the form of

- the Property Tax Rebate for Year 2020 announced in the Unity and Resilience Budgets; and
- the Government cash grant announced in the Fortitude Budget.

Once the notice of cash grant is received by owners of prescribed properties with eligible tenants, such tenants will become automatically entitled to obtain rental relief from the owners.

### 3.5 Comparative Analysis Of The Case Studies on the basis of Multiplicative Factors and Use Factors

#### **3.5.1 AGE FACTOR**

<b>Delhi</b>	<b>Bangalore</b>	<b>Patna</b>	<b>Mumbai</b>
<p>Multiplication Factor used on the basis of age of property</p> <p>Prior to 1960 - 0.5</p> <p>1960 to 1969 - 0.6</p> <p>1970 to 1979 - 0.7</p> <p>1980 to 1989 - 0.8</p> <p>1990 to 1999 - 0.9</p> <p>2000 onwards - 1.0</p>	<p>Depreciation Rate of Properties has been fixed at the intervals of 3 years which gets subtracted from the Annual Value.</p> <p>0-3 years – 3%</p> <p>3-6 years – 6%</p> <p>6-9 years – 9%</p> <p>.</p> <p>.</p> <p>&gt;60 years – 70%</p>	<p>Age of Property is not taken in account for Property Tax calculation</p>	<p>Multiplication Factor used on the basis of age of property</p> <p>0-5 years – 1</p> <p>5-10 years – 0.95</p> <p>10-15 years – 0.90</p> <p>15-20 years – 0.85</p> <p>20-25 years – 0.80</p> <p>25-30 years – 0.75</p> <p>30-35 years – 0.70</p> <p>35-40 years – 0.65</p> <p>40-45 years – 0.60</p> <p>45-49 years – 0.55</p> <p>&gt;49 years – 0.50</p>

#### **3.5.2 STRUCTURE FACTOR**

<b>Delhi</b>	<b>Bangalore</b>	<b>Patna</b>	<b>Mumbai</b>
<p>Multiplication Factor used on the basis of type of construction of the property</p> <p>1. Pucca - 01</p> <p>2. Semi pucca - 0.7</p> <p>3. Katcha - 0.5</p>	<p>For Residential - Rate/sq ft have been formed on the basis of:</p> <ol style="list-style-type: none"> <li>1. RCC or Madras Terrace</li> <li>2. RCC or Madras Terrace where the entire flooring is of cement or red oxide</li> <li>3. Tiled/Sheets of any kind (roofing)</li> <li>4. All hutments/ houses build or allotted to the poor</li> </ol> <p>For Non-Residential Categories have been made on the basis of services of AC/Escalators</p>	<p>Rate/sq m has been fixed on the basis of type of construction</p> <p>Pucca Building with R.C.C Roof Building with Corrugated/ Cement Others</p>	<p>Multiplication Factor used on the basis of type of construction of the property</p> <ol style="list-style-type: none"> <li>1. RCC Building- 01</li> <li>2. Pucca building excluding chawl - 0.7</li> <li>3. Semi permanent / Kaccha building including chawl - 0.5</li> </ol>

### 3.5.3 OCCUPANCY FACTOR

Delhi	Bangalore	Patna	Mumbai
<p>Multiplication Factor used on the basis of occupancy</p> <p>Self Occupied – 1</p> <p>Tenanted/Rented – 2</p>	<p>Rate/sq ft has been fixed on the basis of occupancy which doubles between self occupied and rented.</p> <p>For Residential RCC property (Zone A)</p> <p>Self occupied- Rs 3/sq ft</p> <p>Tenanted - Rs 6/sq ft</p> <p>Non Residential Non AC (Zone A)</p> <p>Self occupied- Rs 12.5/sq ft</p> <p>Tenanted - Rs 25/sq ft</p> <p><u>Occupancy Factor only applicable</u> to Residential, Non Residential non ac and Industrial Properties</p>	<p>Self-Occupied - 1</p> <p>Tenant Occupied -1.5</p> <p>* If the Holding is Tenant Occupied, a factor of 1.5 shall be applied to the Annual Rental Value of the holding, irrespective of the use of the Holdings.</p>	<p>Not taken in account</p>

### 3.5.4 USE FACTOR

	Delhi	Bangalore	Patna	Mumbai
Residential	1	1	1	0.5
Non Residential	4	<p>Rates/sq ft on the basis of category</p> <p>Non AC for Zone A</p> <p>Self Occupied -Rs. 12.5/sq ft</p> <p>Tenanted - Rs.25/sq ft</p> <p>AC for Zone A - Rs. 25/sq ft</p>	<p>Shops( with less than 250 sq feet area) - 1</p> <p>Shops (&gt;250 sq feet area), show room, shopping malls, cinema houses - 1.5</p> <p>Commercial offices - 3</p>	0.8
Private Hospital	2	<p>Rates/sq ft on the basis of no. of beds and year of commencement</p> <p>Commencement post 2008:</p> <p>200 beds- Rs 7.5/sq ft</p> <p>100-199 beds - Rs/</p>	3	--

		6.25/sq ft 50-99 beds - Rs. 5.50/sq ft etc		
Hoardings	10	Composite tax based on size of hoarding Zone A <150 sq ft - Rs. 20,000 >150 sq ft - Rs. 22,000	Not Applicable	--
Public Utility	1	Exempted	1	--
Vacant Land	0.5	Rate/sq ft- Rs. 0.60	Vacant Land Tax Rate fixed/ sq ft • Principal Road- Rs. 0.46 • Main Road- Rs 0.37 • Other Road- Rs. 0.28	<ul style="list-style-type: none"> <li>• Residential – 1</li> <li>• Commercial – 1.25</li> <li>• Industrial – 1.10</li> </ul>
5 Star Hotel	10/4	Rate/sq ft- Rs. 25	3	1
Industrial	3	Rate/sq ft on basis of Category of Industry • Large Scale- Rs 5 • Medium Scale- Rs 4.15 • Small Scale – Rs 3.25 • Public Sector- Rs 3.75 • Cottage Industry- Rs 0.65	2	1.25
Private School	3	Rates/sq ft on the basis of category Non AC for Zone A Self Occupied -Rs. 12.5/sq ft Tenanted - Rs. 25/sq ft AC for Zone A - Rs. 25/sq ft	1.5	0.5



### 3.6 INFERENCE FROM THE CASE STUDIES BASED ON Objectivity ARBITRARINESS, REVENUE IMPACT, COST AND EASE OF ADMINISTRATION

CITY	OBJECTIVITY	ARBITRAIRINESS	REVENUE IMPACT	EASE OF ADMINISTRATION
Delhi	Property Tax computed on the basis of usage. Categorization of colonies plays an important task as base rate has been set for colonies.	With declining age of property, no benefit is gained to the owner in case of age of property as it is not dynamic at the moment.	–	
Bangalore	Property Tax computed on the basis of usage but mainly on services present in property i.e. air conditioners, escalators.	Implication of air conditioning on property tax is not justified or explained.	Most property consists of ac therefore have to pay property tax in a higher slab. Taxes are lesser in comparison to Delhi as depreciation rate is applied with age of property.	Verifying whether property consist of the said services a tedious task on ground.
Mumbai	Property Tax computed on the basis of capital value. Ages of property, no. of floors are also taken in account. Reflects an on ground scenario in terms of value of property.	Tax rates and category factors changes annually without any notification through the website. Employment Guarantee Cess additional for various categories of property.	Taxes have increased with the use of Capital Value.	Ease with the department to set/update the base value as these are set by the Dept. of Registration and Stamps.
Patna	<ul style="list-style-type: none"> <li>Property Tax computed on the basis of usage along with the location of the holding (principal, main and other road) and structure.</li> </ul>	<ul style="list-style-type: none"> <li>Use factor for different categories are defined which ranges from 0 to 3. Nominal range</li> <li>Category for Vacant land as per constructed</li> </ul>	<ul style="list-style-type: none"> <li>Currently, P.M.C doesn't use Multiplication Factor for Calculation of Property Tax which lower the revenue generated.</li> </ul>	<ul style="list-style-type: none"> <li>Simple and easy process for calculation of property tax</li> <li>Need to update the classification of road only. Classification</li> </ul>

	<ul style="list-style-type: none"> <li>• Rates increase as the location of holding improves.</li> <li>• Uses Carpet area instead of Build up area</li> </ul>	area	<ul style="list-style-type: none"> <li>• Tax compliance is low in P.M.C</li> </ul>	done by Urban Development and Housing Department
Singapore	<ul style="list-style-type: none"> <li>• Annual value reflects the current market value</li> <li>• Annual Value estimated on market rentals of similar or comparable properties in the vicinity.</li> <li>• The AV of properties is examined annually to ensure that they are in line with the current market condition.</li> </ul>	<ul style="list-style-type: none"> <li>• Well defined mechanism in case of objection to Annual Value of property</li> <li>• Digital service available to object to Annual Value</li> <li>• By paying fees, one can appeal to Valuation Review Board</li> </ul>	<ul style="list-style-type: none"> <li>• Progressive Tax rates to increase the revenue</li> <li>• Property tax is payable even if owner have filed an objection/appeal</li> <li>• Non owner occupier residential properties have higher tax rates</li> </ul>	<ul style="list-style-type: none"> <li>• During the year, IRAS may send you a Valuation Notice with the Annual Value (AV)</li> <li>• No objecting to the property tax rates</li> <li>• In the objection, owner need to state your desired AV</li> <li>• Check Annual Value of value of any property</li> </ul>

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1	Anand Niketan	South	A	A	A	A	A	A	A	A	A	A	100	A	A
2	Asian Games Village Complex	South	A	B	A	A	B	A	B	A	A	A	88	A	A
3	Basant Lok DDA Complex	South	A	A	A	A	A	A	A	A	A	A	100	A	A
4	Bhikaji Cama Place	South	A	A	A	A	A	A	A	A	A	A	100	A	A
5	Friends Colony	CZ	A	A	B	A	A	A	C	A	A	A	88	A	A
6	HUDCO Place	CZ	A	A	A	B	A	A	B	A	A	A	92	A	A
7	Indraprasth Estate	CZ	A	B	B	A	A	A	C	A	A	A	84	A	A
8	Kalindi	CZ	B	B	B	B	A	A	C	B	A	B	68	A	A
9	Kalindi Colony	CZ	B	B	A	B	A	A	B	A	A	C	76	A	A
10	Lodi Road Institutional Area	CZ	A	A	A	A	A	A	A	A	A	A	100	A	A
11	Maharani Bagh	CZ	A	A	B	B	A	A	C	A	A	A	84	A	A
12	Mayfair Garden	South	A	A	A	B	A	A	C	A	A	A	88	A	A
13	Nehru Place	CZ	A	A	A	A	A	A	C	A	A	A	92	A	A
14	New Friends Colony	CZ	A	A	A	A	A	A	C	A	A	A	92	A	A
15	Panchshila	South	A	A	B	A	A	A	C	A	A	A	88	A	A
16	Panchshila Park	South	A	A	B	A	A	A	B	B	B	A	84	A	A
17	Pragati Maidan	CZ	A	A	B	B	A	A	B	A	A	B	84	A	A
18	Pushpa Bhawan	South	A	A	A	B	A	A	C	A	B	A	84	A	A
19	Rajendra Place	KBZ	A	A	B	B	A	A	B	A	B	A	84	A	A
20	Shanti Niketan	South	A	A	A	B	A	A	B	A	A	B	88	A	A
21	Siri Institutional Area	CZ	A	A	A	B	A	A	C	A	A	A	88	A	A
22	Sunder Nagar	CZ	A	A	B	A	A	A	B	A	A	B	88	A	A
23	Vasant Vihar	South	A	A	A	A	A	A	C	A	A	B	88	A	A
24	West End	South	A	A	B	A	B	A	B	A	A	A	84	A	A
25	Anand Lok	CZ	A	A	A	A	A	A	A	A	A	A	100	B	B
26	Andrews Ganj	CZ	A	A	B	A	A	A	A	A	A	B	92	B	B
27	Balaji Estate	CZ	B	B	A	B	B	B	B	A	B	A	72	B	B
28	Bhavishyanidhi Enclave	South	B	B	A	C	B	A	B	A	B	A	72	B	B

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29	Chirag Enclave	South	A	B	A	A	A	A	A	A	A	B	92	B	B
30	Defence Colony	CZ	A	A	B	A	A	A	B	A	A	A	92	B	B
31	Delhi University South Campus	South	B	B	B	B	A	A	B	B	B	A	72	B	B
32	Geetanjali Enclave	South	B	B	A	A	B	A	B	B	A	B	76	B	B
33	Greater Kailash Enclave-I	South	A	A	B	A	A	A	C	A	A	A	88	B	B
34	Greater Kailash Enclave-II	South	A	A	B	A	A	A	C	A	A	A	88	B	B
35	Greater Kailash I	South	A	A	B	A	A	A	C	A	A	A	88	B	B
36	Greater Kailash II	South	A	A	B	A	A	A	C	A	A	A	88	B	B
37	Greater Kailash III	South	A	A	B	A	A	A	B	B	A	A	88	B	B
38	Green Park	South	B	B	B	A	A	A	B	A	A	B	80	B	B
39	Gulmohar Park	South	A	A	A	A	A	A	C	A	A	A	92	B	B
40	Guru Nanak Coop. H.B. Society		B	C	A	B	A	A	B	B	B	A	72	B	B
41	Hamdard Nagar	CZ	B	B	A	B	B	A	A	B	B	B	72	B	B
42	Hauz Khas	South	A	A	B	A	A	A	C	A	A	A	88	B	B
43	Hemkunt Colony	South	A	A	A	A	A	A	C	A	A	A	92	B	B
44	I.I.T. Area	South	B	B	B	A	B	A	B	B	B	A	72	B	B
45	INA Colony	CZ	B	C	A	B	A	A	B	B	B	A	72	B	B
46	Ishtar Nagar	CZ	B	B	C	B	B	B	A	B	B	B	60	B	B
47	Jai Pur Estate	CZ	A	B	B	B	A	A	C	A	A	B	76	B	B
48	JNU Campus Area	South	B	B	B	B	B	A	A	B	B	A	72	B	B
49	JNU Old Campus	South	B	B	B	B	B	A	A	B	B	A	72	B	B
50	Kailash Colony	South	A	A	B	B	A	A	B	A	A	A	88	B	B
51	Kilokri, Ring Road	CZ	B	C	C	A	B	A	A	B	A	A	72	B	B
52	Krishi Vihar	South	B	B	A	B	B	A	B	B	B	A	72	B	B
53	Lodi Colony	CZ	A	A	A	B	A	B	C	A	C	A	76	B	B
54	Maurice Nagar	CLZ	B	B	B	B	B	A	B	A	B	B	68	B	B
55	Nauroji Nagar	South	A	B	B	B	A	A	C	A	B	A	76	B	B
56	Navjivan Vihar	South	B	B	A	B	B	A	B	B	B	A	72	B	B



Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weight age	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
57	Neeti Bagh	South	A	A	A	A	A	A	C	A	A	B	88	B	B
58	Nehru Enclave	CZ	B	C	B	B	B	A	B	B	B	B	60	B	B
59	Nizammudin/Nizammudin East	CZ	B	B	B	B	A	A	C	A	A	A	76	B	B
60	Padmini Enclave (Hauz Khas)	South	A	B	B	B	A	A	C	A	A	C	72	B	B
61	Pamposh Enclave	South	A	A	A	A	A	A	C	A	A	A	92	B	B
62	Panchsheel Enclave	South	A	A	B	A	A	A	C	A	A	A	88	B	B
63	Patel Nagar	KBZ	A	C	B	A	B	A	B	B	B	A	72	B	B
64	Pragati Vihar	CZ	A	B	A	B	B	A	B	B	B	B	72	B	B
65	Prema Kunj	SPZ	B	B	A	B	B	A	A	B	B	B	72	B	B
66	Qutab Inst Area	South	A	A	A	A	A	A	C	A	A	B	88	B	B
67	Ramakrishna Puram	South	B	B	B	B	A	A	C	A	A	A	76	B	B
68	Rouse Avenue	SPZ	B	B	B	B	B	A	A	A	B	B	72	B	B
69	Sadhana Enclave	South	B	B	A	A	A	A	C	A	B	A	80	B	B
70	Safdarjang Dev. Area	South	A	B	B	C	A	A	B	A	A	A	80	B	B
71	Safdarjang Enclave	South	A	B	B	A	A	A	B	A	A	B	82	B	B
72	Saraswati Kunj	SPZ	B	B	A	B	B	A	A	B	B	B	72	B	B
73	Sarvapriya Vihar	South	A	B	A	B	A	B	C	B	A	A	76	B	B
74	Sarvodya Enclave	South	B	B	A	A	A	A	C	A	A	C	76	B	B
75	Sidharth Enclave	CZ	B	B	A	B	B	A	A	B	B	B	72	B	B
76	Sidhartha Nagar	CZ	B	C	B	C	A	A	B	A	A	A	72	B	B
77	Soami Nagar	South	A	A	B	A	A	A	B	A	A	B	88	B	B
78	South Ext (Block G/K, NDSE) Part-II	South	A	A	B	A	B	A	B	A	A	A	88	B	B
79	South Ext (NDSE) Part-I	CZ	A	A	B	A	B	A	B	A	A	A	88	B	B
80	South Ext (NDSE) Part-II	CZ	A	A	B	A	B	A	B	A	A	A	88	B	B
81	Uday Park	South	B	A	A	B	B	A	C	B	B	A	72	B	B
82	Vasant Enclave	South	A	A	A	B	A	A	A	A	B	B	88	B	B
83	Alaknanda	South	A	B	A	B	B	B	C	B	B	A	68	C	C
84	Arya Bhatt Enclave	KPZ	B	B	A	B	B	A	B	B	B	B	68	C	C

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85	B-2 Rosewood Apartment, Vasant Kunj	South	A	C	A	A	B	B	C	B	A	B	64	C	C
86	Banarsi Das Estate	CLZ	B	B	B	B	B	A	C	B	A	C	60	C	C
87	Chirag Coop H.B. Society	South	B	B	A	B	B	A	C	B	B	A	64	C	C
88	Chittaranjan Park	South	B	B	B	C	B	A	B	B	B	B	60	C	C
89	Civil Lines	SPZ	B	B	B	B	A	A	B	A	A	C	72	C	C
90	Deep Enclave	KPZ	B	B	B	C	B	A	B	B	B	B	64	C	C
91	Delhi Dayal Coop H. B Society	South	B	B	A	B	B	A	C	B	B	C	60	C	C
92	East of Kallash	South	B	B	B	B	A	A	A	B	B	B	72	C	C
93	Ekta Vihar	South	B	B	A	B	B	A	B	C	B	C	60	C	C
94	Escort Area	CZ	B	B	A	A	B	A	C	B	B	B	68	C	C
95	Firoz Shah Kotla Stadium	CZ	B	B	A	A	B	A	C	B	A	C	68	C	C
96	Institutional Area Pankha Road	WZ	B	C	A	A	B	A	C	B	A	B	68	C	C
97	Jhandewalan	KBZ	A	B	A	A	C	A	A	C	A	B	68	C	C
98	Kailash Hills	South	B	B	A	B	A	A	C	B	A	A	76	C	C
99	Kailash Kunj	South	A	A	A	B	A	A	C	A	A	A	88	C	C
100	Kalka JI	CZ	B	C	A	B	A	A	C	A	A	B	72	C	C
101	Lajpat Nagar-I	CZ	B	B	B	C	B	A	B	B	B	B	60	C	C
102	Lajpat Nagar-I (Block A,B,C,D)	CZ	B	B	B	C	B	A	B	B	B	B	60	C	C
103	Lajpat Nagar-II	CZ	B	B	B	C	B	A	B	B	B	B	60	C	C
104	Lajpat Nagar-III	CZ	B	B	B	C	B	A	B	B	B	B	60	C	C
105	Lajpat Nagar-IV	CZ	B	B	B	C	B	A	B	B	B	B	60	C	C
106	Lok Sewak Coop. H.B. Society	South	B	C	A	B	B	A	B	B	B	C	60	C	C
107	Malviya Nagar	South	B	B	B	B	A	A	B	B	B	A	72	C	C
108	Mangalam Place	RZ	B	C	A	B	B	A	B	B	B	B	60	C	C
109	Masjid Moth	South	B	B	A	B	B	A	B	B	B	A	72	C	C
110	Munirka DDA Flats	South	B	B	B	B	B	A	A	B	B	A	72	C	C
111	Munirka Enclave	South	B	B	A	A	B	B	B	B	B	A	72	C	C
112	Munirka Vihar	South	B	B	A	A	A	B	B	B	B	A	76	C	C

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weight age	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
113	National Park	CZ	B	B	B	C	B	A	B	B	B	B	60	C	C
114	Netaji Subhash Place	KPZ	B	B	B	B	B	A	A	B	B	C	64	C	C
115	Panchsheel Extn	South	B	C	A	C	B	A	C	B	B	A	60	C	C
116	Panchsheel Vihar	South	B	C	A	C	B	A	C	B	B	A	60	C	C
117	Press Enclave	South	B	B	A	B	A	A	C	A	B	A	76	C	C
118	Punjabi Bagh Extn	WZ	A	B	B	B	A	A	C	A	B	A	76	C	C
119	Punjabi Bagh West	WZ	A	B	B	B	A	A	C	A	B	A	76	C	C
120	Rajendra Nagar	KBZ	A	C	B	B	A	A	C	A	B	B	68	C	C
121	Rampuri	CZ	C	C	C	C	C	C	C	C	B	A	32	C	C
122	Rohini Institutional Area	Narela	B	C	A	A	A	A	B	B	B	C	68	C	C
123	Saket	South	B	B	B	A	A	A	B	B	B	A	76	C	C
124	Sheikh Sarai Colony	South	B	C	A	A	B	A	B	B	B	A	72	C	C
125	Shivalik Colony	South	B	B	A	C	A	A	C	B	A	A	72	C	C
126	Som Vihar	South	B	B	A	A	A	A	B	B	C	B	72	C	C
127	Sukhdev Vihar	CZ	B	B	B	A	B	A	C	B	B	B	64	C	C
128	Tughlaqabad Institutional Area	CZ	B	B	A	B	B	B	C	B	B	A	68	C	C
129	University Area (North Campus)	CLZ	B	B	B	B	B	B	B	B	B	B	60	C	C
130	University Area (North Campus)	CLZ	B	C	B	C	B	A	C	B	C	C	44	C	C
131	Vasant Kunj (Mahilpalpur) C-5 to C-9	NGZ	A	C	A	A	B	B	C	B	A	B	64	C	C
132	Vasant Kunj (Mahipalpur) C-6&7, LSC	NGZ	A	C	A	A	B	B	C	B	A	B	64	C	C
133	Vasant Kunj (Mahipalpur) E-2	NGZ	A	C	A	A	B	B	C	B	A	B	64	C	C
134	Vasant Kunj (Vasant Kunj) B-7 to B-11	South	A	C	A	A	B	B	C	B	A	B	64	C	C
135	Vasant Kunj Sector A Pocket A, B , C	South	A	C	A	A	B	B	C	B	A	B	64	C	C
136	Vasant Kunj Sector B-1 to B-5	South	A	C	A	A	B	B	C	B	A	B	64	C	C
137	Vasant Kunj Sector C-1 to C-4	South	A	C	A	A	B	B	C	B	A	B	65	C	C
138	Vasant Kunj Sector D-1 to D-6	South	A	C	A	A	B	B	C	B	A	B	66	C	C
139	Vasant Kunj Sector D-7, D-8	South	A	C	A	A	B	B	C	B	A	B	67	C	C
140	Vayusenabad	South	B	C	C	A	B	A	C	B	A	B	60	C	C

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
141	Vikram Vihar	CZ	B	C	B	B	B	A	B	B	B	B	60	C	C
142	Vir Nagar	KPZ	B	C	C	B	B	A	A	B	B	B	60	C	C
143	AGCR Enclave	Shah (S)	A	B	A	A	B	A	C	B	B	C	64	D	D
144	Ahala Thakur Das Sarai Rohila	KBZ	B	B	A	C	B	A	C	B	C	B	56	D	D
145	Ajanta Park	WZ	B	B	A	C	B	B	B	B	C	B	56	D	D
146	Amar Colony, Lajpat Nagar	CZ	B	B	B	C	B	A	B	B	B	B	60	D	D
147	Amar Park	KBZ	B	C	A	A	C	B	B	C	B	B	56	D	D
148	Ambica Vihar	RZ	C	C	C	C	C	C	B	B	B	C	32	D	D
149	Amrit Nagar	CZ	B	B	B	C	B	A	C	B	C	B	52	D	D
150	Anand Kunj	WZ	B	B	A	C	B	A	B	B	B	C	60	D	D
151	Anand Vihar	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
152	Anand Vihar (Hari Nagar)	WZ	B	B	B	C	B	A	C	B	C	B	52	D	D
153	Anna Nagar	CZ	B	B	B	C	B	A	B	B	B	C	52	D	D
154	Anupam Garden	South	B	B	A	C	B	B	C	B	C	A	52	D	D
155	Arjun Nagar(Sewa Nagar)	CZ	B	C	A	C	B	A	C	B	B	A	60	D	D
156	Ashok Niketan, Anand Vihar	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
157	Ashok Niketan, Naraina	KBZ	B	B	C	C	B	A	B	B	C	B	52	D	D
158	Ashok Vihar	KPZ	B	B	B	A	B	A	A	B	B	B	72	D	D
159	Avtar Enclave	KPZ	B	C	A	C	B	A	C	C	C	C	48	D	D
160	Bahubali Enclave	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
161	Bahubali Extn	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
162	Bali Nagar	WZ	B	B	A	B	B	A	B	B	B	B	68	D	D
163	Balmiki Basti	CZ	B	B	B	C	B	A	B	B	C	C	52	D	D
164	Bandar Wali Khui	KBZ	C	C	C	C	C	C	C	B	B	B	32	D	D
165	Beadonpura	KBZ	B	B	B	C	B	B	B	B	C	B	52	D	D
166	Bhagwan Dass Colony	KBZ	B	C	B	C	C	A	B	B	C	B	48	D	D
167	Bhera Enclave	RZ	B	B	A	B	B	A	C	B	B	C	60	D	D
168	Bhola Nagar	CZ	B	B	B	C	B	A	C	B	C	B	52	D	D



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169	Brij Vihar	KPZ	B	C	A	C	B	A	C	B	C	C	48	D	D
170	CC Colony (Rajpura)	KPZ	B	B	B	A	B	A	B	B	B	B	68	D	D
171	Chandar Nagar	WZ	B	B	B	C	B	A	C	B	C	B	52	D	D
172	Chander Lok	KPZ	B	B	C	B	B	A	B	A	B	C	60	D	D
173	Chchuna Lal Park	KPZ	B	B	A	C	B	A	C	B	C	C	52	D	D
174	Chitra Vihar	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
175	Cottage Enclave	KPZ	B	C	A	A	C	A	B	C	B	B	60	D	D
176	Dalmia Vihar	NGZ	B	B	C	C	B	A	C	B	C	A	52	D	D
177	Daryaganj	CZ	B	A	C	B	B	A	A	B	A	C	68	D	D
178	Dayanand Colony	CZ	B	B	C	C	B	A	B	B	C	B	52	D	D
179	Dayanand Vihar	Shah (S)	B	B	B	A	B	A	C	B	B	C	60	D	D
180	Deepali	KPZ	B	C	A	C	B	A	C	B	C	C	48	D	D
181	Defence Enclave	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
182	Derawal Nagar	KPZ	B	C	A	B	B	A	B	A	A	B	72	D	D
183	Dwarka	NGZ	B	C	C	C	B	A	C	B	C	C	40	D	D
184	East End Apartments	Shah (S)	B	B	A	C	B	A	C	B	B	B	56	D	D
185	Electricity Colony, Shalimar Bagh	KPZ	B	B	C	C	B	A	B	B	B	C	52	D	D
186	Engineers Enclave	KPZ	B	B	A	C	B	A	B	B	B	C	60	D	D
187	Gagan Vihar	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
188	Garhi Extn	CZ	B	B	C	C	B	A	B	B	C	B	52	D	D
189	Gautam Nagar	South	B	C	A	C	C	B	B	C	C	A	48	D	D
190	Gilahari Bagh	KPZ	B	B	C	B	B	B	B	C	A	C	52	D	D
191	Gujarat Vihar	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
192	Gujranwala Town	KPZ	A	B	A	A	A	B	C	B	A	C	72	D	D
193	Gupta Colony/Old Gupta Colony	KPZ	B	B	A	B	B	B	A	B	A	C	64	D	D
194	Guru Harkishan Nagar	RZ	B	C	A	C	B	C	C	B	C	B	44	D	D
195	Guru Teg Bahadur Nagar	CLZ	B	B	A	C	B	B	B	B	C	C	52	D	D
196	Hakikat Nagar	CLZ	B	B	A	C	B	A	C	B	C	C	52	D	D

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197	Hargovind Enclave	Shah (S)	B	B	A	A	B	B	C	B	B	C	60	D	D
198	Hari Singh Park	KPZ	B	C	A	C	B	B	C	B	C	C	44	D	D
199	Harit Niketan	KPZ	B	C	A	C	B	A	C	B	C	C	48	D	D
200	Harsh Vihar	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
201	Hudson Line (Kingsway)	CLZ	B	B	B	B	B	A	B	B	B	C	60	D	D
202	Inder Enclave	RZ	B	C	A	C	B	C	C	B	C	B	44	D	D
203	Indira Vihar	CLZ	B	B	C	C	B	A	B	B	B	C	52	D	D
204	Indraprastha Extension	Shah (S)	B	B	A	B	B	A	B	B	B	C	64	D	D
205	Indraprastha Extension	Shah (S)	B	B	A	B	B	A	B	B	B	C	64	D	D
206	Indraprastha Extension	Shah (S)	B	B	A	B	B	A	B	B	B	C	64	D	D
207	Ishwar Das Colony	KPZ	B	B	C	B	A	B	B	B	B	B	60	D	D
208	Jagriti Enclave	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
209	Jaidev Park	KBZ	C	C	A	A	B	A	C	B	B	B	60	D	D
210	Jal Vihar	CZ	B	B	B	C	B	A	C	B	C	B	52	D	D
211	Janak Puri (Block-A)	WZ	B	B	A	A	B	A	B	B	C	B	68	D	D
212	Janak Puri (Block-B)	WZ	B	B	A	A	B	A	B	B	C	B	68	D	D
213	Janak Puri (Block-D)	WZ	B	B	A	A	B	A	B	B	C	B	68	D	D
214	Janakpuri (Block-C)	WZ	B	B	A	A	B	A	B	B	C	B	68	D	D
215	Jangpura - A	CZ	B	B	B	B	B	A	A	B	B	A	72	D	D
216	Jangpura Extension	CZ	B	B	B	B	B	A	A	B	B	A	72	D	D
217	Jasola Vihar	CZ	B	C	A	B	C	A	B	C	B	A	60	D	D
218	Jawahar Nagar	KPZ	B	B	B	B	C	A	A	B	A	B	68	D	D
219	Jawalapuri	RZ	B	C	B	C	B	A	C	B	C	B	48	D	D
220	Jeevan Niketan	RZ	B	B	A	B	B	C	B	B	B	B	60	D	D
221	Kailash Enclave	KPZ	B	B	A	B	B	A	C	A	B	B	68	D	D
222	Kalyan Vihar	KPZ	B	B	B	B	B	A	B	B	B	C	60	D	D
223	Kamala Market	SPZ	B	B	B	C	C	A	A	B	C	B	56	D	D
224	Kamla Nagar	KPZ	B	B	C	B	A	A	C	B	B	B	60	D	D

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225	Kangra Niketan	WZ	B	B	A	B	B	A	C	B	B	C	60	D	D
226	Kapil Vihar	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
227	Karkar Duma	Shah (S)	B	B	B	B	B	B	A	B	B	C	60	D	D
228	Karol Bagh	KBZ	B	B	A	C	B	B	C	B	C	B	52	D	D
229	Kasturba Nagar	CZ	B	B	C	B	B	A	C	B	C	B	52	D	D
230	Kiran Vihar	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
231	Kirpal Bagh	KPZ	B	B	A	B	B	A	B	C	B	C	60	D	D
232	Kirti Nagar	KBZ	B	B	C	A	B	A	A	B	B	A	72	D	D
233	Kohat Enclave	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
234	Krishi Niketan	KPZ	B	B	A	C	B	A	C	B	C	B	52	D	D
235	Krishna Nagar (Karol Bagh)	KBZ	B	B	B	C	B	A	C	B	C	B	52	D	D
236	Krishna Park	WZ	B	B	B	B	B	B	B	B	B	B	60	D	D
237	Krishna Park Extn	WZ	B	B	B	C	B	B	A	B	B	B	60	D	D
238	Lok Vihar	KPZ	B	B	A	C	B	A	B	B	B	C	60	D	D
239	Madhuban Enclave	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
240	Maharana Pratap Enclave	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
241	Mahendru Enclave	KPZ	B	B	A	B	A	A	B	B	B	B	72	D	D
242	Manak Vihar	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
243	Manohar Nagar	WZ	B	B	C	C	B	A	B	B	C	B	52	D	D
244	Mansarowar Garden	KBZ	B	B	B	A	C	A	B	C	B	C	60	D	D
245	Maurya Enclave	KPZ	B	B	B	B	B	A	B	B	B	C	60	D	D
246	Mausam Vihar	Shah (S)	B	B	B	B	B	A	B	B	B	C	60	D	D
247	Maya Enclave	WZ	B	B	B	B	B	A	C	B	B	B	60	D	D
248	Mayur Vihar Phase I	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
249	Mayur Vihar Phase1	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
250	Mayur Vihar Phase-I	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
251	Mayur Vihar Phase-III	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
252	MAYUR VIHAR PHASE-III, LIG FLAT	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D

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253	Mayur Vihar Phase-II	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
254	Mayur Vihar Phase-III, New MIG Flat	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
255	Meera Bagh	KPZ	B	B	A	B	B	A	B	B	B	B	68	D	D
256	Miyanwali Nagar	RZ	B	B	B	A	B	A	C	B	B	C	60	D	D
257	Model Hsg. Society	KPZ	B	B	B	B	B	A	B	B	B	C	60	D	D
258	Model Town	KPZ	B	C	B	A	A	A	C	B	A	B	68	D	D
259	Mohan Coop Indl Estate	CZ	B	C	B	A	C	A	B	C	B	A	60	D	D
260	Mukharjee Nagar	CLZ	B	C	B	C	B	A	B	B	B	C	52	D	D
261	Nanak Pura (Mayapuri)	WZ	B	B	C	C	B	A	B	B	C	B	52	D	D
262	Nanakpura	South	B	B	A	C	C	A	C	B	C	A	56	D	D
263	Nangal Raya Shopping Centre	WZ	B	B	B	C	B	A	C	B	C	B	52	D	D
264	Naraina Vihar	KBZ	B	B	B	B	B	A	C	B	B	B	60	D	D
265	Narang Colony	WZ	B	B	C	C	B	A	B	B	C	B	52	D	D
266	Nav Sansad Vihar	NGZ	B	B	C	C	B	A	C	B	C	A	52	D	D
267	Navinta	CZ	C	C	C	C	C	C	C	B	B	B	32	D	D
268	Nehru Nagar	KBZ	B	B	A	C	B	A	C	B	C	B	56	D	D
269	New Multan Nagar	KPZ	B	C	B	C	B	A	C	B	C	C	44	D	D
270	New Patel Nagar	KBZ	B	B	B	C	B	A	C	B	C	B	52	D	D
271	New Rajdhani Enclave	Shah (S)	B	B	B	B	B	A	B	B	B	C	60	D	D
272	Nirmal Colony	CZ	B	B	C	C	B	A	B	B	C	B	52	D	D
273	Nirman Vihar	Shah (S)	B	B	A	B	B	A	B	B	B	C	64	D	D
274	Nishant Kunj	KPZ	B	B	A	C	B	A	B	B	B	C	60	D	D
275	Okhla Industrial Estate	CZ	A	B	A	A	C	A	B	C	A	A	76	D	D
276	Old Rajendra Nagar	KBZ	B	C	B	B	A	A	C	A	B	B	64	D	D
277	Outram Lines	CLZ	B	B	C	C	B	A	B	B	B	C	52	D	D
278	Palam Apartments, Bilwasan	NGZ	B	B	A	C	B	B	C	B	C	A	56	D	D
279	Panchwati (Bijwasan)	NGZ	B	B	C	C	B	A	C	B	C	A	52	D	D
280	Pandu Nagar		B	B	A	C	B	B	C	B	C	B	56	D	D



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281	Park End	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
282	Parmanand Nagar	CLZ	B	B	C	C	B	A	B	B	B	C	52	D	D
283	Paryatan Vihar	Shah (S)	B	B	A	C	B	A	C	B	C	C	52	D	D
284	Paschim Enclave	RZ	B	B	A	C	B	A	C	B	B	B	60	D	D
285	Paschim Vihar	KPZ	B	B	A	B	B	A	B	B	B	B	68	D	D
286	Paschimpuri	WZ	B	B	C	C	B	A	B	B	C	B	52	D	D
287	Pitampura	KPZ	B	B	A	A	B	A	C	B	B	C	64	D	D
288	Poshangipur	WZ	B	B	C	C	B	A	B	B	C	B	52	D	D
289	Prasad Nagar	KBZ	B	B	A	A	B	A	B	B	B	B	68	D	D
290	Prashant Vihar	RZ	B	C	A	A	B	A	B	B	B	C	64	D	D
291	Preet Vihar	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
292	Prem Nagar	KBZ	B	B	A	C	B	B	C	B	C	B	56	D	D
293	Prem Nagar	CZ	B	B	C	C	B	A	B	B	C	B	52	D	D
294	Press Enclave	SPZ	B	B	C	B	B	C	B	B	A	C	52	D	D
295	Priya Darshani Vihar	KPZ	B	C	A	B	B	A	B	B	B	C	60	D	D
296	Priya Enclave	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D
297	Priyadarshani	SPZ	B	B	A	C	B	B	B	B	C	C	52	D	D
298	Pundrik Vihar	KPZ	B	C	A	B	B	A	B	B	B	C	60	D	D
299	Pushkar Enclave 1	KPZ	B	B	B	C	B	A	B	B	B	B	60	D	D
300	Pushp Vihar	South	B	B	C	C	B	A	C	B	C	A	52	D	D
301	Pushpanjali	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
302	R.B.I. Colony	KPZ	B	B	A	B	B	A	B	B	B	B	68	D	D
303	Raj Nagar	KPZ	B	C	A	B	B	A	A	B	B	B	68	D	D
304	Raja Enclave	KPZ	B	B	A	B	B	A	B	C	B	B	60	D	D
305	Raja Garden	WZ	B	B	B	A	A	A	B	A	B	B	76	D	D
306	Rajdhani Enclave	KPZ	B	B	A	C	B	A	B	B	B	C	60	D	D
307	Rajouri Garden	WZ	B	B	B	A	A	A	C	A	B	A	76	D	D
308	Ram Vihar	Shah (S)	B	C	A	A	B	A	C	B	B	C	60	D	D

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309	Ramesh Nagar	KBZ	B	B	B	B	B	A	A	B	B	A	72	D	D
310	Ranapartap Bagh	KPZ	B	B	B	B	B	A	A	B	A	B	72	D	D
311	Reserve Bank Colony	KPZ	B	B	C	C	B	A	B	B	B	C	52	D	D
312	Rishab Vihar	Shah (S)	B	C	A	A	B	A	C	B	B	C	60	D	D
313	Rohit Kunj	KPZ	B	C	A	B	B	A	B	B	B	C	60	D	D
314	Roop Nagar	KPZ	B	B	C	B	A	A	C	B	B	B	60	D	D
315	Roop Nagar, Keshav Puram	KPZ	B	C	C	C	B	A	C	B	C	C	40	D	D
316	Sadiq Nagar	CZ	B	B	A	C	B	A	C	B	C	B	56	D	D
317	Saini Enclave	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D
318	Sainik Farm	South	B	A	A	B	B	A	C	B	A	B	72	D	D
319	Sainik Vihar	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
320	Sama Garden	KBZ	B	B	B	C	B	B	B	B	C	B	52	D	D
321	Samrat Enclave	KPZ	B	B	A	C	B	A	B	B	B	C	60	D	D
322	Sandesh Vihar	KPZ	B	B	A	C	B	A	B	B	B	C	60	D	D
323	Sant Nagar	South	B	C	C	B	A	B	A	B	B	B	60	D	D
324	Saraswati Garden	KBZ	B	C	B	B	B	B	A	B	B	B	60	D	D
325	Saraswati Vihar	KPZ	B	B	B	B	B	B	B	B	A	C	60	D	D
326	Sardar Nagar near CC Colony	KPZ	C	C	C	C	C	C	B	B	B	C	32	D	D
327	Saroopa Mohalla	CZ	B	B	C	C	B	A	B	B	C	B	52	D	D
328	Satya Niketan	South	B	B	A	C	C	A	C	B	C	A	56	D	D
329	Savita Vihar	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D
330	Savitri Nagar	South	B	B	B	B	B	A	A	B	B	A	72	D	D
331	Sewa Nagar	CZ	B	B	A	C	B	A	C	B	C	B	56	D	D
332	Shakti Nagar	KPZ	B	B	A	B	B	A	B	B	B	B	68	D	D
333	Shakti Nagar Extn	KPZ	B	B	A	B	B	A	B	B	B	B	68	D	D
334	Shakti Vihar	KPZ	B	C	A	C	B	A	B	B	A	C	60	D	D
335	Shalimar Bagh	KPZ	B	B	A	A	B	A	B	B	B	C	68	D	D
336	Shankar Garden, Vikaspuri	WZ	B	B	B	A	B	B	B	C	B	B	60	D	D

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
337	Shankar Vihar	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D
338	Shanti Vihar	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D
339	Sharda Niketan	KPZ	B	C	A	B	B	A	B	B	B	C	60	D	D
340	Shardapuri	KBZ	B	B	A	C	B	B	C	B	C	B	52	D	D
341	Sheikh Sarai Phase 2	South	B	C	A	C	B	A	C	B	B	A	60	D	D
342	Shikshak Sadan	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D
343	Shiva Enclave	KPZ	B	B	A	B	B	A	A	B	B	B	72	D	D
344	Shiva Enclave	KPZ	B	C	A	B	B	A	B	B	B	C	60	D	D
345	Shiva Enclave (Paschim Vihar)	KPZ	B	B	B	C	B	B	B	B	C	B	52	D	D
346	Shreshtha Vihar	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	D	D
347	Shubh Enclave	KPZ	B	B	A	C	B	A	B	B	B	C	60	D	D
348	Shubh Enclave	KPZ	B	B	A	C	B	A	C	B	C	B	56	D	D
349	Shubham Enclave	KPZ	B	B	C	B	B	A	B	B	B	B	60	D	D
350	Shyam Enclave	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D
351	Sidhartha Enclave	CZ	C	C	B	C	B	A	C	B	B	A	52	D	D
352	Sidhartha Extn.	CZ	C	C	B	C	B	A	C	B	B	A	52	D	D
353	South Patel Nagar	KBZ	B	C	B	B	A	A	C	A	B	B	64	D	D
354	Sriniwaspuri	CZ	B	B	B	C	B	A	B	B	C	B	56	D	D
355	State Bank Nagar	KPZ	B	B	A	C	B	A	C	B	B	B	60	D	D
356	Sukh Vihar	Shah (S)	B	B	B	B	B	A	B	B	B	C	60	D	D
357	Sukhdev Park	KPZ	B	B	C	C	B	A	B	B	B	C	52	D	D
358	Sundari Rly Colony	SPZ	B	B	C	C	B	A	B	B	B	C	52	D	D
359	Sunder Vihar	RZ	B	B	A	B	B	C	B	B	B	B	60	D	D
360	Supreme Enclave & Societies	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
361	Surajmal Vihar	Shah (S)	B	C	A	A	B	A	C	B	B	C	60	D	D
362	Suraksha Enclave	KPZ	B	B	A	C	B	A	C	B	C	C	52	D	D
363	Surya Enclave	KPZ	B	B	A	C	B	A	C	B	C	C	52	D	D
364	Surya Niketan	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D

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S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weight age	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
365	Swasthya Vihar	Shah (S)	B	B	A	A	B	A	C	B	B	C	64	D	D
366	Tagore Garden	WZ	B	B	B	A	B	A	C	B	B	B	64	D	D
367	Tagore Park	WZ	B	B	B	B	B	A	B	B	B	B	64	D	D
368	Tagore Park	CLZ	C	C	C	C	C	C	C	B	B	B	32	D	D
369	Tagore Park Extn	CLZ	B	B	B	B	B	A	B	B	B	B	64	D	D
370	Tarun Enclave	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
371	Timarpur	CLZ	B	C	A	C	B	A	C	B	C	B	52	D	D
372	Tis Hazar	SPZ	B	B	B	C	B	A	B	B	C	C	52	D	D
373	Uday Nikotan	KBZ	B	B	C	C	B	A	B	B	C	B	52	D	D
374	Vaishali	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
375	Varun Niketan	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
376	Vasudha Enclave	KPZ	B	B	A	B	B	A	C	B	B	C	60	D	D
377	Vasundhara Encl	Shah (S)	B	B	A	C	B	A	C	B	C	C	52	D	D
378	Vigyan Lok	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
379	Vigyan Vihar	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	D	D
380	Vijay Nagar	CLZ	B	B	C	C	B	A	B	B	B	C	52	D	D
381	Vikash Sadan	CZ	B	B	A	C	B	B	C	B	C	B	52	D	D
382	Vikaspuri	WZ	B	C	B	A	B	A	B	B	B	B	64	D	D
383	Vinoba Puri	CZ	B	C	C	B	B	A	B	A	B	B	60	D	D
384	Vishakha Enclave	KPZ	B	C	A	B	B	A	B	B	B	C	60	D	D
385	Vishal Enclave	WZ	B	C	A	C	C	A	C	B	C	B	48	D	D
386	Vivek Vihar	Shah (S)	B	B	A	A	B	A	C	B	B	C	64	D	D
387	Wazir Nagar	CZ	B	B	B	C	B	B	B	B	C	B	52	D	D
388	West Enclave	KPZ	B	C	A	B	B	A	B	B	B	C	60	D	D
389	West Patel Nagar	KBZ	B	C	B	B	A	A	C	A	B	B	64	D	D
390	Yojana Vihar	Shah (S)	B	C	A	B	B	A	B	B	B	C	60	D	D
391	Zakir Bagh	CZ	B	B	C	C	B	C	C	B	A	A	52	D	D
392	Adarsh Bhawan Coop. H.B.Society	WZ	B	C	A	C	B	A	C	C	C	C	44	E	E



Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weight age	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
393	Ajay Enclave	WZ	B	B	A	C	C	A	B	B	C	B	56	E	E
394	Ajmere Gate	SPZ	B	B	B	C	C	A	A	B	C	B	56	E	E
395	Aliganj	CZ	B	B	A	C	B	A	C	B	C	B	52	E	E
396	Amba Enclave	RZ	B	B	A	C	B	A	C	B	B	B	60	E	E
397	Amrit Puri	CZ	B	C	A	C	B	B	C	C	C	B	48	E	E
398	Andha Mughal	SPZ	B	C	B	C	B	A	B	C	C	C	48	E	E
399	Andheria Mor	South	B	C	A	C	B	C	C	C	C	A	48	E	E
400	Arab Ki Sarai	CZ	B	C	C	C	B	C	B	C	B	B	40	E	E
401	Aram Bagh	KBZ	B	C	C	C	B	A	A	B	C	C	48	E	E
402	Aram Gram		B	C	C	C	B	C	A	C	B	C	40	E	E
403	Aram Nagar	SPZ	B	B	A	C	B	A	B	B	C	C	56	E	E
404	Arihant Nagar	WZ	B	C	A	C	B	A	C	C	C	C	48	E	E
405	Arjun Garh	South	B	C	A	C	B	C	C	C	C	A	48	E	E
406	Arjun Nagar	South	B	C	A	C	C	B	C	C	C	A	48	E	E
407	Arya Nagar (Pahar Ganj)	KBZ	B	B	B	C	C	A	A	B	C	B	56	E	E
408	Asha park	WZ	B	B	C	C	B	A	B	B	C	B	52	E	E
409	Ashok Nagar, Tihar	WZ	C	C	C	C	C	C	C	C	C	B	24	E	E
410	Ashok Park	KPZ	B	C	B	C	C	A	B	C	C	B	48	E	E
411	Ashoka Paharl	KBZ	B	C	A	C	B	C	C	C	C	A	48	E	E
412	Ayodhya Enclave	RZ	B	C	A	C	C	A	B	C	C	C	48	E	E
413	Azad Market	SPZ	B	C	C	C	B	A	A	C	C	C	44	E	E
414	Baggichi Madhodos	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
415	Bagichi Allaaddin	SPZ	B	B	A	C	B	A	B	B	C	C	56	E	E
416	Balmiki Colony	KBZ	B	B	C	C	B	A	B	B	C	B	52	E	E
417	Bank Enclave, Geeta Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	E	E
418	Bapu Park	CZ	B	B	C	C	B	A	B	B	C	B	52	E	E
419	Bara Chamarwara	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
420	Bara More Sarai	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruc ture	Type of Colony	Proximit y to commer cial market	Level of servies social Infrastru cture	Economic status of occupant	Locati on of colony	Weight age	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
421	Basti Harphool Singh	SPZ	B	B	B	C	B	A	B	B	C	C	52	E	E
422	Bhai Parmanand Nagar	CLZ	B	C	C	C	B	A	B	B	C	C	40	E	E
423	Bharat Nagar	KPZ	B	C	A	C	B	B	C	B	C	B	48	E	E
424	Bhim Nagri	South	B	C	B	C	C	A	B	C	C	A	48	E	E
425	Bhogal	CZ	B	C	C	B	B	A	A	B	B	B	60	E	E
426	Budh Nagar	KBZ	B	B	C	C	B	A	B	B	C	B	52	E	E
427	Cariappa Marg Khirki Extn	South	C	C	A	C	B	A	C	B	B	A	56	E	E
428	Chandni Chowk	SPZ	B	B	B	C	B	A	A	B	C	C	56	E	E
429	Chandni Mahal	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
430	Chhatta Bhawani Shankar	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
431	Chhippy Wada	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
432	Chhota Chamarwara	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
433	Chowk Nai Basti	SPZ	B	C	C	C	B	A	B	B	C	C	44	E	E
434	Christian Colony	CLZ	B	B	A	C	B	A	C	B	C	C	52	E	E
435	Chuna Mandi	KBZ	B	B	A	C	C	A	A	C	C	B	56	E	E
436	Citizens Enclave	RZ	B	B	A	C	B	A	B	B	B	C	60	E	E
437	Dakshinapuram	South	B	C	A	C	C	A	C	C	C	A	48	E	E
438	Defence Enclave, Mahipalpur	NGZ	B	C	A	C	B	C	C	B	C	A	48	E	E
439	Dev Nagar	KBZ	B	B	A	C	B	B	C	B	C	B	52	E	E
440	Dharam Kunj	RZ	B	B	A	C	B	A	B	B	B	C	60	E	E
441	Dharam Pura	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
442	Dori Walan	KBZ	B	C	C	C	B	A	C	B	C	A	48	E	E
443	East End Enclave	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	E	E
444	Eklaviya Enclave	RZ	B	C	A	B	C	A	B	C	C	C	48	E	E
445	Electricity Colony,Punjabi Bagh	KBZ	B	C	A	B	C	A	C	C	C	B	48	E	E
446	Farash Khana	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
447	Fatehpur Bar Extn.	South	B	C	C	C	B	A	C	B	C	A	48	E	E
448	Fatehpuri	SPZ	B	B	B	C	B	B	A	B	C	C	52	E	E

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449	Fyaz Ganj	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
450	Gandhi Nagar	Shah (S)	B	C	C	C	B	B	A	B	C	C	44	E	E
451	Ganesh Nagar	WZ	B	B	B	B	B	B	A	B	A	C	64	E	E
452	Gangaram Vatika	WZ	B	C	A	C	C	A	B	C	C	B	48	E	E
453	GB Road Area	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
454	Gitanjali Vihar	KBZ	B	C	A	C	C	B	B	C	C	B	48	E	E
455	Gobind Mohalla	KPZ	B	C	A	C	B	B	C	B	C	C	44	E	E
456	Gokhale Market	SPZ	B	B	C	C	B	A	B	B	B	C	52	E	E
457	Gulabi Bagh	KPZ	B	C	A	C	C	A	B	C	C	C	48	E	E
458	Guru Arjun Nagar	KBZ	B	B	A	C	B	A	C	B	C	C	56	E	E
459	Gyan Kunj	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	E	E
460	Hathi Khana	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
461	Hauz Qazi	SPZ	B	B	C	C	B	A	B	B	B	C	52	E	E
462	Hauz Suiwala	SPZ	B	B	C	B	B	A	B	B	C	C	52	E	E
463	Haveli Haider Kuli	SPZ	B	B	B	C	B	B	A	B	C	C	52	E	E
464	IAAI Colony	South	B	C	A	C	C	A	C	C	C	A	48	E	E
465	IINAA Housing Complex	NGZ	B	C	A	C	C	A	C	C	C	A	48	E	E
466	Indian Air Lines Colony	South	B	C	A	C	C	A	C	C	C	A	48	E	E
467	Jagjivan Ram Housing Society	NGZ	B	C	A	C	C	A	C	C	C	A	48	E	E
468	Jai Dev Park	KBZ	B	B	A	C	B	C	A	B	C	B	56	E	E
469	Jain Colony	KPZ	C	C	C	C	C	C	C	C	C	C	20	E	E
470	Jama Masjid	SPZ	B	B	C	B	B	A	B	B	C	C	52	E	E
471	Janak Vihar Exin. Tihar	WZ	B	C	A	C	B	B	C	B	C	B	48	E	E
472	Janta Colony	WZ	B	C	A	C	B	B	C	B	C	C	44	E	E
473	Janta Garden	Shah (S)	B	C	C	C	B	A	B	B	B	C	44	E	E
474	Jhabu Mal Colony	SPZ	B	C	A	C	C	A	C	C	C	A	48	E	E
475	Jiwan Nagar	CZ	B	C	B	B	B	A	B	B	B	B	60	E	E
476	Jogiwara	SPZ	B	C	B	C	B	A	B	B	C	C	48	E	E

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477	Kailash Park	KBZ	B	C	B	C	B	B	B	B	C	B	48	E	E
478	Kalan Mahal	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
479	Kalkaji Extn	CZ	B	C	A	B	C	A	C	B	B	A	60	E	E
480	Kaseru Walan	KBZ	B	B	B	C	C	A	A	B	C	B	56	E	E
481	Kashmere Gate	SPZ	B	B	B	C	B	B	B	B	B	C	52	E	E
482	Kasturba Niketan	CZ	B	C	C	C	B	A	C	B	C	B	44	E	E
483	Katar Ganj	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
484	Katra Asharfi	SPZ	B	B	A	C	C	A	A	B	C	C	56	E	E
485	Katra Chobey Lal	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
486	Katra Dhobi	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
487	Katra Ghel	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
488	Katra Husain Bux	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
489	Katra Imli	SPZ	B	C	C	C	B	A	B	B	C	C	44	E	E
490	Katra Mashru	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
491	Katra Nawab	SPZ	B	B	C	C	B	A	A	B	C	C	52	E	E
492	Katra Neel	SPZ	B	B	C	C	B	A	A	B	C	C	52	E	E
493	Katra Pedan	SPZ	B	B	B	C	B	A	A	B	C	C	56	E	E
494	Katra Shahenshah	SPZ	B	B	C	B	B	B	A	B	C	C	52	E	E
495	Kewal Nagar		B	C	A	C	C	A	B	B	C	C	48	E	E
496	Khari Baoli	SPZ	B	B	C	C	B	A	A	B	C	C	52	E	E
497	Kheria Mohalla	SPZ	B	C	C	C	B	A	B	B	C	C	44	E	E
498	Khirki Ext.	South	B	B	A	B	B	C	A	A	B	A	72	E	E
499	Khush Dil	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
500	Khyber Pass	SPZ	B	B	B	C	B	B	B	B	B	C	52	E	E
501	Kilokari Extn	CZ	B	C	B	C	B	B	C	B	C	B	44	E	E
502	Kishan Ganj	SPZ	B	C	C	C	B	A	B	B	C	B	48	E	E
503	Kishan Garh Colony, Mehrauli	South	B	C	A	C	B	C	C	B	C	A	48	E	E
504	Kotla Mubarakpur	CZ	B	B	A	C	B	B	C	B	C	B	52	E	E



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505	Krishi Kunj	KBZ	B	B	A	C	B	A	C	B	C	B	56	E	E
506	Krishna Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	E	E
507	Krishna Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	E	E
508	Krishna Nagar (South Delhi)	South	B	C	A	C	C	B	C	B	C	A	48	E	E
509	Kucha Alam	SPZ	B	B	C	C	B	A	A	B	C	C	52	E	E
510	Kucha Bulaki Begam	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
511	Kucha Ghasiram	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
512	Kucha Mahajan	SPZ	B	B	C	C	B	A	A	B	C	C	52	E	E
513	Kucha Natwa	SPZ	B	B	A	C	B	C	A	B	C	C	52	E	E
514	Kucha Pandit	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
515	Kucha Pati Ram	SPZ	B	B	A	C	B	B	B	B	C	C	52	E	E
516	Kucha Sohan Lal	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
517	Kucha Tikku Sah	KBZ	B	B	B	C	C	A	A	B	C	B	56	E	E
518	Kuchalal Man	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
519	Lajwanti Garden	WZ	B	C	B	B	B	B	A	B	B	B	60	E	E
520	Lal Bagh	KPZ	B	C	C	C	B	A	B	B	C	C	44	E	E
521	Lalkuan Bazar	SPZ	B	B	A	C	B	B	A	B	C	C	56	E	E
522	Laxmi Kunj	RZ	B	C	A	C	C	A	B	B	C	C	48	E	E
523	Madarasi Colony Mori Gate	SPZ	B	B	C	C	B	A	A	B	C	C	52	E	E
524	Madhuban Enclave	WZ	B	C	A	C	B	A	C	B	C	C	48	E	E
525	Mahavir Nagar	WZ	B	B	A	A	C	A	B	C	C	B	60	E	E
526	Maj Bhupender Singh Nagar	WZ	B	C	A	C	B	B	C	B	C	B	48	E	E
527	Malka Ganj	CLZ	B	B	C	C	B	A	B	B	B	C	52	E	E
528	Mall Road Kishan Garh	South	B	C	A	C	B	C	C	B	C	A	48	E	E
529	Mantola Mohalla	KBZ	B	B	B	C	B	B	A	B	C	B	56	E	E
530	Mata Rameshwari Nehru Nagar	KBZ	B	C	C	C	B	B	C	B	C	B	40	E	E
531	Matia Mahal	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
532	Meena Bazar	SPZ	B	B	C	C	B	A	B	B	B	C	52	E	E

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
533	Mehram Nagar	NGZ	B	C	A	C	C	B	C	B	C	A	48	E	E
534	Minakshi Garden	WZ	B	B	B	B	B	A	C	B	B	B	60	E	E
535	Model Basti	KBZ	B	C	C	C	B	A	C	B	C	A	48	E	E
536	Mohalla Subhash Nagar	Shah (N)	B	C	A	C	C	B	B	B	C	B	48	E	E
537	Mojiwala Bagh	CLZ	B	C	A	C	C	A	B	B	C	C	48	E	E
538	Mori Gate	SPZ	B	B	C	C	B	A	A	B	C	C	52	E	E
539	Moti Nagar	KBZ	B	B	C	A	C	A	A	C	B	B	60	E	E
540	Motia Bagh	SPZ	B	C	A	C	B	A	C	B	C	C	48	E	E
541	Motia Khan	KBZ	B	C	B	C	C	A	C	B	C	A	48	E	E
542	Multani Dhanda	KBZ	B	B	C	B	B	B	B	B	B	C	52	E	E
543	Nabi Karim	SPZ	B	B	B	C	B	B	B	B	B	C	52	E	E
544	Nai Basti	KBZ	B	C	A	C	C	B	C	B	C	A	48	E	E
545	Nai Walan	KBZ	B	C	C	C	B	A	B	B	C	B	48	E	E
546	Nawada Ganj	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
547	Naya Bazar	SPZ	B	B	A	C	B	B	A	B	C	C	56	E	E
548	Naya Mohalla	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
549	Nehru Nagar	CZ	C	C	C	C	C	C	C	B	B	B	32	E	E
550	New Sabzi Mandi	CLZ	B	C	A	C	C	A	B	B	C	C	48	E	E
551	Nimri Colony	KPZ	B	C	A	C	B	B	C	B	C	B	48	E	E
552	Pahar Ganj	KBZ	B	B	C	C	B	A	A	B	C	B	56	E	E
553	Pahari Dhiraj	SPZ	B	C	C	C	B	A	B	B	C	C	44	E	E
554	Pal Walan	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
555	Palam Enclave	NGZ	B	B	B	C	B	A	C	B	C	A	56	E	E
556	Panchsheel Extn	South	B	C	A	C	B	C	C	B	C	A	48	E	E
557	Panchsheel Vihar	South	B	C	A	C	B	C	C	B	C	A	48	E	E
558	Panchwati	CLZ	B	B	B	C	B	A	A	B	B	C	60	E	E
559	Pandav Nagar	KBZ	B	C	B	C	B	B	C	B	C	C	40	E	E
560	Pant Nagar	CZ	B	B	C	C	B	A	B	B	C	B	52	E	E

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S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
561	Parvana Vihar	RZ	B	B	A	B	B	A	C	B	B	C	60	E	E
562	Paschim Vihar Extn	WZ	B	C	A	C	B	A	C	B	C	C	48	E	E
563	Prakash Mohalla	CZ	B	B	C	C	B	A	B	B	C	B	52	E	E
564	Press Colony	WZ	B	C	B	C	B	A	C	B	C	B	48	E	E
565	Priyadarshini Vihar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	E	E
566	Rajpura & Gurmandi Duplex Qtrs.	KPZ	B	B	B	B	B	A	C	B	B	B	60	E	E
567	Ram Nagar	SPZ	C	C	C	C	C	C	B	B	B	C	32	E	E
568	Rangpuri	NGZ	B	C	A	C	B	C	C	B	C	A	48	E	E
569	Rani Bagh	KPZ	B	B	C	C	B	A	B	B	B	C	52	E	E
570	Ranjit Nagar	KBZ	B	C	A	C	C	A	C	B	C	B	48	E	E
571	Rehgarpura	KBZ	B	C	C	C	B	A	C	B	C	B	44	E	E
572	Rishi Nagar	KPZ	B	B	A	C	B	A	C	B	C	C	52	E	E
573	ROHINI SECTOR-1 to 19	RZ	B	C	B	C	B	A	C	B	C	B	44	E	E
574	ROHINI SECTOR-20 to 38	Narela	B	C	B	C	B	A	C	B	C	B	44	E	E
575	Roshan Pura	SPZ	B	C	A	C	C	B	A	B	C	C	48	E	E
576	Ruchi Vihar	NGZ	B	C	A	C	B	C	C	B	C	A	48	E	E
577	Sabzi Mandi	CLZ	B	C	C	C	B	A	A	B	C	C	48	E	E
578	Sadar Bazar	SPZ	B	B	A	C	B	A	C	B	C	C	52	E	E
579	Samay Vihar	RZ	B	C	B	C	B	A	C	B	C	C	44	E	E
580	Sanjay Nagar	KPZ	B	C	A	C	B	B	B	B	C	C	48	E	E
581	Sanskrit Nagar	RZ	B	B	A	C	B	A	B	B	B	C	60	E	E
582	Sanwal Nagar	CZ	B	C	A	C	B	B	C	B	C	B	48	E	E
583	Sarai Rohilla	SPZ	B	C	C	C	B	A	B	B	C	B	48	E	E
584	Saraswati Park	SPZ	B	C	A	C	C	A	C	B	C	B	48	E	E
585	Sarup Nagar (University)	CLZ	B	C	A	C	B	A	C	B	C	C	48	E	E
586	Sat Nagar	KBZ	B	C	B	C	B	A	C	B	C	B	48	E	E
587	Satyam Vihar	CZ	B	C	C	C	B	B	B	B	C	C	40	E	E
588	Saval Phoos Colony	SPZ	B	C	A	C	C	A	B	B	C	C	48	E	E

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589	SBM Colony	KBZ	B	C	A	C	B	A	C	B	C	B	52	E	E
590	Shadipur Market	KBZ	B	C	C	C	B	B	C	B	C	B	48	E	E
591	Shah Ganj	SPZ	B	C	B	C	B	A	A	B	C	C	48	E	E
592	Shahi Idgah Colony	KBZ	B	B	B	C	B	B	B	B	B	C	52	E	E
593	Shakur Basti	KPZ	B	C	A	C	B	B	C	B	C	C	44	E	E
594	Shakurpur Colony	KPZ	B	C	A	C	B	B	C	B	C	C	44	E	E
595	Shastri Nagar	SPZ	B	C	A	C	B	B	C	B	C	B	48	E	E
596	Sheesh Mahal	SPZ	B	C	A	C	B	A	A	B	C	C	48	E	E
597	Shivaji Park (Punjabi Bagh)	WZ	B	C	C	C	B	A	C	B	C	C	48	E	E
598	Shora Kothi	KBZ	C	C	C	C	C	C	C	C	C	B	24	E	E
599	Shree Nagar	KPZ	B	B	B	B	B	A	A	B	A	B	72	E	E
600	Sidhartha Extention	CZ	B	C	B	C	A	A	B	A	A	A	72	E	E
601	Sidhartha Nagar	CZ	C	B	B	C	B	A	C	B	B	A	52	E	E
602	Sita Saran Colony	SPZ	B	C	C	C	C	A	B	B	C	C	48	E	E
603	Sitaram Bazar	SPZ	B	C	C	C	B	A	A	B	C	C	48	E	E
604	Sorabh Vihar Hari Nagar Extn	CZ	B	C	A	C	B	C	C	B	C	B	44	E	E
605	Subash Nagar	KBZ	B	C	B	C	B	A	B	B	C	B	48	E	E
606	Sudarshan Park	KBZ	B	C	B	A	B	A	B	B	C	B	56	E	E
607	Swami Ram Tirth Nagar	KBZ	B	C	A	C	C	A	C	B	C	A	48	E	E
608	Swaumaidha Colony	WZ	B	C	C	C	B	A	C	B	C	C	48	E	E
609	Tellwara	SPZ	B	C	A	C	B	A	A	B	C	C	48	E	E
610	Thakkar Bapa Nagar	KBZ	B	C	B	C	B	B	C	B	C	B	44	E	E
611	Tilak Nagar	WZ	B	B	B	A	B	A	B	B	B	B	68	E	E
612	Vakil Pura	SPZ	B	C	A	C	C	A	B	B	C	C	48	E	E
613	Vardhman Nagar	SPZ	B	C	A	C	C	B	C	B	C	B	48	E	E
614	Veer Nagar Colony	KPZ	B	C	B	C	B	A	C	B	C	C	44	E	E
615	Vidhya Vihar	RZ	B	C	A	B	B	A	B	B	B	C	60	E	E
616	Vijeta Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	E	E



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617	Vishwa Vihar	RZ	B	C	A	B	B	A	B	B	B	C	60	E	E
618	Yamuna Bazar	SPZ	B	C	C	C	B	B	B	B	C	C	40	E	E
619	Yamuna Vihar	Shah (N)	B	C	B	C	B	A	C	B	C	C	44	E	E
620	AB Extn. Colony	RZ	C	C	C	C	B	C	C	B	B	C	32	F	F
621	Abdul Fazal Enclave	CZ	C	C	C	C	B	C	C	C	B	A	36	F	F
622	Acharya Niketan	Shah (S)	B	B	A	B	B	A	C	B	B	C	60	F	F
623	Adarsh Nagar	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
624	Ahinsha Enclave, Mehrauli	South	C	C	C	C	C	C	C	C	B	A	32	F	F
625	Air India Colony	South	C	C	C	C	C	C	C	C	B	A	32	F	F
626	Ajit Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
627	Amar Colony (Mandoli)	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
628	Amar Mohalla	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
629	Ambedkar Nagar, Shahdara	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
630	Ami Chand Khand	CZ	C	C	C	C	C	C	C	C	C	A	28	F	F
631	Amrit Kaur Puri	KBZ	C	C	C	C	C	C	C	B	B	B	32	F	F
632	Amrit Nagar, Shahdara	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
633	Anand Gram	Shah (N)	C	C	C	C	C	C	C	C	B	A	32	F	F
634	Anand Mohalla	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
635	Anand Nagar	SPZ	B	C	A	C	B	B	C	C	C	B	48	F	F
636	Anand Parbat	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
637	Anand Vihar Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
638	Anarkali	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
639	Anarkali Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
640	Anarkali Garden	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
641	Anup Vihar	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
642	Arjan Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
643	Arjun Mohalla	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
644	Arjun Nagar (Krishan Nagar)	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F

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645	Arjun Nagar (West)	Shah (S)	B	B	A	C	B	A	C	B	C	B	56	F	F
646	Aruna Nagar	SPZ	B	B	A	C	B	A	C	B	C	C	52	F	F
647	Arunodya Society	WZ	C	C	C	B	C	C	C	B	B	B	32	F	F
648	Arvind Nagar	Shah (N)	C	C	C	C	B	C	B	C	C	C	32	F	F
649	Asalatpur Khadak	WZ	B	C	C	C	B	B	C	B	C	B	40	F	F
650	Ashok Mohalla, Shahdara	Shah (S)	C	C	C	B	C	C	B	B	B	C	32	F	F
651	Ashok Nagar Extn. Mandoli Road	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	F	F
652	Ashok Park Main	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
653	Azad Nagar	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
654	Azad Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
655	Bagichi Phool Singh	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
656	Bajaj Enclave	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
657	Bal Mukund Khand	CZ	C	C	C	C	C	C	C	C	C	A	28	F	F
658	Baldev Park (Jagatpuri)	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
659	Baljit Nagar	KBZ	C	C	C	C	C	C	C	B	B	B	32	F	F
660	Bankur Vihar	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
661	Bapa Nagar, Dev Nagar	KBZ	C	C	C	C	C	C	C	B	B	B	32	F	F
662	Bara Hindu Rao	KBZ	B	C	C	C	B	A	C	B	C	A	48	F	F
663	Bara Mohalla, Khanpur	South	C	C	C	C	C	C	C	C	B	A	32	F	F
664	Baradari	SPZ	B	C	C	C	B	A	A	B	C	C	48	F	F
665	Behlol Pur Colony	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
666	Beri Wala Bagh	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
667	Bhagat Singh Enclave	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
668	Bhagwan Nagar	CZ	B	C	B	C	B	B	C	B	C	B	44	F	F
669	Bhajan Pura	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
670	Bharat Garden Matiala Road	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
671	Bharat Nagar, New Friends Colony	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F

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672	Bharti Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
673	Bhola Nath Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
674	Bihari Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
675	Bihari Puri Extn.	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
676	Brijpuri	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
677	Budh Vihar, Mandoli	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
678	Chaju Colony	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
679	Chaman Park	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
680	Chand Bagh	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
681	Chand Mohalla	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
682	Chand Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
683	Chandra Lok	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
684	Chandra Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
685	Chandra Shekhar Azad Colony	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
686	Chandu Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
687	Chattar Pur Colony	South	C	C	C	B	C	C	C	C	B	A	32	F	F
688	Chauhan Bangar	Shah (N)	C	C	C	C	B	C	B	C	C	C	32	F	F
689	Chaukhandi Extn	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
690	Chawla Park	Shah (S)	C	C	C	B	C	C	B	B	B	C	32	F	F
691	Chitrakoot	Shah (N)	C	C	C	C	B	C	B	C	C	C	32	F	F
692	Dawat Nagar	CZ	C	C	C	B	C	C	C	B	B	B	32	F	F
693	Daya Basti	SPZ	B	C	C	C	B	A	C	B	C	B	44	F	F
694	Dayanand Block	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
695	Devaram Park	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
696	Dharam Pura, Gandhi Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
697	Dilshad Garden	Shah (N)	B	C	A	C	B	A	C	B	B	C	52	F	F
698	Dr Bhimrao Ambedkar Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
699	Duggal Colony	South	C	C	C	C	C	C	C	C	B	A	32	F	F

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700	Durga Vihar, Tughlakabad	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
701	Durgapuri	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
702	Dwarkapuri	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
703	Faridpur	KBZ	C	C	C	C	C	C	C	B	B	B	32	F	F
704	Farsh Bazar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
705	Fateh Nagar	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
706	Freedom Fighters Vihar	South	C	C	C	C	C	C	C	C	B	A	32	F	F
707	Gafoor Nagar	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
708	Gamri	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
709	Gandhi Nagar, Patpar Ganj	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
710	Ganesh Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
711	Ganesh Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
712	Ganeshpura	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
713	Ganga Vihar	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
714	Gautam Vihar (Harkesh Nagar)	Shah (N)	C	C	C	C	B	C	C	C	C	A	32	F	F
715	Gautampuri (Jaffrabad)	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
716	Geeta Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
717	Geetanjali Enclave, Dabri	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
718	Geetanjali Park, Dabri	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
719	Ghaffar Manzil Colony	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
720	Ghas Mandi	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
721	Ghazipur Dairy Farm	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	F	F
722	Ghisa	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
723	Ghonda Colony	Shah (N)	C	C	C	C	B	C	C	C	C	A	32	F	F
724	Gian Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
725	Giri Nagar	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
726	Gobind Pura	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
727	Gokulpuri	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F



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728	Golden Park	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
729	Gondha Puri	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
730	Gopal Nagar	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
731	Gopal Pur Extn	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
732	Gopalnagar	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
733	Gorakh Park East	Shah (N)	B	C	B	C	B	A	C	B	C	B	44	F	F
734	Goverdhan Bihari Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
735	Govind Garh	KBZ	C	C	C	C	C	C	B	B	B	B	32	F	F
736	Govind Khand	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
737	Govind Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
738	Govindpuri	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
739	Gujranwala (Vikas Puri)	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
740	Gurpreet Nagar, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
741	Guru Amardas Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
742	Guru Angad Nagar (East)	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
743	Guru Angad Nagar (West)	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
744	Guru Nanak Nagar	Shah (S)	C	C	C	C	C	C	C	B	B	B	32	F	F
745	Guru Nanak Nagar	KBZ	C	C	C	C	C	C	B	B	B	C	32	F	F
746	Guru Ram Dass Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
747	Guru Teg Bahadur Enclave	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
748	Gurunanak Nagar	KBZ	B	B	B	C	B	B	A	B	C	B	56	F	F
749	Gyan Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
750	Haji Colony	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
751	Hari Vihar	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
752	Harijan Colony (Outram Lines)	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
753	Harkeh Nagar	Shah (N)	C	C	C	C	C	C	C	B	B	B	32	F	F
754	Harsh Vihar (Dilshad Garden)	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
755	Hind Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F

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756	INDERLOK A BLOCK	SPZ	B	C	B	C	B	B	C	B	C	B	44	F	F
757	INDERLOK B BLOCK	SPZ	B	C	B	C	B	B	C	B	C	B	44	F	F
758	Indira Camp (Jhilmil Colony)	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
759	Indira Vihar (Gokulpur)	Shah (N)	C	C	C	C	B	C	B	B	C	C	32	F	F
760	Indira Vikas Colony	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
761	Indra Enclave Neb Sarai	South	C	C	C	C	C	C	C	C	B	A	32	F	F
762	Islam Colony Mehrauli	South	C	C	C	C	C	C	C	C	B	A	32	F	F
763	Jaffrabad	Shah (N)	C	C	C	C	B	C	B	C	C	C	32	F	F
764	Jagat Ram Park, Laxmi Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
765	Jagatpuri	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
766	Jagatpuri (Bhagwanpur)	Shah (N)	C	C	C	C	B	C	B	B	C	C	32	F	F
767	Jai Prakash Mohalla	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	F	F
768	Jai Prakash Nagar	Shah (N)	C	C	C	C	B	C	C	C	C	A	32	F	F
769	Jain Colony (Uttam Nagar)	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
770	Jain Mohalla	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
771	Jain Park (Uttam Nagar)	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
772	Jamia Nagar	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
773	Janak Park	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
774	Jangpura - B	CZ	B	B	B	B	B	A	A	B	B	A	72	F	F
775	Janta Colony, Raghubir Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
776	Janta Flats Paschim Vihar	KPZ	B	C	A	C	B	A	C	B	C	B	52	F	F
777	Jawahar Park, Deoli	South	C	C	C	C	C	C	C	C	B	A	32	F	F
778	Jawala Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
779	Jeevan Sarita	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
780	Jhagu Mal Colony	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
781	Jheel Khurenja Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
782	Jitar Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
783	Joga Bai Extn.	CZ	C	C	C	C	B	C	C	C	C	A	32	F	F

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784	Johri Pur	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
785	Joshi Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
786	Jurbagh	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
787	Jyoti Colony	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
788	Jyoti Nagar East	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
789	Jyoti Nagar West	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
790	Kabir Bastu	CLZ	C	C	C	C	C	C	C	B	B	B	32	F	F
791	Kabir Nagar	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
792	Kabul Nagar	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
793	Kailash Nagar	Shah (S)	C	C	C	B	C	C	B	B	B	C	32	F	F
794	Kalander	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
795	Kalyanvas	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
796	Kanhiya Nagar	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
797	Kanshipur		C	C	C	C	C	C	B	B	B	C	32	F	F
798	Kanti Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
799	Kapas Hera Extn	NGZ	C	C	C	C	C	C	C	C	B	A	32	F	F
800	Kapoor Basti	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
801	Karampura	KBZ	B	C	A	C	B	A	C	B	C	B	52	F	F
802	Karawal Nagar	Shah (N)	C	C	C	B	C	C	B	C	C	C	32	F	F
803	Kartar Nagar	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
804	Kasturba Nagar	Shah (S)	C	C	C	C	B	C	B	B	B	C	32	F	F
805	Kavita Colony, Nangloi	RZ	C	C	C	C	C	C	B	B	B	C	32	F	F
806	Kedar Bagh on Rohtak Rd	KBZ	B	C	A	C	C	B	B	B	C	B	48	F	F
807	Keshav Puram	KPZ	B	B	C	C	B	A	B	B	B	C	52	F	F
808	Kewal Park, Pankha Road	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
809	Khajan Basti and Extn	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
810	Khajoori Colony	Shah (N)	C	C	C	B	C	C	B	C	C	C	32	F	F
811	Krishan Kunj Laxmi Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F

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812	Kundan Nagar Extn Patparganj Road	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
813	Lachaman Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
814	Lado Saral Extn.	South	C	C	C	C	C	C	C	C	B	A	32	F	F
815	Lakshmi Nagar	Shah (S)	B	B	C	C	B	A	B	B	B	C	52	F	F
816	Lalita Park	Shah (S)	B	C	B	B	B	B	A	B	B	B	60	F	F
817	Lekhu Nagar	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
818	Leprosy Colony	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
819	Madan Park	KBZ	B	C	A	C	C	B	B	B	C	B	48	F	F
820	Madhu Vihar, Uttam Nagar	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
821	Maha Lakshmi Enclave	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
822	Mahavir Block	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
823	Mahavir Colony, (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
824	Mahila Colony, Shahdara	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
825	Mahila Park	Shah (S)	C	C	C	C	C	C	C	B	B	B	32	F	F
826	Mahindra Park	CLZ	B	C	A	C	B	B	C	B	C	C	44	F	F
827	Mahipalpur Extn	NGZ	B	C	A	C	C	A	C	C	C	A	48	F	F
828	Maidan Garhi Extn.	South	C	C	C	C	C	C	C	C	B	A	32	F	F
829	Majnu Ka Tila	SPZ	B	C	A	C	B	A	C	B	C	C	48	F	F
830	Major Bhola Ram Enclave	NGZ	C	C	C	C	C	C	C	C	B	A	32	F	F
831	Makki Sarai	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
832	Malls (Majlis) Park	CLZ	B	C	A	C	B	B	B	B	C	C	48	F	F
833	Manak Vihar	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
834	Manohar Park	KBZ	B	C	A	C	C	B	B	B	C	B	48	F	F
835	Mansarowar Park	Shah (N)	B	C	A	C	B	B	C	B	C	C	44	F	F
836	Master Block	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
837	Matiala Extn, Uttam Nagar	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
838	Maujpur Colony	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
839	Meet Nagar, Shahdara	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F



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840	Meet Nagar, Wazirabad Rd.	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	F	F
841	Mehram Mohalla	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
842	Mirza Galib Bara Khamba Colony	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
843	Mohan Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
844	Mool Chand Colony	CLZ	B	C	A	C	B	C	B	B	C	C	44	F	F
845	Moti Bagh (Karol Bagh)	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
846	Mujeeb Bagh	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
847	Mukh Ram Nagar	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
848	Mukhram Garden	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
849	Multani Mohalla	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
850	Nagar Janta Colony, Shahdara	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
851	Nagla Machi	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
852	Nai Basti, Anand Parbat	SPZ	C	C	C	C	C	C	C	B	B	B	32	F	F
853	Nanak Enclave	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
854	Nanak Ram Colony	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
855	Nanakpura Shakarpur	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
856	Nand Nagri	Shah (S)	C	C	C	B	B	C	B	C	C	C	32	F	F
857	Nangli	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
858	Nanhey Park (Uttam Nagar)	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
859	Narang Colony	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
860	Narayan Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
861	Navin Shadara	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
862	Naya Vishwas Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
863	Neb Sarai Extn.	South	C	C	C	C	C	C	C	C	B	A	32	F	F
864	Neb Valley	South	C	C	C	C	C	C	C	C	B	A	32	F	F
865	Nehru Vihar	CLZ	C	C	C	B	B	C	B	B	C	C	32	F	F
866	New Anarkali Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
867	New Ganesh Park, Shastri Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F

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868	New Gobind Pura	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
869	New Jaffrabad	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
870	New Jagatpuri Extn	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
871	New Krishana Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
872	New Lahore Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
873	New Lahore Mohalla Shastri Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
874	New Loyalpur Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
875	New Modern Shahdara	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
876	New Moti Nagar	KBZ	C	C	A	A	B	A	C	B	B	B	60	F	F
877	New Usmanpur	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
878	Nirankri Colony	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
879	Noor Nagar	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
880	North Avenue Neb Sarai	South	C	C	C	C	C	C	C	C	B	A	32	F	F
881	Okhla Vihar	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
882	Old Brijpuri	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
883	Old Indra Puri Karkardooma	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
884	Om Vihar(Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
885	Onkar Nagar	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
886	Padam Nagar	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
887	Panchsheel Park (Seelampur)	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
888	Pandit Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
889	Parag Vihar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
890	Parda Bagh	CZ	C	C	C	C	C	C	B	B	B	C	32	F	F
891	Partapura	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
892	Paryavaran Complex	South	C	C	C	C	C	C	C	C	B	A	32	F	F
893	Paschimabad	South	C	C	C	C	C	C	C	C	B	A	32	F	F
894	Phool Bagh	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
895	Pratap Nagar	WZ	B	C	A	C	B	B	B	B	C	C	48	F	F

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
896	Pratap Nagar	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
897	Pratap Nagar, Patpar Ganj	Shah (S)	B	B	A	B	B	A	B	B	B	C	64	F	F
898	Prem Nagar	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
899	Prem Nagar, Lal Kuan	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
900	Prithvi Park	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
901	Punjabi Basti	KBZ	B	C	A	C	B	B	B	B	C	C	48	F	F
902	Punjabi Basti	CLZ	C	C	C	C	C	C	C	B	B	B	32	F	F
903	Radhey Puri	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
904	Radhey Shyam Park	Shah (S)	B	C	A	C	B	B	C	B	C	C	44	F	F
905	Raghubarpura	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
906	Raghubir Nagar	WZ	B	C	A	C	C	A	C	B	C	B	48	F	F
907	Raj Garh	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
908	Raja Park	KPZ	B	C	A	C	B	B	C	B	C	C	44	F	F
909	Raja Puri Colony Uttam Nagar	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
910	Rajgarh Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
911	Rajiv Colony (Jhilmil Colony)	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
912	Rajpur Colony	South	C	C	C	C	C	C	C	C	B	A	32	F	F
913	Ram Block	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
914	Ram Nagar near Tilak Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
915	Ram Pura	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
916	Ram Pura Extn Colonies.	KPZ	C	C	C	C	C	C	C	C	C	C	20	F	F
917	Rama Colony	South	C	C	C	C	C	C	C	C	B	A	32	F	F
918	Rama Market Pratap Market, Munirka	South	C	C	C	C	C	C	C	C	B	A	32	F	F
919	Ramesh Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
920	Ramesh Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
921	Rameshwar Nagar	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
922	Ramgarh	CLZ	B	C	A	C	C	A	C	B	C	B	48	F	F
923	Ramgarh	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F

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S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weight age	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
924	Rana Colony, Mehrauli	South	C	C	C	C	C	C	C	C	B	A	32	F	F
925	Rani Garden	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
926	Ranjit Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
927	Rashid Market	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
928	Ratan Vihar	RZ	C	C	C	C	C	C	B	B	B	C	32	F	F
929	Ravi Nagar	WZ	C	C	C	C	C	C	C	C	C	C	20	F	F
930	Rohtash Nagar	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
931	RPS Colony	South	C	C	C	C	C	C	C	C	B	A	32	F	F
932	Saboli Colony	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
933	Saboli Extn.	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
934	Sahibpura	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
935	Sahyog Vihar	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
936	Saidullajab Extn.	South	C	C	C	C	C	C	C	C	B	A	32	F	F
937	Sakdarpur	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
938	Samaspur Extn	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
939	Sanjay Amar Colony	CZ	C	C	C	C	C	C	B	B	B	C	32	F	F
940	Sanjay Mohalla	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
941	Sant Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
942	Sant Nagar (North)	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
943	Santgarh	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
944	Sarai Kale Khan	CZ	C	C	C	C	C	C	B	B	B	C	32	F	F
945	Saraswati Kunj, Mandawli	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
946	Sarojani Naidu Park (Shastri Nagar)	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
947	Satbari Colony	South	C	C	C	C	C	C	C	C	B	A	32	F	F
948	Satyawati Nagar	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
949	Sawan Park	KPZ	B	B	B	B	B	A	A	B	A	B	72	F	F
950	Seemapuri	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
951	Shaheed Camp	South	C	C	C	C	C	C	C	C	B	A	32	F	F



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952	Shaheed Rajiv Gandhi Colony	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
953	Shahi Masjid Colony	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
954	Shahjadabag	SPZ	B	C	A	C	B	A	C	B	C	B	48	F	F
955	Shahpura	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
956	Shakarpur	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
957	Shakurpur	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
958	Shalimar Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
959	Sham Nagar (Jagatpuri)	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
960	Sham Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
961	Shankar Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
962	Shanti Mohalla	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
963	Shanti Nagar	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
964	Sharman Vihar	NGZ	C	C	C	C	C	C	C	C	B	A	32	F	F
965	Shashi Garden	Shah (S)	B	C	C	C	B	C	C	B	B	C	40	F	F
966	Shastri Nagar	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
967	Shastri Park	Shah (S)	B	C	C	C	C	B	B	B	C	B	48	F	F
968	Shastri Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
969	Shastri Park (Seelampur)	Shah (N)	C	C	C	C	C	C	C	B	B	C	32	F	F
970	Sher Pur	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
971	Shiv Nagar	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
972	Shiv Nagar (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
973	Shiv Park, Deovli	South	C	C	C	C	C	C	C	C	B	A	32	F	F
974	Shiv Puri, Jagatpuri	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
975	Shivaji Nagar	SPZ	B	C	A	C	C	A	C	B	C	B	48	F	F
976	Shivaji Park	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
977	Shri Ram Colony	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
978	Shri Ram Nagar	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
979	Shyam Nagar	CZ	B	B	B	C	B	A	B	B	C	B	56	F	F

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980	Sidpurn	KBZ	B	C	A	C	B	A	C	B	C	A	48	F	F
981	Silver Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
982	Singalpur	KPZ	B	B	A	C	B	A	C	B	C	C	52	F	F
983	Singar Pura	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
984	SKD Basti	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
985	Somesh Vihar colony	NGZ	C	C	C	C	C	C	C	C	B	A	32	F	F
986	Sonia Gandhi JJ Camps	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
987	SP Mukerjee Park, Najafgarh Road	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
988	Sri Nagar Garden	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
989	Subhadra Colony	SPZ	B	C	B	C	B	A	C	B	C	B	48	F	F
990	Subhas Colony	South	C	C	C	C	C	C	C	C	B	A	32	F	F
991	Subhash Khand	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
992	Subhash Mohalla	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
993	Subhash Nagar	WZ	B	B	A	C	B	A	C	B	C	B	56	F	F
994	Subhash Park	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
995	Subhash Park (Rohtash Nagar)	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
996	Subhash Vihar	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
997	Sudarshan Park, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
998	Sukh Ram Park	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
999	Sumit Vihar	NGZ	C	C	C	C	C	C	C	C	B	A	32	F	F
1000	Sundar Block	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1001	Sunder Nagar	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
1002	Sunder Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1003	Sunlight Colony	CZ	B	C	B	C	B	A	C	B	C	B	48	F	F
1004	Suraj Nagar	CLZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1005	Suraj Park Sameypur	RZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1006	Suraja Camp	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
1007	Taj Enclave	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F

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1008	Talimabad	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
1009	Teachers Quarters	SPZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1010	Telephone Colony	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1011	Telibara	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1012	Than Singh Ngr	KBZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1013	Tilak Khand	CZ	C	C	C	C	C	C	C	C	B	A	32	F	F
1014	Tilak Vihar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1015	Tirloki Colony, Kotla Mubarakpur	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1016	Toot Sarai, Malviya Nagar	South	C	C	C	C	C	C	C	C	B	A	32	F	F
1017	Tri Nagar	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1018	Tughlaqabad Extn	CZ	B	C	A	C	C	B	C	B	C	A	48	F	F
1019	Tulsi Nagar	SPZ	B	C	A	C	B	B	C	B	C	B	48	F	F
1020	Uldanpur	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
1021	Upadhyay Block	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1022	Usha Park	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1023	Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1024	Uttaranchal Colony	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
1025	Varun Enclave	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1026	Veer Savarkar Block	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1027	Vidya Vihar Hastsal	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1028	Vijay Park	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	F	F
1029	Vikram Nagar	CZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1030	Vikrant Enclave	WZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1031	Vinoba Enclave	NGZ	C	C	C	C	C	C	C	C	B	A	32	F	F
1032	Vinod Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1033	Virendra Nagar	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1034	Vishnu Garden (Guru Nanak Nagar)	WZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1035	Vishwakarma Park	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F

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1036	Vishwas Nagar	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	F	F
1037	Vishwas Park, Uttam Nagar	NGZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1038	Visnlu Garden	WZ	C	C	C	C	C	C	C	C	C	B	24	F	F
1039	Vivekanand Puri	SPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1040	Wazirpur	KPZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1041	Welcome Colony	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	F	F
1042	West Gorakh Park	Shah (N)	B	C	B	C	B	A	C	B	C	B	44	F	F
1043	Zakhira	KBZ	C	C	C	C	C	C	B	B	B	C	32	F	F
1044	Zakir Nagar (Okhla)	CZ	C	C	C	C	C	C	C	B	B	B	32	F	F
1045	Abhay Garden	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1046	Adarsh Nagar, Bindapur	WZ	C	C	C	C	B	C	C	C	B	B	32	G	G
1047	Adhyapak Nagar, Nangloi	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1048	Agar Nagar, Mubarkapur Road	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1049	Ahera Kishan	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1050	Ajay Nagar Nangloi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1051	Ajay Park, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1052	Ajit Vihar, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1053	Akal Garh	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1054	Akash Vihar Ranhola	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1055	Ali Extension	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1056	Ali Vihar Badarpur	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1057	Aman Puri, Najafgarh Road	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1058	Aman Vihar (Kallash Vihar) Kirari	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1059	Amar Colony (Mundka)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1060	Amar Colony, Rohtak Road	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1061	Amar Jyoti Kunj	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1062	Amar Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1063	Ambedkar Basti (Seelampur)	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G



Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1064	Ambedkar Camp	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1065	Ambedkar Nagar (Jahangirpuri)	CLZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1066	Ambedkar Nagar(East Delhi)	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1067	Amber Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1068	Ambey Garden	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1069	Ambika Enclave, Kakrala	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1070	Ambika Vihar, Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1071	Amrit Puri Ranhola	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1072	Anaj Mandi Market, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1073	Anand Park Extn. Shakrawati	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1074	Anand Pur Dham Karala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1075	Anand Ram Park	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1076	Anand Vihar Colony, Pooth Khurd	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1077	Anand Vihar, Gurpreet Nagar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1078	Anand Vihar, Nithari	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1079	Ankur Enclave, Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1080	Anup Nagar Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1081	Aram Park	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1082	Arjun Park Colony Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1083	Arvind Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1084	Arya Mohalla	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1085	Arya Nagar (Anand Vihar)	Shah (S)	B	B	A	C	B	A	B	B	B	C	60	G	G
1086	Arya Nagar Gautam Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1087	Asha Vihar, Kamal Pur, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1088	Ashok Mohalla	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1089	Ashok Nagar Harijan Basti	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1090	Ashok Nagar, Nanad Nagri	Shah (N)	C	C	C	C	B	C	B	C	C	C	32	G	G

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1091	Asola Extn	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1092	Avtar Vihar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1093	Aya Nagar Colony	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1094	Azad Camp	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1095	Azad Palace, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1096	Azadpur	CLZ	B	C	C	C	B	B	B	B	C	C	40	G	G
1097	Azim Dairy	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1098	Baba Hari Dass Nagar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1099	Baba Hari Dass Nagar, Tikri Border,	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1100	Baba Hari Dass Enclave, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1101	Baba Mela Enclave, Badarpur	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1102	Baba Nagar Colony, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1103	Babarpur (East & West)	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	G	G
1104	Babu Jagjiwan Ram Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1105	Babu Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1106	Badarpur Extn.	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1107	Badli Indl Area	RZ	C	C	C	C	C	C	C	B	B	C	32	G	G
1108	Bajaj Enclave Uttam Nagar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1109	Bakhtawarpur Extn	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1110	Balbir Nagar	Shah (N)	B	C	B	C	B	C	B	B	C	C	40	G	G
1111	Balbir Vihar, Kirari	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1112	Baldev Park, Madan Pur Dabas	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1113	Baldev Vihar, Karala Extn	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1114	Baljit Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1115	Bandhu Vihar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1116	Bank Colony, Mandoli	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G

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1117	Baprola Extn., Najafgarh	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1118	Basant Enclave, Ghevra Nizampur Road	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1119	Basant Vihar, Ghevra	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1120	Basti Bheekham Singh	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1121	Batla House	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1122	Bawana Extn. Narela Road Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1123	Bawana Road Narela	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1124	Bees Sutri Colony	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1125	Bees Sutri Harijan Basti	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1126	Begam Pur	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1127	Begam Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1128	Beholpur Bangar	CZ	C	C	C	C	C	C	B	B	B	C	32	G	G
1129	Bengali Colony, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1130	Bhagat Enclave	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1131	Bhagat Singh Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1132	Bhagat Singh Park	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1133	Bhagat Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1134	Bhagat Vihar Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1135	Bhagirathi Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1136	Bhagwan Park, Jharoda Mazra	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1137	Bhagwanpur Khera	Shah (N)	C	C	C	C	B	C	B	C	C	C	32	G	G
1138	Bhagwati Garden	WZ	C	C	C	B	C	C	C	B	B	B	32	G	G
1139	Bhagwati Vihar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1140	Bhagya Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1141	Bhaiswa Dairy	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1142	Bharat Vihar (Kakrola)	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1143	Bharat Vihar Begum Pur Extn	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G

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1144	Bharat Vihar Vashisht Park	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1145	Bharaula	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1146	Bhola Ram Enclave (Pochan Pur)	NGZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1147	Bhoomi Heen Camp	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1148	Bihari Colony, Mustafabad	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1149	Bihari Park	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1150	Bihari Pur, Mustafabad	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1151	Bindapur	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1152	Braham Puri	Shah (N)	C	C	C	C	B	C	C	C	C	A	32	G	G
1153	Brij Vihar Pehladpur Vihar Extn	KPZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1154	Brijpuri, Sher Pur	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1155	British India Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1156	Budh Vihar (Rithala)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1157	Budh Vihar Colony, TajPur Pahari	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1158	Burari Extn. Colony	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1159	Canal Colony Okhla	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1160	Chanakya Place Part-I Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1161	Chanakya Place Part-II Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1162	Chanchal Park Colony (Nangloi)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1163	Chand Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1164	Chandan Garden	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1165	Chandan Park	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1166	Chandan Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1167	Chandan Vihar, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1168	Chander Nagar Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1169	Chander Vihar, Mandaoli	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1170	Chander Vihar, Nilothi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G



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1171	Chandra Park (Karala)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1172	Chandra Park, Dwarka	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1173	Chandu Nagar, Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1174	Chhajjupur	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1175	Chhaju Ram Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1176	Christian Colony Mehrauli	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1177	Dabar Enclave, Jaffarpur	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1178	Dabri Extn	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1179	Dairy Colony	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1180	Dairy Mansha Ram	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1181	Dakshinpuri	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1182	Dashrath Puri, Palam Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1183	Dashrath Puri, Pankha Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1184	Data Ram Park (Dindarpur)	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1185	Dayal Sir Colony, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1186	Dayalpark Sagarpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1187	Dayalpur	Shah (N)	C	C	C	C	B	C	B	C	C	C	32	G	G
1188	DC J&K Migrant Camp	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1189	Deep Colony Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1190	Deep Enclave, Hastal	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1191	Deep Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1192	Deepak Vihar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1193	Dehroti	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1194	Deovli Colony	South	C	C	C	C	C	C	C	C	B	A	32	G	G
1195	Dev Kunj (Raj Nagar)	NGZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1196	Devi Nagar	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1197	Dhaka	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1198	Dhaka Johar near Dr. Mukherjee Nagar	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G

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1199	Dhanka Colony, Nangloi Jat	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1200	Dhansa Extn.	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1201	Dharam Pura Colony, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1202	Dharam Vihar, Dwarka	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1203	Dharma Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1204	Dhruv Enclave	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1205	Dichaon Enclave	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1206	Dilkhush Bagh	KPZ	B	B	B	B	A	B	A	A	B	B	72	G	G
1207	Dilkhush Bagh Indl Area	KPZ	B	B	B	B	B	A	A	A	B	B	72	G	G
1208	Dindarpur Extn. Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1209	DLF Industrial Area	KBZ	B	C	B	C	B	A	C	B	B	B	52	G	G
1210	Dr Ambedkar Nagar (Madangir)	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1211	Dr Lohia Ind Area	KPZ	B	C	B	C	B	A	C	B	C	C	44	G	G
1212	Dr. Ambedkar Colony Andheria Mor	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1213	Dr. Ambedkar Colony, Bijwasan	NGZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1214	Dr. Ambedkar Colony, Johri Pur	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1215	Dr. Ambedkar Nagar Haiderpur	KPZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1216	Durga Enclave, Jaffarpur Kalan	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1217	Durga Park Colony	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1218	Durga Park Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1219	Durga Park, Kondli	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1220	Durga Park, Nasirpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1221	Durga Puri, Dabri	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1222	Durga Vihar, Deoli	South	B	B	B	C	B	A	C	B	C	A	56	G	G
1223	Durga Vihar, Dwarka	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1224	Durga Vihar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1225	EIL Friends Society	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1226	Ekta Vihar, Jaitpur	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G

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1227	Ekta Vihar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1228	Friends Colony Mundka	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1229	Friends Enclave Part-2	Narela	C	C	C	C	C	C	C	B	B	B	32	G	G
1230	Friends Enclave SultanPur Road	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1231	Friends Enclave, Nangloi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1232	Gagan Vihar (Badarpur)	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1233	Gamini Park Nangli Sakrawati	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1234	Ganga Ram Park	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1235	Ganga Sahai Colony, Mandoli	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1236	Garhi Mandu	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1237	Garhwal Colony, Mehrauli	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1238	Gashi Pura Prem Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1239	Gaurav Nagar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1240	Gauri Shankar Enclave, Mundka	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1241	Gautam Marg	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1242	Gautampuri, IP Estate	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1243	Gharoli Extn.	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1244	Ghasi Pura Nangli Dairy	NGZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1245	Ghasipura	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1246	Ghazipur	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1247	Ghevra Extn. Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1248	Goela Dairy	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1249	Goela Vihar, Pappan Kalan	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1250	Gola Kuan	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1251	Gopal Nagar Extn. Khaira Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1252	Gopal Nagar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1253	Gopal Park	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1254	Gopal Park Budh Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1255	Gopal Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1256	Govind Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1257	Green Valley Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1258	GT Kamal Rd Indl Area	KPZ	B	C	B	A	A	A	B	B	A	B	72	G	G
1259	Gulab Bagh	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1260	Gulabi Park	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1261	Gulshan Park, Nangloi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1262	Gupta Enclave, Ranhola Road	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1263	Gupta Park Najafgarh Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1264	Guru Har Krishan Nagar near Matiala	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1265	Guru Hari Kishan Nagar, Nilothi Extn.	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1266	Guru Nanak Nagar	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1267	Guru Nanak Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1268	Guru Ravi Dass Nagar Harijan Basti	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1269	Gurukul Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1270	Hans Nagar Colony (Pindwala Kalan)	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1271	Hanuman Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1272	Hanuman Mandir Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1273	Har Govind Enclave Raj Pur Khurd	South	C	C	C	C	C	C	C	B	B	B	32	G	G
1274	Hardev Nagar, Jharoda Majra Extn.	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1275	Hardev Puri	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1276	Hardev Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1277	Hari Das Colony	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1278	Hari Enclave	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G



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S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1279	Hari Krishna Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1280	Hari Nagar Ashram	CZ	B	C	B	A	B	B	B	B	B	B	60	G	G
1281	Hari Nagar Extn. Jaitpur Road	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1282	Hari Nagar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1283	Hari Vihar Colony, Kakrola Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1284	Harijan Bast Mandoli Extn	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1285	Harijan Basti Amar Colony Mundka	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1286	Harijan Basti Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1287	Harijan Basti Bindapur	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1288	Harijan Basti Dallupura	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1289	Harijan Basti Jyoti Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1290	Harijan Basti Karkardooma	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1291	Harijan Basti Kondli	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1292	Harijan Basti Masudpur	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1293	Harijan Basti New Rohtak Road	SPZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1294	Harijan Basti Okhla	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1295	Harijan Basti Palam	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1296	Harijan Basti Patpar Ganj	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1297	Harijan Basti Sultanpuri	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1298	Harijan Basti, Bijwasan	NGZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1299	Harijan Basti, Jharoda Majra, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1300	Harijan Basti, Lal Kuan	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1301	Harijan Basti, Masudpur	South	C	C	C	C	C	C	C	C	C	C	20	G	G
1302	Harijan Basti, Sadatpur Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1303	Harijan Basti, Sagarpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1304	Harijan Colony (G.K II)	South	C	C	C	C	C	C	C	C	C	B	24	G	G

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1305	Harijan Colony (Nangloi)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1306	Harijan Colony Begum Pur	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1307	Harijan Colony Neb Sarai	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1308	Harijan Colony, Tilak Nagar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1309	Harijan Colony, Wazir Pur	KPZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1310	Harit Vihar, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1311	Harkesh Nagar (Okhla)	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1312	Harkesh Nagar (Seelampur)	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1313	Harkishan Nagar Matiala Extn.	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1314	Harsarup Colony Fatehpur Beri	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1315	Harsh Dev Park (Rithala Road)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1316	Harsh Vihar	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1317	Harshdev Colony	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1318	Hasanpur	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1319	Hastsal Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1320	Hastsal Vihar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1321	Hauz Rani Mohalla	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1322	Hawaldar Muktiyar Singh Nagar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1323	Hazari Park (Holambi)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1324	Hemant Vihar, Rajpur Khurd	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1325	Himgiri Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1326	Himgiri Enclave, Mukandpur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1327	Himmatpuri	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1328	Hira Park, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1329	Ibrahimpur Extn.	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1330	Ideal Society, Dabri	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1331	Inder Enclave	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G

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1332	Inder Prastha, Amrit Vihar, Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1333	Inderaj Colony Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1334	Indira Jheel	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1335	Indira Kalyan Vihar	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1336	Indira Nagar	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1337	Indira Nagar Bhatti Mines	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1338	Indira Park Palam	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1339	Indira Vihar	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1340	Indra Colony (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1341	Indra Park	WZ	C	C	C	C	C	C	B	B	B	C	32	G	G
1342	Indra Park	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1343	Indra Park, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1344	Indra Vikas Colony Azadpur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1345	Indraprastha Colony, Nathu Pura	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1346	Ishwar Colony (Najafgarh Road)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1347	Ishwar Colony Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1348	Jaffarpur Extn.	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1349	Jagadamba Vihar (Sagarpur)	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1350	Jagatpur Extn	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1351	Jagatpuri	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1352	Jagdamba, Badarpur	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1353	Jagjeet Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1354	Jagjeevan Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1355	Jagjiwan Nagar	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	G	G
1356	Jahangirpuri	CLZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1357	Jahangirpuri Industrial Area	CLZ	C	C	C	C	C	C	B	B	B	C	32	G	G
1358	Jai Bharat Enclave	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G

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1359	Jai Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1360	Jai Vihar Colony, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1361	Jai Vihar, Nangloi Road	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1362	Jain Nagar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1363	Jain Park, Pankha Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1364	Jait Pur Ext	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1365	Janki Puri (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1366	Janta Vihar Colony, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1367	Jatav Basti, Mehrauli	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1368	Jawahar Camp	KBZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1369	Jawaharlal Nehru Camp	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1370	Jawalapuri Extension	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1371	Jeevan Park	CLZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1372	Jeevan Park	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1373	Jharoda Dairy	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1374	Jharoda Extn. Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1375	Jhilmil Colony	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1376	Jhilmil Indl Area	Shah (S)	C	C	C	C	C	C	B	B	B	C	32	G	G
1377	Jhuggi Jhopri Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1378	JJ Colony (Khanpur)	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1379	JJ Colony (Tughlakabad)	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1380	JJ Colony Nangloi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1381	JJ Colony Uttam Nagar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1382	JJ Colony Wazirpur	KPZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1383	JJ Indra Camp, Saidullajaib	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1384	Kabir Basti	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1385	Kachi Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1386	Kadi Pur Vihar	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G



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1387	Kailash Extn., Nasirpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1388	Kailash Pur, Nasirpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1389	Kailash Puri, Palam Colony	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1390	Kailash Ram Park, Uttam Nagar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1391	Kailash Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1392	Kakrola Extn.	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1393	Kali Basti	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1394	Kalyan Puri	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1395	Kamal Kunj, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1396	Kamal Park, Palam Colony	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1397	Kamal Pur (Kamal Vihar)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1398	Kamal Vihar, Madhu Vihar	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1399	Kamla Market, Roshanpura	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1400	Kangra Vihar Mohan Garden Extn.	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1401	Kankar Khera	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1402	Kanwar Singh Nagar, Nangloi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1403	Karala Majri	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1404	Karampura Ind. Area	KBZ	C	C	A	A	B	A	C	B	B	B	60	G	G
1405	Karan Vihar (Nangloi)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1406	Kardampuri	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1407	Karkardooma Harijan Basti	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1408	Katyani Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1409	Kaushik Enclave, Nathu Pura	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1410	Keshav Nagar (Ibrahimpur)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1411	Keshopur	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1412	Kewal Park	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1413	Khajuri Extn.	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1414	Khanpur Colony	South	C	C	C	C	C	C	C	C	B	A	32	G	G

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1415	Khanpur Deovli	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1416	Khichripur	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1417	Khub Ram Park, Nangloi	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1418	Khubsoorat Vihar, Mubarakpur Road	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1419	Khusi Ram Park	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1420	Khyala Phase I,II,III	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1421	Kiran Garden	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1422	Kirari Extension	South	C	C	C	C	C	C	C	C	C	C	20	G	G
1423	Kirti Nagar Ind Area	KBZ	B	B	B	A	B	A	B	B	B	B	68	G	G
1424	Kondali Extn	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1425	Kotla (Mayur Vihar)	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1426	Kotla Vihar, Tilangpur	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1427	Krishan Vihar Colony Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1428	Krishan Vihar Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1429	Krishna Enclave, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1430	Krishna Estate (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1431	Krishna Nagar (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1432	Krishna Park Khanpur Deovali	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1433	Krishna Park Tughlakabad	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1434	Krishna Puri	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1435	Krishna Puri Mandawali	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1436	Krishna Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1437	Krishna Vihar, (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1438	Krishnan Society	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1439	Kuldeep Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1440	Kumar Enclave, Dindar Pur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1441	Kunwar Singh Park, Ranhola	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G

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1442	Kushak No.1 & 2 Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1443	Lakh Pat Colony Meetha Pur Extn.	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1444	Lakhi Ram Park	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1445	Lakshmi Park	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1446	Lal Gumbad & JJC	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1447	Lal Kuan, M B Road	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1448	Lawrence Rd Indl Area	Narela	B	B	C	C	B	A	B	B	B	C	52	G	G
1449	Laxman Puri, Roshanpura	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1450	Laxmi Garden, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1451	Laxmi Garden, Roshanpura	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1452	Laxmi Nagar (Nangloi)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1453	Laxmi Park, Ranhola	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1454	Laxmi Vihar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1455	Laxmi Vihar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1456	Laxmi Vihar (Nangloi)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1457	Laxmi Vihar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1458	Loha Mandl	KBZ	B	B	B	C	B	B	B	B	C	B	52	G	G
1459	Lokesh Park Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1460	Madan Pur Extn	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1461	Madangir Camp	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1462	Madanpuri	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1463	Madhu Vihar	NGZ	B	B	B	C	B	A	B	B	C	C	52	G	G
1464	Madipur	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1465	Maharani Enclave, (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1466	Maharani Enclave, Sagarpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1467	Mahavir Colony (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1468	Mahavir Enclave (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G

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1469	Mahavir Enclave, Palam	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1470	Mahavir Vihar Kanjhawala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1471	Mahavir Vihar Palam	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1472	Mahendra Nagar		C	C	C	C	C	C	C	C	C	C	20	G	G
1473	Mahendra Park	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1474	Mahesh Vihar, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1475	Mahindra Park	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1476	Mahindra Park, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1477	Maksudabad Extn.	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1478	Man Singh Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1479	Manas Kunj	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1480	Mandi Pahari, Arjungarh	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1481	Mandoli Chowk Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1482	Mandoli Extn.	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	G	G
1483	Mangalam Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1484	Mange Ram Park Budh Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1485	Mange Ram Park Pooth Kalan	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1486	Mangla Puri, Palam	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1487	Manglapuri/New Manglapuri	South	C	C	C	C	C	C	C	C	B	A	32	G	G
1488	Mangolpuri	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1489	Mangolpuri Ind Area	RZ	B	B	C	C	B	A	B	B	B	C	52	G	G
1490	Manhari Junk (Meetha pur)	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1491	Maniram Park	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1492	Mansa Ram Park	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1493	Mansa Ram Park, Najaf Garh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1494	Mansa Ram Park, Uttam Nagar	NGZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1495	Master Mohalla	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1496	Master Mohalla, Tughlakabad	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G



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1497	Matiala Extn, Uttam Nagar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1498	Mayapuri Industrial Area Ph-I	WZ	B	B	C	C	B	A	B	B	C	B	52	G	G
1499	Mayapuri Industrial Area Ph-II	WZ	B	B	C	C	B	A	B	B	C	B	52	G	G
1500	Meer Dard Basti, Baron Rd	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1501	Meer Vihar Mubarakpur	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1502	Meera Enclave, Ranhola	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1503	Meetha Pur Extension	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1504	Meitri Enclave (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1505	Milan Enclave, Daulatpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1506	Milan Vihar	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1507	Milap Nagar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1508	Mirzapur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1509	Mithla Vihar Nangloi	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1510	Mitra Mandal Mohalla (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1511	Mitraon Extn. Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1512	Mochi Gaon (Mochi Bagh Arakpur)	South	B	B	A	C	B	B	C	B	C	A	56	G	G
1513	Mohalla Subhash	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1514	Mohan Baba Nagar Tajpur Extn	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1515	Mohan Block, Pankha Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1516	Mohan Garden (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1517	Mohan Nagar, Panka Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1518	Mohan Park	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1519	Mohan Park, Navin Sahadera	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1520	Mohanpuri	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1521	Mohinder Singh Park, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1522	Mohindra Park, Pankha Road	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1523	Mohit Nagar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1524	Molar Band, Nasirpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G

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1525	Molarband Extn	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1526	Moti Bagh Indl Area (Karol Bagh)	SPZ	C	C	C	C	C	C	B	B	B	C	32	G	G
1527	Moti Park	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1528	Motibagh Indl Area	SPZ	B	C	B	C	B	B	C	B	C	B	44	G	G
1529	Mubarakpur Dabas	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1530	Mukand Pur (Burari)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1531	Mukand Vihar	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1532	Mukti Ashram Colony Ibrahimpur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1533	Mundka Extn.	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1534	Munga Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1535	Munshiram Dairy Colony	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1536	Nagli Vihar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1537	Nai Bast, Mehrauli	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1538	Nai Basti	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1539	Nai Basti Bankner	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1540	Najafgarh Extn.	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1541	Najafgarh Park, Nangloi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1542	Najafgarh Road Indl Area	KBZ	B	B	A	C	B	A	C	B	C	B	56	G	G
1543	Nala Par Basti, Sagarpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1544	Namdhari Colony	Narela	B	C	B	A	B	A	B	B	B	C	60	G	G
1545	Namdhari Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1546	Nand Ram Park, Uttam Nagar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1547	Nand Vihar Kakrola Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1548	Nanda Block	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1549	Nanda Enclave Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1550	Nangal Dairy	NGZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1551	Nangal Raya Extn	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G

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1552	Nangla	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1553	Nangli Sakrawati	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1554	Nangli Vihar, Najafgarh Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1555	Nangloi Enclave (B Block)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1556	Nangloi Extn	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1557	Nangloi Poona Extn.	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1558	Nanhey Ram Park	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1559	Naraina	KBZ	C	C	C	C	C	C	C	C	B	A	32	G	G
1560	Naraina Indl Area	KBZ	B	B	B	C	B	B	B	B	C	B	52	G	G
1561	Naraina Vihar (Mundka)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1562	Narela Mandi Extn	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1563	Naresh Enclave, Barwala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1564	Naresh Park	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1565	Naresh Park, Nangloi	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1566	Narsingh Garden, (Khayala)	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1567	Narsingh Park	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1568	Nathu Colony	CLZ	C	C	C	B	B	C	B	C	C	C	32	G	G
1569	Nathu Colony	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1570	Nathu Pura	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1571	Nathu Vaid Colony	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1572	Nav Raj Block, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1573	Naveen Kunj Society	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1574	Naveen Palace, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1575	Naveen Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1576	Navjeevan Camp	CZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1577	Navyug Block	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1578	Nawada Extn	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1579	Nawada House Complex, Najafgarh Road	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G

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1580	Naya Bazar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1581	Nayagaon	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1582	Nehru Vihar	Shah (N)	C	C	C	C	C	C	B	B	B	C	32	G	G
1583	Netaji Subhash Vihar Tikri Kalan Rohtak Rd	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1584	New Ashok Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1585	New Chandrawal	KPZ	B	B	A	C	B	B	B	B	C	C	52	G	G
1586	New Chauhanpur	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1587	New Gopal Nagar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1588	New Guru Harkishan Nagar, Nilothi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1589	New Hira Park, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1590	New Kathwara	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1591	New Kondli	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1592	New Lahore Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1593	New Roshan Pura	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1594	New Sainik Vihar, Najafgarh Rd	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1595	New Sainik Vihar, Vikas Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1596	New Sarup Nagar	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1597	New Uttam Nagar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1598	New Yadav Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1599	Nigam Colony	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1600	Nihal Vihar, Nangloi	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1601	Nilothi Extn	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1602	Niranjan Park, Najafgarh Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1603	Nishat Park, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1604	Nishkam Society	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G



Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1605	Niti Vihar (Kirari Mubarak Pur Road)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1606	Noor Illahi Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1607	Okhla Industrial Area Ph-I, DSIDC, DDA	CZ	B	C	B	A	B	A	A	B	B	A	72	G	G
1608	Okhla Industrial Area Ph-II, DSIDC, DDA	CZ	B	C	B	A	B	A	A	B	B	A	72	G	G
1609	Okhla Industrial Area Ph-III, DSIDC, DDA	CZ	B	C	B	A	B	A	A	B	B	A	72	G	G
1610	Om Nagar Badar Pur	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1611	Om Nagar Badarpur	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1612	Om Vihar Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1613	Om Vihar Colony (Alipur)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1614	Palam Colony	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1615	Palam Enclave	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1616	Palam Vihar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1617	Panchsheel Garden, Shahdra	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1618	Panchshil Enclave(Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1619	Param Puri	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1620	Parhlad Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1621	Parhlad Vihar Colony Pooth Parhladpur	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1622	Parjapat Colony	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1623	Parshant Enclave, Baprola	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1624	Partap Nagar, Saboli	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1625	Partap Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1626	Parvesh Nagar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1627	Parvitiya Anchal Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1628	Patel Garden, Najafgarh Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1629	Patel Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1630	Patparganj Indl Area	Shah (S)	B	B	A	C	B	A	C	B	C	C	52	G	G
1631	Paul Colony Uttari Rithala	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G

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1632	Pawan Dham, Bakhtawarpur	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1633	Pira Garhi Relief Camp	KPZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1634	Pitampura Indl Area	KPZ	B	C	A	A	B	A	B	B	B	C	68	G	G
1635	Pochan Pur Extn	NGZ	B	B	C	C	B	B	B	B	C	A	52	G	G
1636	Prahlad Vihar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1637	Prakash Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1638	Pratap Enclave, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1639	Pratap Garden Bindapur	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1640	Pratap Khand	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1641	Prem Colony Bawana Road	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1642	Prem Enclave (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1643	Prem Nagar	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1644	Prem Nagar (Nangloi)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1645	Prem Nagar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1646	Prem Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1647	Press Enclave, Hastal	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1648	Prince Colony Jait Pur Extn.	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1649	Pulpehladpur Extn.	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1650	Punjabi Bagh Colony (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1651	Punjabi Basti	KBZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1652	Punjabi Colony Alipur	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1653	Punjabi Colony Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1654	Puran Nagar, Madhu Vihar	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1655	Purannagar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1656	Qutab Vihar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1657	Radha Vihar, Nand Nagri	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1658	Raghu Enclave, Dabri	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1659	Raghu Nagar, Pankha Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G

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1660	Raghuwar Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1661	Railway Colony/Qtrs Nanglol Extension	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1662	Raj Nagar Khera Kalan	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1663	Raj Nagar, Palam Colony	NGZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1664	Raj Nagar, Palam Colony	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1665	Raj Park	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1666	Raja Vihar (Near BIE)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1667	Raja Vihar Colony Siraspur	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1668	Rajan Enclave	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1669	Rajan Vihar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1670	Rajasthan Udyog Nagar	CLZ	B	B	C	C	B	A	B	B	C	B	52	G	G
1671	Rajbir Colony	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1672	Rajdhani Park, Nangloi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1673	Rajeev Camp (Okhla)	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1674	Rajeev Colony Narela	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1675	Rajeev Nagar (Bhalswa Dairy)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1676	Rajeev Nagar Kanjhawala Rd.	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1677	Rajeev Nagar, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1678	Rajeev Park	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1679	Rajendra Park	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1680	Rajiv Gandhi Nagar, Mustafabad	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1681	Rajiv Nagar Begampur	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1682	Rajiv Nagar Mandoli	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1683	Rajiv Nagar, Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1684	Rajiv Pur Sameypur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1685	Rajnagri, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1686	Rajokri Harijan Basti	South	C	C	C	C	C	C	C	C	C	A	28	G	G

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1687	Raju Camp	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1688	Raju Park Deovli	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1689	Raju Rark, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1690	Ram Datt Enclave	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1691	Ram Nagar (Rohtas Nagar)	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	G	G
1692	Ram Nagar Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1693	Ram Nagar, Kakrola (Uttam Nagar)	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1694	Rama Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1695	Rama Garden	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1696	Rama Park Siras Pur Delhi	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1697	Rama Park(Uttam Nager)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1698	Rama Vihar Mohd.Pur Majri	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1699	Ramesh Enclave, Kirari	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1700	Ramesh Nagar Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1701	Rampura Indl Area	KPZ	B	C	B	C	B	A	C	B	C	C	44	G	G
1702	Rana Park Siraspur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1703	Ranaji Enclave (Uttam Nagar)	NGZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1704	Ranhola Vihar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1705	Rani Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1706	Ranikhera	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1707	Ranjit Vihar, Nilothi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1708	Rao Vihar, Nangloi	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1709	Rasulpur	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1710	Ratan Bagh (Veena Enclave)	Narela	C	C	C	C	C	C	B	B	B	C	32	G	G
1711	Ratan Park	WZ	B	B	A	C	B	A	C	B	C	B	56	G	G
1712	Ratanakar Vihar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1713	Rattan Park	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1714	Rattan Vihar, Kirari	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G



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1715	Ravi Das Colony Narela	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1716	Risala Garden (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1717	Rishal Vihar Chawla Extn.	NGZ	C	C	C	C	C	C	C	C	C	A	28	G	G
1718	Rishi Kadam Pur Harijan Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1719	Rishib Nagar Mohan Park	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1720	Rohini Kunj Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1721	Rohtas Nagar (Babarpur)	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1722	Rohtas Nagar, Janak Puri	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1723	Roopali Enclave Karala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1724	Roshan Garden (Najafgarh)	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1725	Roshan Mandi, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1726	Roshan Pura Colony Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1727	Roshan Vihar Kakrola Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1728	Roshan Vihar Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1729	Roshanpura, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1730	Sabhepur	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1731	Sadat Pur	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1732	Sadh Nagar, Palam	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1733	Sagar Pur Extn.	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1734	Sai Enclave, Roshanpura	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1735	Saini Pura, Madhu Vihar	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1736	Saini Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1737	Sainik Enclave (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1738	Sainik Enclave, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1739	Sainik Nagar (Uttam Nagar)	NGZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1740	Sainik Nagar, Uttam Nagar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1741	Sainik Niketan, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1742	Sainik Vihar, Mohan Garden	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G

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1743	Saket Block	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1744	Salempur Majra Burari	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1745	Samrat Enclave, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1746	Sangam Park	KPZ	B	B	C	C	B	A	B	B	B	C	52	G	G
1747	Sangam Vihar	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1748	Sangam Vihar at M.B. Road, Wazirabad	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1749	Sangam Vihar Kakrola Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1750	Sanjay Colony (Okhla)	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1751	Sanjay Colony Bhatti Mines	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1752	Sanjay Colony Narela	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1753	Sanjay Enclave	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1754	Sanjay Enclave (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1755	Sanjay Gandhi Transport Nagar	CLZ	B	C	C	C	B	A	C	B	C	C	40	G	G
1756	Sanjay Mohalla (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1757	Sanjay Nagar (Jahangirpuri)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1758	Sanjay Nagar Bawana Extn.	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1759	Sanjay Nagar Mangolpur Kalan	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1760	Sant Garh Tilak Nagar	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1761	Sant Nagar (Burari)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1762	Santosh Park(Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1763	Sapt Rishi Garden (Holumbi Kalan)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1764	Saraswati Kunj, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1765	Sarita Vihar	NGZ	B	C	A	A	B	A	C	B	B	C	60	G	G
1766	Saroop Nagar Libaspur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1767	Saroop Vihar (Burari)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1768	Sarup Vihar, Kadipur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1769	Satya Vihar (Kamal Pur Burari)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G

Annexure-IV															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weight age	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1770	Satyanand Nagar, Mehrauli	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1771	Seelampur	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1772	Sewak Park Nangloi	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1773	Sewak Park, Uttam Nagar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1774	Shah Nagar, Mangla Puri	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1775	Shahbad Mohammadpur	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1776	Shaheed Bhagat Singh Colony (Seelam Pur)	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1777	Shaheed Bhagat Singh Nagar, Karala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1778	Shahibabad Estate, Daulatpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1779	Shakti Vihar Molar Band Extn.	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1780	Sham Colony Budh Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1781	Sham Nagar (Khyala)	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1782	Shambu Park	CZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1783	Shankarpura	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1784	Shanti Park, Najafgarh Road	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1785	Shanti Vihar, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1786	Sharda Nand Enclave Bhalswa	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1787	Sharma Enclave Mubarakpur Extn.	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1788	Shastri Park	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1789	Shastri Park, Nathu Pura	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1790	Shees Ram Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1791	Sher Singh Enclave Karala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1792	Shish Mahal Enclave	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1793	Shiv Colony Budh Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1794	Shiv Enclave Dichaon Road	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1795	Shiv Mandir Mohalla Badli	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G

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S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1796	Shiv Nagar Dichaun Chowk	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1797	Shiv Nagar New Roshan Pura	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1798	Shiv Park, Nangloi	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1799	Shiv Puri Colony Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1800	Shiv Puri near Sameypur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1801	Shiv Puri, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1802	Shiv Puri, Sagarpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1803	Shiv Ram Park (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1804	Shiv Ram Park, Nangloi	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1805	Shiv Vihar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1806	Shiv Vihar (Uttam Nagar)	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1807	Shiv Vihar Colony Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1808	Shiv Vihar Karala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1809	Shiv Vihar, Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1810	Shiva Enclave, Hiranki	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1811	Shiva Enclave, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1812	Shiva Khand	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1813	Shivaji Nagar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1814	Shivani Enclave, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1815	Shivani Vihar, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1816	Shivpuri Mithapur Extn. Badarpur	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1817	Shree Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1818	Shri Ram Vihar Colony Khera Khurd	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1819	Shri Sai Nagar Mitha Pur	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1820	Shri Vikas Nagar Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G



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S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm./ Addition by Comm.	MVC-V Proposed Category
1821	Shyam Colony Budh Vihar Vistar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1822	Shyam enclave Colony, Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1823	Shyam Lok Colony Jharoda Road	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1824	Shyam Park, Nawada	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1825	Shyam Vihar	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1826	Shyam Vihar, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1827	Sita Puri, Pankha Road	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1828	Sonia Vihar, Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1829	Sri Chand Park Near Matiala	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1830	Subhash Park	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1831	Subodh Park, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1832	Sudarshan Park Mithapur Extn.	CZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1833	Sukhvir Nagar Karala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1834	Sultan Puri Extn.Nanglol	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1835	Sultanpur Majra	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1836	Sultanpuri	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1837	Sunita Vihar, Mundka	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1838	Suraj Vihar, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1839	Suraksha Vihar, Hastal	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1840	Surat Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1841	Surya Vihar, Karawal Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1842	Sushant Vihar Ibrahimpur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1843	Sushila Garden Mandoli	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1844	Swami Shraddhanand Park	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1845	Swantantra Nagar Narela	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1846	Swarn Park, Mundaka	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G

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1847	Sweepers Colony	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1848	Syndicate Enclave	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1849	Tagore Garden Extn	WZ	B	B	B	B	B	A	A	A	B	B	72	G	G
1850	Taimoor Nagar	CZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1851	Tara Nagar, Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1852	Tatarpur	WZ	B	B	B	C	B	A	C	B	C	B	52	G	G
1853	Teachers Colony	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1854	Temple Colony Samaypur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1855	Tigri Colony	South	C	C	C	C	C	C	C	C	C	A	28	G	G
1856	Tirthankar Nagar Jain Colony Karola	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1857	Tirthanker Nagar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1858	Tomar colony Kamal Pur Majra	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1859	Trilokpuri	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1860	Tukhmir Pur Extn.	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1861	Tulsiram Bagichi (Harlan Colony Nangal R	WZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1862	Tunda Nagar	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1863	Tyagi Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1864	Tyagi Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1865	Tyagi Park near Mundka Village Rohtak Road	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1866	Tyagi Vihar near Ghevra Rly. Stn. Rohtak	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1867	Uday Vihar (Kanjhawla)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1868	Uday Vihar Colony, Kanjhawala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1869	Udyog Nagar	RZ	B	B	B	A	B	A	C	B	B	C	60	G	G
1870	Uggar Sain Park	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1871	Ujala Colony, Qutab Garh Village	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G

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1872	Ujawal	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1873	Utsav Vihar Karala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1874	Uttam Vihar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1875	Uttranchal Enclave (Kamal Pur)	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1876	Vaishali Colony, Dabri	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1877	Valmiki Colony	Shah (S)	C	C	C	C	C	C	C	C	C	C	20	G	G
1878	Valmiki Mandir Marg Harlan Basti (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1879	Vandana Vihar (Nangloi)	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1880	Vani Vihar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1881	Vardhwan Vihar Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1882	Vardman Enclave, Karala	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1883	Varun Kunj	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1884	Vashisht Park	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1885	Vashisht Park Colony Sagarpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1886	Vashist colony, Pankha Road	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1887	Vashist Park Sagarpur	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1888	Veena Enclave	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1889	Vidya Vihar (Karala)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1890	Vijay Colony	Shah (N)	C	C	C	C	C	C	C	C	C	C	20	G	G
1891	Vijay Colony Bawana	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1892	Vijay Enclave Palam Dabri	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1893	Vijay Enclave,Durgapuri	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1894	Vijay Laxmi Park Nilothi.	Narela	C	C	C	C	C	C	C	B	B	B	32	G	G
1895	Vijay Nagar	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1896	Vijay Nagar (Narela)	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1897	Vijay Park Extn. Najafgarh	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1898	Vijay Vihar	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1899	Vijay Vihar, Hastsal	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G

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1900	Vikas Enclave Hastal	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1901	Vikas Nagar, Hastal	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1902	Vikas Nagar, Kakrola	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1903	Vikas Vihar Kakrola	NGZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1904	Vikas Vihar, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1905	Vinoba Enclave Dichaun Kalan	NGZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1906	Vir Singh Colony	RZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1907	Vishal Ban	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1908	Vishnu Park	WZ	C	C	C	C	C	C	C	C	C	B	24	G	G
1909	Vishnu Vihar, Uttam Nagar	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1910	Vishwakarma Colony	CZ	C	C	C	C	C	C	C	C	B	A	32	G	G
1911	Vishwakarma Nagar	CZ	C	C	C	C	C	C	B	B	B	C	32	G	G
1912	Wazirabad	CLZ	C	C	C	C	C	C	B	B	B	C	32	G	G
1913	Wazirpur Indi Area	KPZ	B	C	C	C	B	A	C	B	C	C	40	G	G
1914	Yadav Enclave	WZ	C	C	C	C	C	C	C	B	B	B	32	G	G
1915	Yadav Nagar	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1916	Yadav Nagar Samaypur	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1917	Yaday Park Rohtak Road Nanglol	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1918	Yoraj Colony	CLZ	C	C	C	C	C	C	C	C	C	C	20	G	G
1919	Ziauddinpur Colony	Narela	C	C	C	C	C	C	C	C	C	C	20	G	G
1920	Bhalswa Jahangir	CLZ	C	C	C	C	C	C	C	C	C	B	24	H	H
1921	Hastal Vihar	WZ	C	C	C	C	C	C	C	B	B	B	32	H	H
1922	Kamaruddin Nagar	Narela	C	C	C	C	C	C	C	C	C	C	20	H	H
1923	Kirari Suleman Nagar	RZ	C	C	C	C	C	C	C	C	C	C	20	H	H
1924	Madanpur Dabas	Narela	C	C	C	C	C	C	C	C	C	C	20	H	H
1925	Mustfabad	Shah (N)	C	C	C	B	B	C	B	C	C	C	32	H	H



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1926	Shukla Enclave Ghevra Nizampur Road	Narela	C	C	C	C	C	C	C	C	C	C	20	H	H

Annexure V - (Left Out Colonies)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm / Addition by Comm	Mvc-V Proposed Category
1	AB Block Dilshad Garden	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F
2	Adarsh Nagar Extn.	CLZ	3	3	2	2	3	3	6	4	6	3	35		F
3	Anand Parbat Indl. Area	SPZ	3	2	2	2	3	4	4	3	3	3	29		G
4	Anaz Mandi	Shah (S)	3	3	2	3	3	4	6	5	6	3	38		F
5	Arjun Garh (Bijwasan)	NGZ	3	3	4	5	5	5	7	5	8	3	48		E
6	Arjun Nagar East	Shah (S)	3	2	3	3	3	4	6	6	6	3	39		F
7	Arya Pura	CLZ	3	2	2	2	2	2	2	2	2	4	23		G
8	Ashok Park Extension	KPZ	5	3	5	4	4	8	6	5	3	6	49		E
9	Azad Nagar (Krishna Nagar)	Shah (S)	3	3	2	2	3	3	6	5	6	3	36		F
10	Azadpur Commerical Complex	CLZ	5	3	2	3	4	4	7	6	4	5	43		E
11	Bagh Kare Khan	KBZ	5	3	4	3	5	6	7	5	3	6	47		E
12	Bagh Raoji Colony	KBZ	3	3	2	2	3	6	5	6	5	3	38		F
13	Bagichi Peerji	SPZ	5	3	5	4	4	8	6	5	3	6	49		E
14	BaharGarh	SPZ	5	3	5	4	4	7	7	5	3	6	49		E
15	Bal Udyan Marg	WZ	3	2	2	2	3	3	4	3	3	3	28		G
16	Bala Mela Enclave Badarpur	CZ	3	2	2	2	3	3	3	2	3	3	26		G
17	Balbair Nagar Extn.	Shah (N)	3	2	2	2	3	3	4	3	3	2	27		G
18	Balswa Jahangir	CLZ	3	2	2	2	3	2	2	2	2	3	23		G
19	Bapu Park	CZ	5	3	3	3	4	6	5	5	3	6	43		E
20	Bhagwan Das Nagar Extension	KBZ	6	6	7	6	7	6	5	6	5	5	59		D
21	Bihari Puri Extn.	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F
22	Braham Puri	NGZ	3	2	2	2	3	3	4	3	3	3	28		G
23	Bulbuli Khan	SPZ	5	3	4	3	4	6	7	5	3	6	46		E
24	Bulund Masjid (Shastri Park)	Shah (S)	C	C	C	C	C	C	C	C	C	C	0		G
25	Bunker Colony	KPZ	3	2	2	2	3	2	2	2	2	3	23		G
26	Chatta Lal Miya	SPZ	5	3	4	3	5	6	7	5	3	6	47		E
27	Chilla Janata Flats	Shah (S)	3	2	2	2	5	3	4	3	3	3	30		G
28	Chitra Gate Area.	SPZ	5	3	4	3	5	6	5	5	3	6	45		E
29	Dakshmpuri Extn, Block 19, South Enclave	South	3	2	2	2	3	3	4	3	3	3	28		G
30	Dalai Mohalla	Shah (S)	3	3	2	2	3	3	6	4	6	5	37		F
31	DDA Flats Dwarka Project Nasirpur	NGZ	3	3	4	3	6	7	8	4	6	4	48		E
32	DDA Flats Sarai Khalil	SPZ	5	3	5	4	4	6	6	5	3	6	47		E
33	DDA Residential Scheme Narela	Narela	5	3	2	4	4	4	6	5	4	4	41		E
34	Dilshad Garden Indl. Area	Shah (S)	3	2	2	2	3	3	4	3	3	2	27		G
35	DSIDC Bawana	Narela	3	2	2	2	3	3	4	3	2	2	26		G
36	DSIDC Narela	Narela	3	2	2	2	3	3	4	3	3	2	27		G
37	Durga Encalve, Jaffarpur Kalan	NGZ	2	2	2	2	2	2	2	2	2	3	21		G

Annexure V - (Left Out Colonies)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm / Addition by Comm	Mvc-V Proposed Category
38	Durga Mohalla	Shah (S)	3	2	2	2	3	3	4	3	3	2	27		G
39	East Arjun Nagar Appartments	Shah (S)	5	5	6	5	6	5	4	6	5	4	51		D
40	East Krishna Nagar	Shah (S)	3	3	2	2	3	3	6	4	6	3	35		F
41	East Moti Bagh, Karol Bagh	SPZ	3	2	3	3	4	3	6	6	6	3	39		F
42	East Old Seelampur	Shah (S)	3	3	2	2	3	6	5	6	5	3	38		F
43	East Uttam Nagar	WZ	3	3	2	2	2	2	3	3	4	2	26		G
44	Friends Colony East	CZ	9	9	8	9	9	9	8	9	10	9	89		A
45	Friends Colony Indl. Area	Shah (S)	3	3	2	2	2	2	3	3	4	2	26		G
46	Friends Colony West	CZ	9	9	8	9	9	9	8	9	10	9	89		A
47	G Block Near Punjabi ClyNarela	Narela	3	2	2	5	3	4	3	4	7	4	37		F
48	Gandhi Market Area,	SPZ	6	6	7	6	6	5	5	6	5	5	57		D
49	Gandhi Vihar	CLZ	3	3	2	2	3	3	5	3	5	3	32		F
50	Ganesh Nagar II	Shah (S)	3	2	3	3	3	3	5	4	5	4	35		F
51	Gau Shala	KBZ	3	2	3	3	3	4	6	5	7	3	39		F
52	Gautam Colony	Narela	3	2	2	2	3	3	3	2	3	3	26		G
53	Gautam Puri	Shah (N)	3	2	2	2	3	2	2	2	2	3	23		G
54	Gautam Puri I & II (JJ Colony)	CZ	3	2	2	2	3	3	4	3	3	3	28		G
55	Gazzu Katra	Shah (S)	3	3	2	2	3	3	6	4	5	3	34		F
56	Geeta Colony Appartments	Shah (S)	6	6	6	5	6	5	5	6	5	5	55		D
57	Gharoli Dairy farm A & B Block	Shah (S)	3	2	2	2	2	1	2	2	3	3	22		G
58	Gharonda Apartment, Shrestha Vihar, (Yojna Vihar)	Shah (S)	6	6	7	6	7	6	5	6	5	5	59		D
59	Golden Park	KPZ	3	3	2	2	3	3	5	3	5	3	32		F
60	Govindpuri Extn.	CZ	3	2	2	3	3	3	3	4	6	4	33		F
61	Green Valley Enclave, Ghavera Nijampur Road	Narela	2	2	3	2	2	2	1	2	2	3	21		G
62	Gudahi Mohalla	Shah (S)	3	2	3	3	3	4	6	5	7	3	39		F
63	Gulab Bagh	WZ	3	3	2	2	3	2	4	3	4	3	29		G
64	Guru Angad Nagar East	Shah (S)	3	3	2	2	3	3	5	5	6	3	35		F
65	Guru Angad Nagar Extn.	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F
66	Guru Nanak Pura	Shah (S)	3	2	3	3	3	4	6	5	7	3	39		F
67	Gyan Mohalla	Shah (S)	3	2	3	3	3	4	7	5	6	3	39		F
68	Hari Nagar, Pratap Nagar	WZ	3	3	4	3	6	7	8	4	6	4	48		E
69	Harijan Basti Sadatpur Karawal	Shah (N)	3	2	2	2	3	2	2	2	2	3	23		G
70	Harijan Basti, Ashok Nagar	Shah (S)	2	2	3	2	2	2	1	2	2	3	21		G
71	Harijan Colony	RZ	2	2	2	2	2	2	2	2	2	3	21		G
72	Harsh Dev Colony	RZ	3	2	2	2	3	3	4	3	3	3	28		G
73	Hastsal (Janta Flats)	WZ	3	2	2	2	3	2	2	2	2	3	23		G
74	Hazara Park	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F

Annexure V - (Left Out Colonies)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm / Addition by Comm	Mvc-V Proposed Category
75	Hill View Apartment, Vasant Vihar	South	7	5	8	7	6	6	7	8	8	7	69		C
76	Inder Enclave Phase 1	RZ	2	2	2	2	2	2	2	2	2	3	21		G
77	Inder Enclave Phase II	RZ	3	2	2	2	3	2	2	2	2	3	23		G
78	Inderlok A Block	SPZ	3	2	3	3	3	4	7	5	6	3	39		F
79	Inderlok B Block	SPZ	3	2	3	3	4	4	6	5	6	3	39		F
80	Indra Colony (MandavaliFazalpur)	Shah (S)	3	2	2	3	3	3	3	4	6	4	33		F
81	Jaffarpur Extn.	NGZ	2	2	3	2	2	2	1	2	2	3	21		G
82	Jagatpuri A Block	Shah (S)	3	2	2	3	3	3	3	4	6	3	32		F
83	Jai Bharat Enclave	WZ	3	3	2	2	3	2	4	3	4	3	29		G
84	Jai Dev Park, DDA Flats	KBZ	5	3	4	3	5	6	7	5	3	6	47		E
85	Jai Vihar	Narela	2	2	2	2	2	2	2	2	2	3	21		G
86	Janakpuri	WZ	6	6	7	6	7	5	5	6	5	5	58		D
87	Jang Pura -B	CZ	3	2	3	3	3	4	6	5	7	3	39		F
88	Janta Colony JJ Cluster	Shah (N)	3	2	2	2	3	3	4	3	3	3	28		G
89	Janta Colony Paschlmpuri	WZ	5	3	5	4	4	8	6	5	3	6	49		E
90	Janta Colony Shahdara	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F
91	JhandewalanExln.	KBZ	7	5	8	7	6	6	7	8	7	6	67		C
92	Jhilmil DDA Flats	Shah (S)	3	3	4	3	6	7	8	4	6	4	48		E
93	JNU Old Campus	South	7	6	7	8	8	7	8	8	8	6	73		B
94	Kaccha Bagh Area	SPZ	5	3	3	3	4	6	6	5	3	6	44		E
95	Kailhwara	Shah (N)	3	2	2	3	3	3	3	4	6	4	33		F
96	Kanti Nagar Extn	Shah (S)	3	2	3	3	3	4	7	5	6	3	39		F
97	Kashmiri Colony	Narela	3	2	2	2	3	2	2	2	2	3	23		G
98	Kasturba Nagar	Shah (S)	3	3	2	2	3	3	6	4	5	3	34		F
99	Kasturba Nagar (Sewa Nagar)	CZ	6	5	6	5	5	4	5	6	5	5	52		D
100	Kasturba Niketan	CZ	5	3	3	3	4	6	6	5	4	6	45		E
101	Kathputli Colony JJ Cluster	KBZ	3	2	2	2	3	3	2	2	2	3	24		G
102	Kewal Park Extn	CLZ	3	2	2	3	5	3	3	4	7	4	36		F
103	Khajurl VIII. Extn. Khajurl Khas	Shah (N)	3	2	2	2	3	2	2	2	2	3	23		G
104	Krishana Encalve, Najafgarh	NGZ	2	2	2	2	3	2	2	2	2	3	22		G
105	Kuncha Rahman	SPZ	3	3	4	3	6	7	8	4	6	4	48		E
106	Kushak	Narela	3	2	2	2	4	3	4	3	3	3	29		G
107	Lajpat Nagar-II	CZ	7	5	8	7	6	5	7	7	7	5	64		C
108	Laxmi Garden. Chotey Lai Park	KBZ	5	3	5	4	4	8	6	5	3	6	49		E
109	Madanpur Khadar	CZ	3	2	2	2	3	2	2	2	2	3	23		G
110	Madhuban Enclave	WZ	5	3	4	3	4	6	7	5	3	6	46		E
111	Madipur Colony	WZ	3	2	2	2	3	3	4	3	3	3	28		G
112	Mahavir Enclave Part II, III	WZ	3	2	2	2	5	3	4	3	3	3	30		G
113	Mahrem Mohalla	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F



Annexure V - (Left Out Colonies)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm / Addition by Comm	Mvc-V Proposed Category
114	Manak Pura	KBZ	3	2	3	3	3	4	6	5	6	3	38		E
115	Manak Vihar Extn.	WZ	3	2	3	3	3	4	6	5	7	3	39		F
116	Mandawali Uncheper	Shah (S)	3	2	2	3	3	3	3	4	6	4	33		F
117	Mandi Pahadi Arjun Garh	South	3	2	2	2	3	3	4	3	3	3	28		G
118	Master Colony Narela	Narela	3	2	2	2	3	3	4	3	3	2	27		G
119	Mata Rameshwari Nehru Nagar	KBZ	5	3	2	4	4	4	5	6	4	4	41		E
120	Mata Sunderi Railway Colony	SPZ	6	5	6	5	5	4	6	5	5	6	53		D
121	Maujpur Colony	Shah (N)	3	3	2	2	3	3	5	3	5	3	32		F
122	MayaPuri, (DDA MIGG8 Area)	WZ	5	3	5	4	4	7	7	5	3	6	49		E
123	Mini Subhas Camp	South	3	2	2	2	3	3	4	3	3	3	28		G
124	Minto Road Flats (CPWD.PWD.MCD)	SPZ	6	6	7	6	7	5	5	6	5	5	58		D
125	Mohalla Ram Nagar	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F
126	Mohalla Sarai	Shah (S)	3	2	3	3	3	4	6	5	7	3	39		F
127	Mohindra Park, Pankha Road	WZ	3	2	2	2	3	2	2	2	2	3	23		G
128	Mukerjee Park Extn	WZ	3	2	3	3	3	4	6	5	7	3	39		F
129	Mukhimpura,	CLZ	3	3	2	2	2	2	3	3	4	2	26		G
130	Munshiram Dairy Clny	CLZ	3	2	2	2	3	2	1	2	2	3	22		G
131	Nabi Karim	SPZ	5	3	5	4	4	6	6	5	3	6	47		E
132	Nagal Raya Extn.	WZ	3	2	2	2	3	2	1	2	2	3	22		G
133	Nai Basti	RZ	5	3	5	4	4	7	5	5	4	5	47		E
134	Nai Wala	KBZ	5	3	4	3	5	6	7	5	3	6	47		E
135	Nala Par Basti Sagarpur	NGZ	3	2	2	2	2	1	2	2	3	3	22		G
136	Namdhari Colony	Narela	3	2	2	2	3	2	1	2	2	3	22		G
137	Nangloi JJ Colony No 2	RZ	3	2	2	2	3	3	2	2	2	3	24		G
138	Naya Mohlla	SPZ	3	3	4	3	6	7	8	4	6	4	48		E
139	Neamri Colony	KPZ	5	3	4	3	5	6	7	5	3	6	47		E
140	New Ganesh Park, Shastri Park	Shah (S)	3	2	2	3	3	3	3	4	6	4	33		F
141	New Gobind Pura Extn.	Shah (S)	3	3	2	2	3	2	5	3	5	3	31		F
142	New Krishna Nagar Extn.	Shah (S)	3	2	2	3	3	3	3	4	6	4	33		F
143	New Police Line	KPZ	6	6	7	6	7	5	5	6	5	5	58		D
144	NewVishwas Nagar	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F
145	Nigam Colony	CLZ	3	2	2	2	3	2	1	2	2	3	22		G
146	Nizamuddin East	CZ	7	7	7	8	7	7	9	9	9	7	77		B
147	Nizamuddin West	CZ	7	5	8	7	6	5	6	6	7	5	62		C
148	Noor Nagar & Ext.	CZ	3	3	2	2	3	2	5	3	5	3	31		F
149	North Extn., Area, Pusa Road	KBZ	7	5	7	7	6	6	7	8	8	7	68		C
150	Northern Camp	CZ	3	2	3	3	3	4	6	5	7	3	39		F
151	Old Anarkali	Shah (S)	3	2	3	3	3	4	6	5	7	3	39		F

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152	Old Daryaganj Area (Pateudi House)	SPZ	5	3	5	4	4	6	6	5	3	6	47		E
153	Old Gobind Pura	Shah (S)	3	3	2	2	3	2	5	3	5	3	31		F
154	Old Gupta Colony	KPZ	6	6	7	6	7	6	5	6	5	5	59		D
155	Old Slum Quarter Madipur	WZ	3	2	2	2	3	3	4	3	3	3	28		G
156	Palam Part II	NGZ	3	2	2	2	3	2	2	2	2	3	23		G
157	Panchwatl. Bijwasan	NGZ	6	5	6	5	5	4	5	5	5	4	50		D
158	Parwana Road Societies, Pitum Pura	KPZ	6	6	6	5	6	5	5	6	5	5	55		D
159	Pira Garhi Relief-Camp	KPZ	1	2	1	3	2	2	4	2	2	2	21		G
160	PrayogVihar	WZ	3	2	2	3	3	3	3	4	6	4	33		F
161	Prem Nagar (Kanjhwala)	RZ	1	2	1	3	2	2	4	2	2	2	21		G
162	Prem Nagar (Nangloi)	RZ	2	2	2	2	2	2	2	2	2	3	21		G
163	Prem Nagar (Sewa Nagar)	CZ	6	5	6	5	5	4	5	6	5	5	52		D
164	Prem Nagar, East Patel Nagar	KBZ	6	6	7	5	6	5	5	6	5	5	56		D
165	Press Area	CZ	8	8	8	9	9	8	8	9	8	9	84		A
166	Punjab Garden	KBZ	5	3	5	4	4	7	7	5	3	6	49		E
167	Punjabi Bagh Apartment, (208 DDA SFS [Flats] Madi Pur	WZ	6	6	7	5	6	5	5	6	5	5	56		D
168	Punjabi Basti (Nangloi)	RZ	3	2	2	2	2	1	2	2	3	3	22		G
169	Pusa	KBZ	7	7	7	8	8	7	9	9	8	6	76		B
170	Pushpanjali Enclave, Pitum Pura	KPZ	6	6	7	6	7	5	5	6	5	5	58		D
171	Radhey Puri	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F
172	Radhey Puri Extn. 1&2,	Shah (S)	3	3	2	2	3	2	5	3	5	3	31		F
173	Radhey Shyam Park	Shah (S)	3	3	2	4	3	3	7	3	6	3	37		F
174	Rahat Ganj	SPZ	3	3	3	3	6	6	7	4	5	4	44		E
175	Railway Colony (Mandavali Fazalpur)	Shah (S)	3	2	2	3	4	3	3	4	6	4	34		F
176	Raja Garden, (West Zone, area)	WZ	5	3	5	4	4	7	7	5	3	6	49		E
177	Rajeev Nagar Bhalswa Dairy	CLZ	3	2	2	2	2	1	2	2	3	3	22		G
178	Rajeev Nagar Kanjhawala Rd.	Narela	3	2	2	2	3	2	1	2	2	3	22		G
179	Rajendra Park, Shanker Road	KBZ	6	6	7	6	7	6	5	6	5	5	59		D
180	Rajgarh Colony	Shah (S)	3	2	2	3	3	3	3	4	6	4	33		F
181	Rajiv Camp (Okhla)	CZ	3	2	2	2	3	2	1	2	2	3	22		G
182	Rajouri Garden, WZ Area	WZ	5	3	4	3	5	6	5	5	3	6	45		E
183	Rakab Ganj	SPZ	5	3	4	3	5	6	7	5	3	6	47		E
184	Ram Nagar Extn.	WZ	3	3	4	3	6	7	8	4	6	4	48		E
185	Ram Nagar, Jagat Puri	Shah (S)	3	3	2	2	3	3	5	3	5	3	32		F
186	Ram Pura Indl. Area	KPZ	3	2	2	2	3	3	4	3	3	2	27		G

Annexure V - (Left Out Colonies)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm / Addition by Comm	Mvc-V Proposed Category
187	Rama Park (Uttam Nagar)	WZ	3	2	2	2	3	2	2	2	2	3	23		G
188	Ramchandran Park	KBZ	5	3	5	4	4	6	6	5	3	6	47		E
189	Ramesh Nagar (Laxmi Nagar)	Shah (S)	3	2	2	3	3	3	3	4	6	4	33		F
190	Rang Puri Residential Scheme DDA	NGZ	5	3	4	3	5	6	5	5	3	6	45		E
191	Ratan Nagar	KBZ	3	3	4	3	6	7	8	4	6	4	48		E
192	Rattan Bagh	RZ	3	3	2	4	3	3	6	3	6	3	36		F
193	Ravi Nagar Extn	WZ	3	2	2	2	2	1	2	2	3	3	22		G
194	RBI Colony	KPZ	6	6	7	6	7	6	5	6	5	5	59		D
195	RC Khaysla	WZ	3	2	2	2	3	3	4	3	3	3	28		G
196	RC Khichdipur Resettlement Colony	Shah (S)	3	2	2	2	3	3	2	2	2	3	24		G
197	RC Madipur	WZ	3	2	2	2	3	3	4	3	3	3	28		G
198	Ring Road Banglows	CZ	8	8	8	9	9	8	8	9	9	9	85		A
199	Rohini	RZ	5	3	5	4	4	7	7	5	3	6	49		E
200	Rohtash Nagar	Shah (N)	3	2	2	3	3	3	3	4	6	4	33		F
201	Sabhepur Colony	Shah (N)	3	2	2	2	3	2	1	2	2	3	22		G
202	Saket	South	7	5	8	7	6	6	7	8	8	7	69		C
203	Sangam Park Indl. Area	KPZ	3	2	2	2	3	3	4	3	3	3	28		G
204	Sanjay Nagar (Near Gulabi Bagh)	KPZ	5	3	5	4	4	6	6	5	3	6	47		E
205	Sant Nagar Extn	WZ	3	3	2	2	3	3	5	3	5	3	32		F
206	Sarad (Sharad) Vihar	Shah (S)	6	6	7	6	6	5	5	6	5	5	57		D
207	Sarai Basti	SPZ	3	2	2	2	2	1	2	2	3	3	22		G
208	Sarai Extn	CLZ	3	3	2	2	3	3	5	3	5	3	32		F
209	Sarai Phoos Colony	SPZ	3	3	4	3	6	7	8	4	6	4	48		E
210	Sarojni Park (Shastri Nagar)	Shah (S)	3	2	3	3	3	4	6	5	7	3	39		F
211	Sbanti Park, Najafgarh road	NGZ	3	2	2	2	3	3	2	2	2	3	24		G
212	Sewa Nagar	CZ	6	5	6	5	5	4	6	5	6	6	54		D
213	Shakti Vihar Molar Band Extn.	CZ	3	3	2	2	3	2	4	3	4	3	29		G
214	Shalimar Extn	KPZ	7	5	8	7	6	5	7	8	7	5	65		C
215	Shankar Nagar Extn	Shah (S)	3	3	2	4	3	3	6	3	6	3	36		F
216	Shree Nagar Extn.	KPZ	5	3	5	4	4	6	6	5	3	6	47		E
217	Shubhadra Colony	SPZ	3	3	2	2	3	3	6	5	8	3	38		F
218	Shyam Park, Nawada	WZ	3	2	2	2	3	3	2	2	2	3	24		G
219	Shyama Prasad Mukherjee Park,	WZ	3	3	2	2	3	3	5	3	5	3	32		F
220	SMA Coop Indl. Area (Jahangirpuri)	CLZ	3	2	2	2	3	3	4	3	3	3	28		G
221	South Anarkali	Shah (S)	3	2	3	3	3	4	6	5	7	3	39		F

Annexure V - (Left Out Colonies)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A Comm / Addition by Comm	Mvc-V Proposed Category
222	South Extn., (I, II & III) Uttam Nagar	WZ	3	2	2	2	3	3	4	3	3	2	27		G
223	South Moti Bagh	South	8	8	8	9	9	8	9	9	9	9	86		A
224	Sri Fort Banglows	South	9	9	8	9	9	9	8	9	9	9	88		A
225	Sri Nivaspuri JJ Colony	CZ	3	2	2	2	3	3	4	3	3	3	28		G
226	Sri Niwaspuri Extn;	CZ	5	3	4	3	5	6	5	5	3	6	45		E
227	State Bank Colony, GT Karnal Road,	KPZ	6	6	7	6	7	5	5	6	5	5	58		D
228	Subhash Camp	South	3	2	2	3	3	3	3	4	6	4	33		F
229	Subhash Park Extn.	Shah (N)	3	2	2	2	3	2	1	2	2	3	22		G
230	Sudama Puri	KBZ	5	3	4	3	5	6	5	5	3	6	45		E
231	Sukhdev Vihar, DDA Flats	CZ	7	5	8	7	6	7	6	6	7	5	64		C
232	Sundar Park Shastri Nagar	Shah (S)	3	3	2	2	3	3	5	5	6	3	35		F
233	Sunlight Colony-I	CZ	5	3	4	3	5	6	7	5	3	6	47		E
234	Sunlight Colony-II	CZ	5	3	4	3	5	6	5	5	3	6	45		E
235	Tilak Nagar Indl. Area	WZ	3	2	2	2	2	3	4	3	3	3	27		G
236	Transit Camp	CZ	3	2	2	2	3	3	4	3	3	3	28		G
237	Transport Nagar (Tri Nagar)	KPZ	3	2	3	3	3	4	6	5	7	3	39		F
238	Vijay Colony	Shah (N)	3	2	2	2	3	3	4	3	3	3	28		G
239	Vijay Mandal Enclave	South	7	5	7	7	5	7	6	6	6	5	61		C
240	Vijay Mohalla	Shah (N)	3	2	2	2	3	3	4	3	3	3	28		G
241	Vijay Vihar	RZ	3	3	2	2	2	2	3	3	4	2	26		G
242	Vishnu Garden	WZ	3	3	2	2	3	3	5	5	6	3	35		F
243	Vivek Appartment (Shrestha Vihar)	Shah (S)	6	6	7	6	6	5	5	6	5	5	57		D
244	Vivek Vihar Phase-II	Shah (S)	6	6	7	6	7	5	5	6	5	5	58		D
245	Welcome Kabutar Market	Shah (N)	3	3	2	2	3	3	5	5	6	3	35		F
246	West Gorakh Park	Shah (N)	3	2	2	3	3	3	5	4	6	4	35		F
247	West Gorakh Park Extn.	Shah (N)	3	2	2	2	3	2	5	3	6	4	32		F
248	West Kanti Nagar	Shah (S)	3	2	2	3	3	3	3	4	6	4	33		F
249	West Ixmi Mkt	Shah (S)	3	2	2	4	3	4	3	4	7	4	36		F
250	West Moti Bagh	South	5	3	2	4	4	4	5	6	4	4	41		E
251	Yusuf Sarai, DDA Flats,	South	7	5	7	7	6	6	7	8	8	7	68		C

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
1	A BLOCK ,MAJLIS PARK VILLAGE BHAROLA DELHI 33.	CLZ	4	3	3	5	3	4	3	4	3	4	36		F
2	A- BLOCK, MEETHAPUR EXTN. SHREE COLONYBADARPUR NEW DELHI 44	CZ	2	3	2	2	2	3	3	2	2	2	23		G
3	A Vishwakarma Colony M.B.Road Pul Pahladpur Delhi-44	CZ	3	3	3	3	2	2	3	2	2	2	25		G
4	A-2 Block, Nehru Gall, Bhagat Colony, Sant Nagar, West Burari	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
5	AALI EXTN., BLOCK A&B, BADARPUR, DELHI	CZ	2	2	3	3	1	2	2	3	2	2	22		G
6	AALI VIHAR -(BLOCK A B C D E F G & H )	CZ	2	2	2	2	3	3	3	2	2	2	23		G
7	Aali Village Extended, Abadi, New Delhi-44	CZ	2	2	3	3	2	2	2	3	2	2	23		G
8	Aaya Nagar Extn, Ph-I, New Delhi-47	SOUTH	3	2	1	3	2	2	3	2	3	2	23		G
9	ADARSH ENCLAVE (Y-BLOCK) PREM NAGAR-II, KIRARI, NANGLOI, DELHI-41	RZ	3	3	2	1	2	2	2	2	3	3	23		G
10	ADARSH ENCLAVE, AYA NAGAR EXTN. NEW DELHI	CLZ	3	3	3	2	2	3	2	3	3	3	27		G
11	ADARSH LAXMI VIHAR, PREM NAGAR-3, KIRARI, DELHI 86.	RZ	3	2	1	2	2	2	2	3	3	3	23		G
12	Adarsh Nagar Extn. Delhi 33	CLZ	4	3	3	5	3	4	3	4	3	4	36		F
13	ADARSH NAGAR NEAR JEEVAN PARK UTTAM NAGAR, DELHI.	WZ	2	3	2	2	4	2	3	3	2	3	26		G
14	ADHARSH NAGAR AND SARAI PIPAL THALA EXTN. PART-II.	CLZ	4	3	3	5	3	4	3	4	3	4	36		F
15	ADIVASI COLONY KHERA KHURD	Narela	2	4	3	2	3	5	2	2	2	2	26		G
16	AGAR ENCLAVE-I, PREM NAGAR-III, MUBARAK PUR ROAD, NANGLOI.	RZ	3	2	3	1	2	3	2	3	3	2	24		G
17	AKASH VIHAR, BAPROLA, CHANCHAL PARK, BAKKARWALA MORE, NEW DELHI-43	WZ	2	2	2	2	3	2	2	3	3	3	24		G
18	ALIPUR PARMANAND COLONY	Narela	3	2	4	2	3	2	3	4	2	3	26		G
19	Aman Enclave, Prem Nagar-III, Kirari Nangloi, New Delhi	RZ	3	2	3	3	2	2	2	3	2	3	24		G
20	AMAN VIHAR, H-BLOCK, KIRARI EXTN. NANGLOI, NEW DELHI	RZ	3	2	3	3	2	2	2	3	3	3	25		G
21	AMAR COLONY B- BLOCK, PURVI GOKUL PURI DELHI-94	Shah (N)	3	2	2	2	2	2	2	3	2	2	22		G
22	AMAR COLONY C- BLOCK, EAST GOKAL PUR DELHI-94	Shah (N)	3	2	2	2	2	2	2	3	2	2	22		G
23	AMAR ENCLAVE, PREM NAGAR-3, KIRARI NANGLOI, NEW DELHI	Narela	3	2	2	3	3	2	2	3	3	3	26		G
24	Amar Shopping Complex, Uttam Nagar, Delhi.	WZ	3	3	2	2	3	2	3	2	2	2	24		G



Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
25	AMAR SHOPPING COMPLEX, JAI BHARAT ENCLAVE, KAKROLA MORE, UTTAM NAGAR.	NGZ	2	3	2	2	4	3	2	2	3	2	25		G
26	AMAR VIHAR COLONY, INDRA PARK EXTN, NEW DELHI-43	WZ	3	2	2	4	3	2	4	2	2	3	27		G
27	Amar Vihar Karawal Nagar, Delhi	Shah (N)	2	2	2	2	2	2	2	2	2	2	20		G
28	AMBEDKAR COLONY ALIPUR	Narela	3	2	2	4	3	3	2	2	4	3	28		G
29	AMBEDKAR COLONY EXTN., VILL BANKNER, NARELA.	Narela	3	2	2	4	3	3	2	2	4	3	28		G
30	AMBEDKAR NAGAR EXTN., HAIDERPUR, DELHI-87	KPZ	2	3	2	2	3	2	4	3	2	4	25		G
31	Ambedkar Nagar Extn., Haiderpur, Delhi-88	NGZ	2	3	2	2	4	2	4	2	2	3	26		G
32	Amelias Avenue (Samalka) Colony), Rajokri, Delhi	NGZ	3	3	3	4	2	2	3	2	3	3	28		G
33	AMRIT VIHAR, BURARI	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
34	ANAND PARBAT DELHI.	NGZ	3	2	1	2	2	2	3	3	2	2	22		G
35	ANAND VIHAR, NEAR NANGLI SAKRAWATI, NAJAFGARH	NGZ	3	2	2	2	4	4	2	2	3	3	27		G
36	Andheria More Extn. Village Mehrauli New Delhi.	SOUTH	2	2	1	3	2	2	3	2	2	2	21		G
37	ANKUR VIHAR COLONY HOLAMBI KALAN.	Narela	3	3	1	2	1	3	2	2	1	2	20		G
38	Anupam Enclave, Part-II, Saidulajaib Extn, New Delhi-30	SOUTH	3	3	2	3	3	2	3	3	2	3	27		G
39	Anupam Garden, Delhi-68	SOUTH	3	3	2	3	3	2	3	2	2	3	26		G
40	ARADHANA ENCLAVE GOPAL NAGAR EXTN.NAJAFGARH,NEW DELHI	NGZ	2	3	3	2	2	3	3	3	4	2	27		G
41	ARAKPUR BAGH MOCHI MOTI BAGH 2, DELHI-21	SOUTH	2	2	1	2	2	2	3	2	2	2	20		G
42	ARPAN VIHAR, J-BLOCK, JAIPUR EXTN. PART-I, BADARPUR, NEW DELHI	CZ	2	2	3	2	2	3	2	3	2	2	23		G
43	Aruna Asafali Road, Village Kishan Garh.	SOUTH	3	3	3	2	2	3	3	2	2	2	25		G
44	ARYA NAGAR ( HARIJAN BASTI ) KAKARDOOMA, EAST DELHI	Shah (S)	4	3	3	5	2	3	2	2	2	2	28		G
45	Ashok Nagar (C-Block)	Shah (N)	4	3	3	3	3	2	3	2	2	2	27		G
46	ASHOK NAGAR D BLOCK MAIN WAZIRABAD ROAD, DELHI-93	Shah (N)	3	3	3	3	3	3	3	2	2	2	26		G
47	ASHOLA EXTN., PART-I.	SOUTH	2	2	2	3	2	2	2	3	2	2	22		G
48	Ashtha' Colony Narela Road, Bawana, Delhi-39;	Narela	2	2	3	2	2	3	3	2	2	2	23		G
49	ASTHA VIHAR, PREM NAGAR-3, KANJHAWLA, NEW DELHI	RZ	3	2	2	3	2	3	2	2	2	3	25		G

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
50	AVADH VIHAR,V-BLOCK, PREM NAGAR-II, DELHI-41	RZ	3	2	2	3	2	3	2	2	2	3	25		G
51	AYA NAGAR EXTN, B-BLOCK, NEW DELHI-47	SOUTH	2	2	2	3	2	2	3	2	1	2	21		G
52	B-1, Block Bandh Road Village, Aya Nagar New Delhi.	SOUTH	4	3	2	3	3	2	4	3	3	2	29		G
53	BABA ,HARIDAS ENCLAVE, B-BLOCK	NGZ	2	2	3	2	3	4	2	2	3	2	25		G
54	BABA COLONY B-BLOCK, BURARI, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
55	BABA COLONY, A-BLOCK, BURARI, DELHI-94	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
56	BABA GARIB DAS COLONY, KHERA DABAR, NAJAFGARH, DELHI-73	NGZ	3	2	3	2	2	3	3	4	2	3	27		G
57	BABA HARI DASS COLONY, JHARODA KALAN NEWDELHI 72	NGZ	2	3	2	2	3	3	2	2	2	4	25		G
58	BABA HARIDAS ENCLAVE, B-BLOCK, JHARODA KALAN, NEW DELHI-72.	NGZ	2	3	2	2	3	3	2	2	2	4	25		G
59	BABU NAGAR KARAWAL NAGAR EXTN.DELHI-94	Shah (N)	3	3	3	2	3	2	2	2	2	2	24		G
60	Bachh Raj Colony, Mithapur Extn. Delhi-44	CZ	4	3	3	5	3	4	3	4	3	4	36		F
61	BADLI EXTN., VILLAGE BADLI, DELHI-42.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
62	BAGDOLA VILLAGE EXTN. AREA NEW DELHI 45	NGZ	2	2	2	3	2	2	2	3	2	4	24		G
63	BAGICHI BULWARD ROAD DELHI-54.	CLZ	3	3	3	2	2	3	2	3	3	3	27		G
64	BAJRANG ENCLAVE, NANGLOI ROAD,NAJAFGARH	NGZ	2	2	2	2	2	2	2	2	2	2	20		G
65	BALAJI ENCLAVE, PUNJAB KHO, DELHI-81	Narela	3	2	2	2	2	3	2	1	2	2	21		G
66	BALBIR NAGAR,KIRARI SULEMAN NAGAR, NANGLOI, DELHI-41	RZ	3	2	3	2	3	2	3	3	2	3	26		G
67	BALDHARI COLONY BAKHTAWARPURKATYANVIHAR, KARALA	Narela	2	3	2	3	2	2	1	3	1	1	20		G
68	BALJEET NAGAR & PUNJABI BASTI EXTN.NEAR NEPALI MANDIR DELHI-8	KBZ	3	4	3	5	4	2	3	3	2	3	32		F
69	BALJEET NAGAR AND PUNJABI BASTI, NEW DELHI-8	KBZ	4	3	5	3	2	4	3	5	4	3	36		F
70	BANKNER BASTI (FIRANI ROAD), NARELA	Narela	2	2	2	4	3	2	1	3	2	1	22		G
71	BAPROLA EXTN., BAPROLA VILLAGE, DELHI-43	WZ	2	2	2	1	1	1	2	2	2	2	17		G
72	BAPROLA VIHAR, NANGLOI, DELHI	WZ	2	3	2	2	2	2	3	4	2	1	23		G
73	BASTI BANKER SOUTH, LAMPUR ROAD, DELHI-40.	Narela	2	2	2	3	3	2	2	3	2	1	22		G
74	BEGAM PUR EXTN,DELHI-41	Narela	3	2	2	2	2	3	4	2	1	2	23		G
75	BEGUMPUR POST OFFICE MAIVIYA NAGAR, NEW DELHI- 1 7 1	SOUTH	3	2	2	2	2	2	3	2	2	2	22		G
76	BHAGAT SINGH PARK EXTN. SIRASPUR VILL.DELHI-42	CLZ	3	2	3	3	3	2	1	2	2	2	23		G

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
77	Bhagawali Vihar CD- Sector, Uttam Nagar	WZ	2	2	2	2	3	2	2	3	3	3	24		G
78	BHAGWALI GARDEN, NAJAFGARH ROAD, UTTAM NAGAR	WZ	3	2	2	4	2	3	2	4	2	3	27		G
79	BHAGWATI GARDEN EXTN,UTTAM NAGAR NEW DELHI-59	WZ	3	2	2	2	2	3	2	2	3	3	24		G
80	BHAGYA VIHAR PH-II, NANGLOI DELHI-41	Narela	2	3	3	2	3	2	3	2	2	2	24		G
81	BHAGYA VIHAR, JAIN COLONY RANI KHERA, DELHI-81	Narela	2	3	3	2	2	2	3	2	2	2	23		G
82	BHALASWA VILLAGE, LAL DORA EXTN. DELHI 33	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
83	BHARAT VIHAR RAJA PURI UTTAM NAGAR NEW DELHI-43	NGZ	2	2	2	2	2	2	2	3	3	3	23		G
84	BHARAT VIHAR,PREM NAGAR PH-II,NANGLOI	RZ	3	2	3	2	3	2	3	2	3	3	26		G
85	BHAWANI KUNJ BEHIND SECTOR D-LL, VASANT KUNJ, NEW DELHI-70	SOUTH	2	2	3	2	1	1	2	2	2	2	19		G
86	BHAWANI NAGAR NEAR DIMPUR NAJAFGARH,DELHI	NGZ	2	2	2	3	3	2	2	3	3	4	26		G
87	BHIKAM SINGH COLONY BLOCK NO.33 VISHWAS NAGAR, SHAHDARA	Shah (S)	5	3	3	5	2	4	2	2	3	3	32		F
88	BHIM COLONY BAKHTAWARPUR	Narela	2	3	2	2	3	2	2	3	2	2	23		G
89	BHRAGU VIHAR COLONY, MAJRI, DELHI-81.	Narela	3	2	2	3	1	2	1	2	3	3	22		G
90	BIHARI PUR EXTN., NEAR C R P CAMPUS, KHAJURI KHAS,DELHI-94	Shah (N)	3	2	2	2	2	2	3	2	2	2	22		G
91	BIJWASHAN EXTN. BIJWASHAN VILLAGE NEW DELHI	NGZ	3	3	3	4	4	4	3	5	5	5	39		F
92	BINDA PUR EXTN.UTTAM NAGAR,DELHI	WZ	4	2	3	2	1	1	2	3	4	2	24		G
93	BOSCO COLONY, ARYA NAGAR, GOPAL NAGAR EXTN. NAJAFGARH	WZ	2	3	3	2	2	3	3	3	4	2	27		G
94	BRAHM PURI CLY NANGLOI NAJAFGARH RD.SAFIPUR RANHOLA, DELHI	WZ	4	3	2	3	3	2	4	3	3	2	29		G
95	BRAHM PURI COLONY, PH-1, RANHAOUA EXTN., NANGLOI, NAJAFGARH, ROAD.	WZ	3	2	3	2	2	3	3	4	2	3	27		G
96	BRIJ VIHAR AGRA NAGAR, PREM NAGAR-3, NEW DELHI	RZ	3	2	3	2	3	3	3	2	3	3	27		G
97	BRIJ VIHAR, NAJAFGARH, DELHI	NGZ	3	3	3	3	3	3	3	3	2	2	28		G
98	BUDH VIHAR COLONY, PHASE-I & II, DELHI	RZ	3	2	3	3	2	2	2	3	3	3	26		G
99	BUDH VIHAR EXTENSION, BADARPUR	CZ	2	2	2	3	3	2	3	3	3	2	25		G
100	BUDH VIHAR EXTN. NEAR SECTOR-23 & 24, ROHINI, RITHALA ROAD,DELHI-41	RZ	3	3	2	2	3	3	3	2	3	2	26		G
101	BUDH VIHAR EXTN.PH-II, VIR SINGH COLONY DELHI-41	RZ	3	3	2	2	3	3	3	2	3	2	26		G

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
102	BUDH VIHAR HARIJAN BASTI MANDAWALI DELHI-93	SHAH (S)	2	3	3	2	3	2	3	3	2	3	26		G
103	BUDH VIHAR PHASE-II, NEAR ROHINI, SECT-24, DELHI-41	RZ	3	3	2	2	3	3	3	2	3	2	26		G
104	BUDH VIHAR PH-II EXTN DELHI-41	RZ	4	3	3	5	3	4	3	4	3	4	36		F
105	C-1 BLOCK MOHAN GARDEN UTTAM NAGAR DELHI	WZ	3	3	2	2	3	2	1	2	3	2	23		G
106	C-BLOCK, POCHANPUR VILLAGE, POCHANPUR, NEW DELHI-77.	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
107	CH.LAKHA RAM COLONY SCHOOL RD.SHAKTI VIHAR PT-I DELHI-44	CZ	3	3	3	1	2	2	2	1	2	2	21		G
108	CHAJJU RAM COLONY KAMRUDDIN NAGAR EXTN. NANGLOI, DELHI-41	NGZ	2	2	2	2	3	2	2	3	3	3	24		G
109	CHAJURKNASS VILLAGE, DELHI-94	Shah (N)	3	2	2	2	3	2	2	2	2	2	22		G
110	CHANAKYA PLACE PART-II, UTTAM NAGAR, NEW DELHI	WZ	3	3	3	2	2	4	2	3	3	2	27		G
111	CHANCHAL PARK PART I & II NANGLOI DELHI-41	WZ	3	3	3	2	2	2	2	3	2	2	24		G
112	CHANCHAL PARK, MAIN NANGLOI, NAJAFGARH ROAD, DELHI	WZ	3	3	3	2	2	2	2	3	2	2	24		G
113	CHANDAN HAULA EXTN, EAST CHATTARPURBHATI, SAHUPUR, DEHLI-74	SOUTH	2	2	1	2	2	2	1	2	2	2	18		G
114	CHANDAN PARK, PREM NAGAR-3, NANGLOI, DELHI-41	RZ	3	3	2	2	3	2	3	2	2	2	24		G
115	CHANDAN PLACE, KALI PIAU, JHARODA ROAD, NAJAFGARH	NGZ	2	2	2	2	2	2	3	3	3	3	24		G
116	CHANDAN VIHAR, PREM NAGAR PART-III, DELHI-41	RZ	3	3	2	2	3	2	3	2	2	2	24		G
117	CHANDAR VIHAR PALAM EXTN. PART I, DELHI 45	NGZ	2	2	3	3	3	3	3	3	3	3	28		G
118	CHANDEN VIHAR, WEST SANT NAGAR, BURARI, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
119	CHANDER MOHALLA DHARM.PURURA, EXTN., NAJAFGARH	NGZ	2	2	2	2	2	2	2	2	3	3	22		G
120	CHANDER PURI, CHAND BAGH, MAIN WAZIRABAD ROAD, DELHI-94	Shah (N)	4	4	4	4	4	4	3	3	3	3	35		F
121	CHANDER VIHAR, PALAM EXTN,	NGZ	3	3	3	3	3	3	3	2	3	3	29		G
122	CHANDRA PARK, A & B BLOCK, OLD PALAM ROAD NEW DELHI	NGZ	2	2	3	3	2	2	2	3	3	3	25		G
123	CHANDU NAGAR, KARAWAL NAGAR ROAD, DELHI.	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G

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124	CHANKAYA PLACE PT-I, PANKHA ROAD, UTTAM NAGAR, DELHI	WZ	3	2	2	3	1	2	1	2	3	3	22		G
125	CHATTAPUR MINI FARMS CHATTERPUR MAIN ROAD MEHRAULI NEW DELHI	SOUTH	4	4	4	2	3	3	4	4	3	3	34		F
126	CHATTARPUR ENCLAVE, MEHRAULI CHATTARPUR, ROAD, DELHI-74	SOUTH	4	4	4	3	3	3	4	4	3	3	35		F
127	CHATTARPUR EXTN., A-1, NEW DELHI	SOUTH	4	4	4	2	3	3	3	3	3	3	32		F
128	CHATTER PUR EXTN, MEHRAULI NEW DELHI-74	SOUTH	2	2	3	2	2	2	2	2	2	2	21		G
129	CHAUHAN PATTI EXTN. SABHAPUR MAZRA DELHI 94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
130	CHAUHAN PATTI VISTAR, WEST KARAWAL NAGAR DELHI	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
131	CHETAN VIHAR (GOPAL NAGAR EXTN.) DHANSA ROAD NAJAFGARH, DELHI	NGZ	2	2	2	3	3	3	3	3	3	3	27		G
132	CHHATAR PUR, NEAR DURGA ASHRAM, NEW DELHI-74	SOUTH	2	2	3	2	2	2	2	2	2	2	21		G
133	CHHATARPUI ENCLAVE, D-BLOCK PHASE-L, NEW DELHI-68	SOUTH	4	4	4	2	3	3	4	4	3	3	34		F
134	CHHATARPUR ENCLAVE PH-I, BLOCK-A, MAIDANGARHI, VILLAGE ROAD	SOUTH	4	4	4	2	3	3	4	4	3	3	34		F
135	CHHAWLA EXT., KANGAN HERI ROAD	NGZ	3	3	2	2	2	3	3	3	3	3	27		G
136	CHHAWLA EXTENSION, PAHARWA COLONY PART-I, NEW DELHI-71	NGZ	3	3	2	2	2	3	3	3	3	3	27		G
137	CHHAWLA EXTN. NEAR B.S F CAMP GURGAON ROAD CHHAWLA, DELHI	NGZ	3	3	3	3	3	3	3	2	2	3	28		G
138	CHHAWLA EXTN.1 PANCHIA MOHALLA DELHI-71	NGZ	3	3	2	2	2	3	3	3	3	3	27		G
139	CHILLA SARODA EXTN. NEAR MAYUR VIHAR, PH- I	Shah (S)	4	3	3	5	2	3	2	2	2	2	28		G
140	CHINAR ENCLAVE NAJAFGARH, DELHI	NGZ	3	3	3	3	2	2	2	2	3	3	26		G
141	CHOTIYAL PALAM VILLAGE NEW DELHI 45	NGZ	2	2	2	3	3	3	3	3	3	3	27		G
142	CHRISTIAN COLONY, PATEL CHEST, DELHI-7.	CLZ	5	4	4	6	4	3	4	5	4	5	44		E
143	CHURCH COLONY, L-BLOCK SANGAM VIHAR, NEW DELHI-62	CZ	2	2	2	3	2	2	2	3	2	2	22		G
144	CLUB DRIVE COLONY, M,G, ROAD, (SADAIPUR (OPP,GHRTORNI))	SOUTH	4	4	3	3	2	3	4	2	4	3	32		F
145	COMMERCIAL COMPLEX, Z-BLOCK, MOHAN GARDEN, NEW DELHI- 59	WZ	4	3	2	2	3	2	2	4	3	2	27		G
146	D- BLOCK HARI NAGAR PART-II BAPRPLA NEW DELHI-44	WZ	2	3	3	2	2	3	3	3	4	2	27		G



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147	D- BLOCK, GOPAL NAGAR NAJAFGARH NEW DELHI.	NGZ	3	3	3	3	4	4	4	4	4	4	36		F
148	DAGARPUR MOHALLA (B-4) JAUHRIPUR DELHI-94	SHAH (N)	4	3	2	3	3	2	4	3	3	2	29		G
149	DALIP VIHAR, NEAR SURAJ CINEMA, NAJAFGARH, DELHI	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
150	DALLUPURA EXTENDED ABADI, NEW ASHOK NAGAR	Shah (S)	4	3	3	5	2	3	2	2	2	2	28		G
151	DANG COMPLEX, IGNOU ROAD, SAIDULAJAB EXTN,, NEW DELH-30	SOUTH	5	5	3	2	2	3	4	3	2	2	31		F
152	DAYAL PUR EXTN. C-BLOCK, MAIN ROAD, TUKMERPUR, DELHI-94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
153	DEENDARPUR EXTN. NAJAFGARH, DELHI	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
154	DEEP VIHAR COLONY, PANSALI, DELHI	Narela	2	2	2	3	2	2	2	3	2	2	22		G
155	DEEP VIHAR PANSALI, POOTH KALAN PERLADPUR DELHI-42	Narela	2	2	2	3	4	2	2	3	2	2	24		G
156	DEEPAK VIHAR, NAJAFGARH, DELHI	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
157	DEEPANSU COLONY SANT NAGAR BURARI, DELHI	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
158	DEFENCE ENCLAVE & DEFENCE ENCLAVE PT-I MOHAN GARDEN	WZ	3	2	3	2	3	2	2	2	2	2	23		G
159	DEFENCE ENCLAVE GOELA TAJPUR KHURD NAJAFGARH, DELHI	NGZ	3	3	3	3	3	3	2	2	2	3	27		G
160	DEFENCE ENCLAVE PT-I K-5 EXTN. PT-I MOHAN GARDEN, DELHI.	WZ	2	3	3	2	3	2	3	3	2	3	26		G
161	DEFENCE ENCLAVE, MAHIPALPUR EXTN, NEW DELHI-37	NGZ	3	3	3	3	4	4	4	3	4	4	35		F
162	DEFENCE SERVICE ENCLAVE (SAINIK F ARM)	SOUTH	6	5	3	3	3	5	4	3	6	4	42		E
163	DEFENCE SERVICE ENCLAVE, KHANPUR, NEW DELHI-625	SOUTH	6	5	3	3	3	5	4	3	6	4	42		E
164	DEOLI EXTN. KHANPUR.	SOUTH	4	3	3	3	3	4	3	3	4	3	33		F
165	DHARAM ENCLAVE, U-I, PREM NAGAR-II, KIRARI, NANGLOI, DELHI- 41	RZ	3	2	3	2	3	3	3	2	3	2	26		G
166	DHARAM PURA EXTN. D BLOCK KAKROLA ROAD NAJAFGARH NEW DELHI	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
167	DHARAM PURA EXTN. R- BLOCK KAKROLA ROAD NAJAFGARH N.D- 43	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
168	DHARAM PURA PH-I, KAKROLA ROAD, NAJAFGARH	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
169	DHARAM PURA, BLOCK A -3, NAJAFGARH, NEW DELHI-43	NGZ	3	3	3	2	2	2	3	3	3	3	27		G

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170	DHARMA PURA A- I BLOCK NAJAFGARH,DELHI	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
171	DHEE COLONY NARELA	Narela	2	2	3	2	2	2	2	2	2	3	22		G
172	DHIR PUR ENCLAVE NEAR SHAH ALAM BANDH, DELHI.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
173	DHRAM PURA EXTN. A-2 BLOCK NAJAFGARH N.D-43	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
174	DHRUV ENCLAVE, ROHINI, SEC-22, NITHARI,NEW DELHI	Narela	4	3	3	5	3	4	3	4	3	4	36		F
175	DICHAON KALAN EXTN, MAIN DICHAON KALAN ROAD, NAJAFGARH NEW DELHI 43	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
176	DILSHAD MASJID (MUSTAFABAD), KARAWAL NAGAR	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
177	DINPUR EXTN., GOYLA MORE, DINPUR, NAJAFGARH,NEW DELHI- 43	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
178	DR. AMBEDKAR COLONY (A& B-BLOCK) JOHRI PU8R EXTN.,DELHI- 94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
179	DR. AMBEDKAR COLONY ANSAL ROAD, SATBARI DELHI-54	SOUTH	2	2	3	1	1	2	2	2	2	2	19		G
180	DR. AMBEDKAR COLONY KHERA KHURD	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
181	DR. AMBEDKAR COLONY, CHHATARPUR	SOUTH	2	2	3	1	1	2	2	2	2	2	19		G
182	DR. AMBEDKAR COLONY, RADHA VIHAR, NEAR SABOLI DELHI-93	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
183	DR. AMBEDKAR NAGAR EXTN. HAIDERPUR DELHI-88.	KPZ	2	3	3	2	2	3	3	3	4	2	27		G
184	DR. AMBEDKAR VIHAR, HARIJAN BASTI, ZOHRIPUR EXTN., DELHI- 94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
185	DR. BHIM RAO AMBEDKAR CLY NEAR BIJWASAN VILLAGE,DELHI.	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
186	DUGGAL HOUSING COMPLEX SCHOOL ROAD KHANPUR NEW DELHI-62.	SOUTH	2	2	3	2	2	2	2	2	2	1	20		G
187	DULIA COLONY ALIPUR	Narela	2	3	2	2	2	2	2	2	3	1	21		G
188	DURGA PARK, DURGA MOHALLA, DALLUPURA,	Shah (S)	4	3	3	5	2	3	2	2	2	2	28		G
189	DURGA PARK, POCKET E, NEW DELHI-45	NGZ	2	2	2	3	3	3	2	2	2	2	23		G
190	DURGA VIHAR DEVL I EXTN.DELHI-62	SOUTH	2	2	1	2	2	2	3	2	2	2	20		G
191	DURGA VIHAR EXTENSION, NAJAFGARH, NEW DELHI.	NGZ	2	2	2	3	3	3	2	2	2	2	23		G
192	DURGA VIHAR, PHASE-I, GURGAON ROAD,NAJAFGARH, NEW DELHI-43	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
193	DURGAPURI DWARIKAPURI VIJAY ENCLAVE DABRI PALAM ROAD DELHI-45	NGZ	2	2	2	3	3	3	3	3	3	3	27		G

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194	DWARKA VIHAR, KAKROLA ROAD, NAJAFGARH, DELHI-43	NGZ	2	2	2	3	3	3	3	3	3	3	27		G
195	E- BLOCK PREM NAGAR NAJAFGARH NEW DELHI 43.	NGZ	3	3	3	3	3	4	4	4	4	4	35		F
196	EAST AZAD NAGAR, DELHI-51	SHAH (S)	4	3	3	5	3	4	3	4	3	4	36		F
197	EAST GOKALPURI E- BLOCK, HARI NAGAR HARIJAN BASTI DELHI- 94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
198	EAST KRISHNA VIHAR A B BLOCK KHAIRA ROAD NAJAFGARH, DELHI	NGZ	2	2	2	3	3	3	3	3	3	3	27		G
199	EAST MANDOLI EXTN., HARIJAN BASTI D- BLOCK DELHI-93	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
200	EAST MUNDKA EXTN., MUNDKA NANGLOI DELHI 41	Narela	4	3	2	2	3	4	2	3	2	2	27		G
201	EAST VINOD NAGAR R- BLOCK DELHI-91	Shah (S)	5	3	3	4	3	4	3	3	3	3	36		F
202	EAST VINOD NAGAR, 'G' BLOCK, DELHI-91	Shah (S)	5	5	3	4	3	4	3	3	3	3	36		F
203	EAST VINOD NAGAR, J-BLOCK, (PART OF EAST VINOD NAGAR) DELHI-91	Shah (S)	5	5	3	4	3	4	3	3	3	3	36		F
204	E-BLOCK, MANDAWALI FAZELPUR, UNCHPUR, DELHI-92	Shah (S)	5	5	3	4	3	4	3	3	3	3	36		F
205	EKTA VIHAR, MITHAPUR EXTN. BADARPUR, NEW DELHI	CZ	2	2	2	2	2	2	3	2	3	2	22		G
206	EXTENDED ABADI KUSHAK NO,2, DELHI-36	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
207	EXTENDED ABADI OF AYA NAGAR VILLAGE, NEW DELHI-47	SOUTH	2	1	3	2	2	1	1	1	2	1	16		G
208	EXTENDED ABADI OF BARWALA DELHI 39	Narela	2	2	3	1	2	2	1	3	2	1	20		G
209	EXTENDED ABADI OF KADI PUR VILLAGE.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
210	EXTENDED ABADI OF KUSHAK NO-1, VILLAGE KADIPUR, DELHI-36.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
211	EXTENDED ABADI OF LAD PUR VILLAGE DELHI 81	Narela	2	2	2	3	2	3	1	2	3	2	23		G
212	EXTENDED ABADI OF SAWADA VILLAGE, NEW DELHI-.	Narela	2	2	2	3	2	2	2	2	2	2	21		G
213	EXTENDED ABADI OF VILLAGE BADLI DELHI 42.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
214	EXTENDED ABADI OF VILLAGE, BASAI DARA PUR, NEW DELHI- 5	WZ	2	2	2	1	1	1	2	2	2	2	17		G
215	EXTENDED ABADI OF VILLAGE, PEHLAD PUR BANGAR LAL DORA, DELHI-42	Narela	2	2	2	2	3	2	2	2	2	2	21		G
216	EXTENDED ABADI POOTH KALAN DELHI	Narela	3	2	2	2	3	2	2	2	2	3	23		G
217	EXTENDED ABADI VILLAGE POOTH KALAN DELHI 86	Narela	3	2	2	2	3	2	2	2	2	3	23		G

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218	EXTENDED ABADI, DHANSA GAON,(GOPAL NAGAR), NEW DELHI-73	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
219	EXTENDED ABADI, TAIMOOR NAGAR -I, METERS NEAR VILLAGE COMMUNITY CENTRE TAIMOOR NAGAR, NEW DELHI- 25	CZ	2	2	2	2	3	3	3	3	2	3	25		G
220	EXTENDED COLONY, NEW MANGLA PURI NEW DELHI.	NGZ	3	3	2	2	3	3	2	2	2	3	25		G
221	EXTENDED LAL DORA, VILLAGE NILOTHI NANGLOI NEW DELHI 41	Narela	3	2	2	3	1	2	1	2	3	3	22		G
222	F2, BLOCK MAHAVIR ENCLAVE NEW DELHI 45	NGZ	3	3	3	3	3	2	2	3	3	3	28		G
223	FACTORY OWNER ASSOCIATION BEGUMPUR VILLAGE (SOUTH) NEW DELHI 17	Narela	2	2	2	2	3	2	2	2	2	2	21		G
224	FATEHPUR BERI EXTN.MEHRAULI DELHI-74	SOUTH	1	2	2	2	1	2	2	1	2	1	16		G
225	FF CC COLONY, NEB SARA  , NEW DELHI	SOUTH	3	2	2	2	2	2	2	2	2	1	20		G
226	FREEDAM FIGHTER ENCLAVE NEB SARA! DELHR-68	SOUTH	3	2	2	2	2	2	2	2	2	1	20		G
227	FREEDOM FIGHTER COLONY, MEHRAULI	SOUTH	3	3	2	2	2	2	2	2	2	1	21		G
228	FREEDOM FIGHTER COMUNITI DEVELOPMENT & WELFARE ASSOCIATION, NEB SARAI, NEW DEIHI-68	SOUTH	2	2	2	2	2	2	2	2	2	1	19		G
229	FREEDOM FIGHTER ENCLAVE DELHI-68	SOUTH	2	2	2	2	2	2	2	2	2	1	19		G
230	FREEDOM FIGHTER ENCLAVE NEB SARAI DELHI-68	SOUTH	2	2	2	2	2	2	2	2	2	1	19		G
231	FREEDOM FIGHTER ENCLAVE, IGNOU ROAD, NEB SARAI, NEW DELHI	SOUTH	2	3	2	2	2	2	2	2	2	1	20		G
232	FREEDOM FIGHTER ENCLAVE, NEAR NEB SARAI, MEHRAULI, DELHI-68	SOUTH	2	2	2	2	2	2	2	2	2	1	19		G
233	FREEDOM FIGHTER ENCLAVE, NEB SARAI, DELHI-68	SOUTH	2	2	2	2	2	2	2	2	2	1	19		G
234	FRIENDS ENCLAVE PART-II, RAJENDER PARK, NANGLOI, DELHI-41.	RZ	3	2	3	2	3	3	3	3	2	3	27		G
235	GADAI PUR EXTN., 26-A CLUB DRIVE, GADALPUREXLN, MEHRAULI, GURGOAN ROAD, GADALPUR, DELHI-30,	SOUTH	2	2	2	2	2	2	2	2	2	1	19		G
236	GAFAR MANZIL, EXTN.-II, JAMIA NAGAR, OKHLA, NEW DELHI	CZ	2	2	3	2	2	2	2	3	2	2	22		G
237	GAFFAR MANZIL EXTENSION, JAMIA NAGAR, OKHLA, DELHI	CZ	2	2	3	2	2	2	2	3	2	2	22		G
238	GAGAN VIHAR (NEAR MOLAR BUND), BADARPUR, NEW DELHI	CZ	2	2	3	2	2	2	2	3	2	2	22		G
239	GAGAN VIHAR EXTN., DELHI-51	Shah (S)	7	7	3	4	4	4	3	4	5	6	47		E

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
240	GANAPATI ENCLAVE EXTN.NAJAFGARH NEW DELHI	NGZ	2	2	2	2	3	3	3	2	3	3	25		G
241	GANDHI PARK MAIN GURGAON ROAD, DEENPUR, NAJAFGARH.	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
242	GANESH NAGAR-II EXT., SHAKARPUR, DELHI-92	Shah (S)	5	5	3	4	4	2	3	3	5	5	39		F
243	GANGA SHAI COLONY HARIJAN BASTI MANDOLI,DELHI	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
244	GANGA VIHAR KILOKRI NEAR KALINDI CLY DELHI-14.	CZ	2	2	3	2	2	2	2	3	2	2	22		G
245	GANGA VIHAR, G-3 SAI ENCLAVE, MOHAN GARDEN DELHI-59	WZ	3	3	3	2	2	3	2	3	3	3	27		G
246	GANPATI ENCLAVE X- BLOCK NEW ROSHANPURA EXTN. NAJAFGARH,DELHI-43	NGZ	3	3	2	2	2	2	2	3	3	3	25		G
247	GAURI SHANKAR ENCLAVE -I A BLOCK PREM NAGAR -III, DELHI-41	RZ	3	2	3	3	2	2	3	3	3	3	27		G
248	GAURI SHANKAR ENCLAVE PREM NAGAR -II, NANGLOI, DELHI-41	RZ	3	2	3	3	2	2	3	3	3	3	27		G
249	GAURI SHANKAR ENCLAVE PREM NAGAR -III, NANGLOI, DELHI-41	RZ	3	2	3	3	2	2	3	3	3	3	27		G
250	GAUTAM COLONY EXT., ARYA NAGAR, SAFIABAD ROAD, NARELA.	Narela	2	2	3	2	2	2	2	2	2	3	22		G
251	GAUTAM NAGAR HILL BLOCK, 216, A,B,C,D KH. NO. 115/1, 115/2 & 3 GAUTAM NAGAR NEW DELHI	SOUTH	3	3	3	3	2	2	2	2	2	2	24		G
252	GAUTAM NAGAR VILLAGE YUSUF SARAI NEW DELHI	SOUTH	3	3	3	3	2	2	2	2	2	2	24		G
253	GAUTAM VIHAR COLONY, NARELA, DELHI-40	Narela	3	3	2	2	3	2	3	2	2	2	24		G
254	GEETA COLONY, O-BLOCK EXTN., UTTAM NAGAR, NEW DELHI-59	WZ	3	2	3	2	2	2	3	3	2	2	24		G
255	GEMINI PARK, NANGLI SAKRAWATI MORE, NAJAFGARH, DELHI-43.	NGZ	2	2	2	2	2	3	3	3	2	2	23		G
256	GERMAN NAGAR COLONY KALYAN & VIKAS SAMITI OLD KHERA ROAD, NAJAFGARH,	NGZ	2	2	2	2	2	3	3	3	2	2	23		G
257	GHASIPURA EXTN.COLONY NANGLI DAIRY NAJAFGARH,DELHI	NGZ	2	2	2	2	2	3	3	3	3	2	24		G
258	GHITORNI EXTN GHITORNI VILLAGE NEW DELHI	SOUTH	3	3	3	3	3	3	3	3	2	2	28		G
259	GHOGA EXTN., NARELA, DELHI-39.	Narela	2	3	2	2	3	2	3	2	2	2	23		G
260	GOKULPURI EXTN., ZIAUDDINPUR, DELHI-94	Shah (N)	4	4	4	4	4	3	3	3	3	3	35		F



Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
261	GOLDEN ENCLAVE B BLOCK NANGIL SAKRAWATI, DELHI.	NGZ	2	2	2	2	2	3	3	3	3	2	24		G
262	GOPAL NAGAR A- BLOCK , NAJAFGARH, DELHI	NGZ	3	3	3	4	4	4	4	4	4	4	37		F
263	GOPAL NAGAR B- BLOCK MAIN DHANSA ROAD NAJAFGARH,DELHI	NGZ	3	3	3	4	4	4	4	4	4	4	37		F
264	GOPAL NAGAR 'P" BLOCK & GOPAL NGR. EXTN.-(E F G & H BLOCKS) MAIN DHANSA RD	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
265	GOPAL NAGAR PH-2 Z- BLOCK SURKHPUR ROAD NAJAFGARH, DELHI.	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
266	GOPAL NAGAR PH-II SHYAM VIHAR CHOUHAN ENCLAVE NAJAFGARH,DELHI	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
267	GOPAL NAGAR, BLOCK A,M & N BLOCK EXTN. NAJAFGARH	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
268	GOPAL NAGAR, M-N BLOCK, NAJAFGARH, DELHI-43	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
269	GOPAL VIHAR COLONY, KANJHAWLA, DEHLI-41	Narela	4	3	2	2	2	2	2	2	2	3	24		G
270	GOURAV NAGAR-2 (PREM NAGAR) -3, SULTAN PURI, KANJHAWALA, DELHI-41	RZ	3	2	3	3	2	3	3	3	2	3	27		G
271	GOURI SHANKAR ENCLAVE, PREM NAGAR-III, NANGLOI, DELHI-41	RZ	3	2	3	3	2	3	3	3	2	3	27		G
272	GOVIND COLONY NEAR JHANGOLA NO.2 ALIPUR DELHI-36.	Narela	2	3	4	2	3	1	1	3	2	4	24		G
273	GOVIND VIHAR KARAWAL NAGAR DELHI-94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
274	GOYALA VIHAR, NAJAFGARH,DELHI	NGZ	2	2	2	2	2	2	3	3	3	3	24		G
275	GRAM BAPROLA NAJAFGARH NEW DELHI 43	WZ	3	2	2	3	1	2	1	2	3	3	22		G
276	GRAM PUSTANI POCHANPUR EXTN., DELHI-45	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
277	GREEN MEADOWS, SATBARIMEHRDULI, DELHI	SOUTH	2	2	2	3	3	3	3	2	2	2	24		G
278	GUPTA MARKET NAJAFGARH, DELHI	NGZ	2	2	2	2	2	3	3	3	3	3	25		G
279	GURU NANAK DEV COLONY BHALASWA DAIRY DELHI-42	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
280	GURU NANAK INDUSTRIAL AREA MAIN BAWANA RD. SAMAIPUR, DELHI-42	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
281	GURU NANAK NAGAR BHALSAWA DAIRY, DELHI.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
282	GURU YOGI RAJ PURAN JAIN & AGGARWAL COLONY, RANIKHERA	Narela	3	2	4	2	3	1	2	1	3	4	25		G
283	GURU YOGIRAJ PURAM RANI, KHERA EXTN., RANI KHERA, DELHI- 81	Narela	2	2	3	2	3	1	4	1	4	2	26		G
284	GYAN JYOTI BUDH VIHAR, J-3, SANGAM VIHAR.	CZ	2	2	2	2	3	2	2	2	2	2	21		G

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S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
285	HAIBATPURA EXTN NEAR ANAJ MANDI BAHADURGARH ROAD NAJAFGARH	NGZ	2	2	2	2	2	2	2	3	3	3	23		G
286	HAMDARD COLONY RZA BLOCK PUL PEHLADPUR, DELHI-44	CZ	2	2	2	2	3	2	2	3	3	3	24		G
287	HANS COLONY ZINDPUR	Narela	3	2	2	4	2	1	1	2	3	2	22		G
288	HANUMAN ENCLAVE NANGLOI DELHI-41	WZ	2	2	2	1	1	1	2	2	2	2	17		G
289	HARCHARAN BAGH, ANDHERIA MORE, VASANT KUNJ ROAD DELHI-30	SOUTH	2	3	1	1	1	2	2	2	2	2	18		G
290	HARI DASS ENCLAVE, JHARODA KALAN, NEW DELHI-	NGZ	2	2	2	2	2	2	2	2	3	3	22		G
291	HARI ENCLAVE -I, KIRARI SULEMAN NAGAR, DELHI-41	RZ	3	2	3	3	3	3	2	3	3	3	28		G
292	HARI ENCLAVE, PART-II, KIRARI SULEMAN NAGAR	RZ	3	2	3	3	3	3	2	3	3	3	28		G
293	HARI NAGAR A B BLOCK EXTN.PT-II BADARPUR,DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
294	HARI NAGAR COLONY PT-II D- BLOCK BADARPUR NEW DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
295	HARI NAGAR EXTN, H-BLOCK LOP JAIPUR ROAD, BADARPPR, DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
296	HARI NAGAR EXTN, JAIPUR ROAD, BADARPUR, DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
297	HARI NAGAR EXTN. C BLOCK PART 2 BADARPUR, DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
298	HARI NAGAR EXTN. I- BLOCK JAIPUR ROAD BADARPUR, DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
299	HARI NAGAR EXTN. M- BLOCK, SAURABH VIHAR BADARPUR, NEW DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
300	HARI NAGAR EXTN., F-BLOCK, PART-II, BADARPUR	CZ	2	2	3	2	2	2	3	2	3	2	23		G
301	HARI NAGAR EXTN.,BLOCK-D, JAIPUR, BADARPUR, NEW DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
302	HARI NAGAR EXTN.A BLOCK JAIPUR ROAD BADARPUR,DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
303	HARI NAGAR PART-II E- BLOCK, BADARPUR,NEW DELHI	CZ	2	2	3	2	2	2	3	2	3	2	23		G
304	HARIJAN BASIL KHERA KHURD	Narela	4	2	3	2	1	4	2	1	2	4	25		G
305	HARIJAN BASTI A- BLOCK PURVI GOKALPUR, DELHI-94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
306	HARIJAN BASTI BLOCK C GHAROLI EXTN DELHI-96	Shah (S)	4	4	3	4	2	2	3	2	2	2	28		G

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S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
307	HARIJAN BASTI D- BLOCK EAST GOKAL PUR DELHI-94.	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
308	HARIJAN BASTI JHARODA, MAZRA, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
309	HARIJAN BASTI ROHTAK ROAD DELHI-5.	KBZ	2	2	2	1	1	1	2	2	2	2	17		G
310	HARIJAN BASTI VILLAGE, JAUNTI, NEW DELHI-81	Narela	3	2	2	3	1	4	1	2	2	2	22		G
311	HARIJAN BASTI(POORVI CHHATRA) RAJOKRI PAHARI, MEHRAULI ROAD, NEW DELHI- 38	SOUTH	2	2	2	2	2	1	1	1	1	2	16		G
312	HARIJAN BASTI, BLOCK A B & C, KARAWAL NAGAR	Shah (N)	3	2	2	2	3	2	2	2	2	2	22		G
313	HARIJAN BASTI, SADAT PUR, DELHI-94.	Shah (N)	3	2	2	2	3	2	2	2	2	2	22		G
314	HARIJAN BASTI, SCHOOL BLOCK, SHAKARPUR	Shah (S)	5	5	3	4	4	4	4	3	4	3	39		F
315	HARIJAN BASTI, SIRASPUR, SAMAI PUR BADLI, DELHI-42	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
316	HARIJAN COLONY B-BLOCK, HAREWALI, DELHI-39.	Narela	2	2	3	3	2	2	2	3	2	2	23		G
317	HARIJAN COLONY, A- BLOCK, VILLAGE- HAIEWALI, DELHI-39	Narela	2	2	3	3	2	2	2	3	2	2	23		G
318	HARPHOOL VIHAR BAPRAULA NANGLOI DELHI-43	WZ	3	3	3	2	2	3	2	3	3	3	27		G
319	HARPHOOL VIHAR, JAI VIHAR PH-IIIRD A, NEAR BAPROLA VILL., NANGLOI, NEW DELHI-43	KPZ	2	3	3	2	3	2	2	3	4	3	27		G
320	HARSH DEV PARK BUDH VIHAR PH-II , DELHI	RZ	3	2	3	3	2	3	3	2	3	3	27		G
321	HARSH VIHAR EXTN. DELHI-93	Shah (N)	5	4	4	4	5	2	2	5	1	2	36		F
322	HARSH VIHAR, JAIPUR	CZ	3	3	3	1	2	2	2	1	2	2	21		G
323	HARSUKH BLOCK, PREM NAGAR-I, KIRARI ROAD, NANGLOI	RZ	3	3	2	3	3	3	3	2	3	3	28		G
324	HASTSAL VIHAR, UTTAM NAGAR, NEW DELHI-59	WZ	3	2	3	2	3	3	4	2	2	2	26		G
325	HIMGIRI ENCLAVE, BURARI ROAD, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
326	HIND VIHAR, PREM NAGAR-III	RZ	3	3	2	2	3	2	3	2	2	2	24		G
327	HOLAMBI KHURD EXTN., DELHI-82.	Narela	2	2	2	2	2	3	2	2	2	1	20		G
328	I.G.COLONY,KUNWAR SINGH NAGAR-II RANHOLLA DELHI-41	WZ	3	3	2	2	3	2	3	2	2	2	24		G
329	IASTALVIHAR, UTTAM NAGAR	NGZ	3	2	2	3	1	2	1	2	3	3	22		G
330	INDIRA COLONY NEAR SIDHARTH BASP, ASHRAM, NEW DELHI-14	CZ	2	3	2	2	2	3	2	3	2	3	24		G
331	INDIRA COLONY SCHOOL BLOCK MANDAWALI ,DELHI	Shah (S)	5	4	3	4	2	3	3	5	5	4	39		F
332	INDIRA ENCLAVE, NEB SARAI	SOUTH	2	2	2	1	1	1	1	2	2	2	16		G

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333	INDIRA MARKET & AGGARWAL COLONY, HAIBATPURA, NAJAFGARH	NGZ	3	3	3	3	2	2	2	4	4	3	29		G
334	INDRA PARK -(EAST EXTN.) NASIRPUR	NGZ	3	4	4	2	2	2	3	3	3	3	29		G
335	INDRA PARK EXTN.PT-I, UTTAM NAGAR	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
336	INDRA PARK F- BLOCK MAKSUDABAD, NAJAFGARH,	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
337	INDRA PARK, EXTN. GURU NAGER, NAJAFGARH	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
338	INDRA PARK, INDRA MARKEL	NGZ	3	3	3	2	2	2	3	3	3	3	27		G
339	INDRA PURI -(HARIJAN BASTI) KAKARDOOMA DELHI-92	Shah (S)	4	4	3	4	2	3	2	2	2	2	28		G
340	INDRA VIHAR PH-I BHAGIRATHI VIHAR G-BLOCK NEAR JOHRIPUR, DELHI-94	Shah (N)	6	2	2	2	6	2	2	6	3	4	35		F
341	INDRA VIHAR PH-II JOHRI PUR DELHI-94	Shah (N)	6	2	2	2	6	2	2	6	3	4	35		F
342	ISHWAR COLONY EXT.,III, BAWANA, DELHI-39.	Narela	3	4	2	2	2	2	2	1	2	1	21		G
343	ISHWAR COLONY EXTN.PH-I, II LEFT OUT PORTION, KANJHAWALA ROAD, BAWANA.	Narela	3	2	2	3	2	3	2	2	1	2	22		G
344	ISHWAR NAGAR EXTN. SARUP NAGAR DELHI-42.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
345	J & K BLOCK, SWAROOP NAGAR, DELHI-42.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
346	JAGAT PUR EXTN , DELHI-93	Shah (N)	6	2	2	2	6	2	2	6	3	4	35		F
347	JAGDAMBA COLONY AALI VIHAR BADARPUR, DELHI	CZ	2	3	3	2	2	3	2	3	2	3	25		G
348	JAGDAMBA COLONY, JOHRIPUR, DELHI-94	Shah (N)	6	2	2	2	6	2	2	6	3	4	35		F
349	JAI VIHAR EXTN. BAPROLA VILLAGE,DELHI	WZ	2	2	2	2	3	2	2	3	3	3	24		G
350	JAI VIHAR PHASE-II, DICHAU VILLAGE, NAJAFGARH, DELHI-49	NGZ	3	3	3	3	3	3	2	2	2	2	26		G
351	JAIN COLONY PT-I T.EXTN. UTTAM NAGAR	NGZ	3	3	3	1	2	2	2	1	2	2	21		G
352	JAIN COLONY T BLOCK PT-II & III, UTTAM NAGAR, DELHI	NGZ	2	2	2	1	1	1	2	2	2	2	17		G
353	JAIN COLONY, NARESH ENCLAVE, VILLAGE BAWANA, BAWANA ROAD DELHI-39	Narela	2	3	2	3	4	1	2	3	2	1	22		G
354	JAIN NAGAR COLONY EXTN. KARALA	Narela	4	2	3	2	1	3	3	2	4	1	25		G
355	JAIN NAGAR EXTN., MAIN KANJHAWALA	Narela	3	2	1	3	2	1	2	3	2	2	19		G
356	JAIN NAGAR KARALA DELHI 81	Narela	2	3	2	4	1	2	1	2	3	1	21		G
357	JAIN VIHAR PHASE-II, DICHAU VILLAGE, NAJAFGARH, DELHI-49	NGZ	3	3	3	3	3	3	2	2	2	2	26		G
358	JAIRTPUR EXTN, PART-1, BLOCK-J, DELHI	CZ	2	3	2	2	3	2	3	2	2	3	24		G
359	JAITPUR VISTAR PART-1 BLOCK-E,F,G,H	CZ	3	3	3	2	2	2	2	3	2	2	24		G
360	JAN CHETNA SANGAM (REGD.), MANDAWALIUNCHPER, DELHI-92	Shah (S)	5	5	3	4	3	4	3	3	3	4	37		F

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
361	JANAKI PANCHAL VIHAR, POORVI KARAWAL NAGAR, DELHI-94	Shah (N)	3	2	2	2	2	3	2	2	2	2	22		G
362	JANDA BAKHTAWARPUR EXTN,, DELHI-36	Narela	3	3	3	2	2	3	2	3	3	3	27		G
363	JANHIT SEWAS AMRTI SHRI NIWAS PURI EXTN,, NEW DELHI-65	CZ	3	3	3	1	2	2	2	1	2	2	21		G
364	JANKI PURI, UTTAM NAGAR, HASTAL	WZ	3	3	3	2	2	4	2	2	2	2	24		G
365	JANKI VIHAR, W-BLOCK, PREM NAGAR-II, DELHI-41	RZ	2	2	2	2	3	2	2	3	3	3	24		G
366	JANTA ENCLAVE, G-BLOCK, PREM NAGAR-III, NEW DELHI	RZ	3	2	3	2	2	3	3	2	2	3	25		G
367	JANTA GARDEN, LEFTOUT PORTION, E-BLOCK, PANDAV NAGAR, DELHI-91	Shah (S)	5	5	3	4	4	4	4	3	4	3	39		F
368	JANTA VIHAR, JHARODA ROAD, NAJAFGARH	NGZ	3	2	3	2	2	2	2	2	2	2	22		G
369	JAWAHAR PARK F- BLOCK NEW DELHI-62.	SOUTH	2	3	3	2	2	2	2	2	2	2	22		G
370	JAWDHAR PARK, KHANPUR, DEOLI ROAD, A, B, C, D S E BLOCK	SOUTH	2	3	3	2	2	2	2	2	2	2	22		G
371	J-BLOCK PREM NAGAR, LAL KUAN, M.B.ROAD	CZ	3	3	2	2	3	2	3	2	2	2	24		G
372	JEB SARAI EXTN,, PHASE-IT, IGNOU ROAD, DELHI	SOUTH	2	3	3	3	3	2	2	2	2	2	24		G
373	JEB SARAI EXTN-AREA DELHI-68	SOUTH	2	3	3	2	2	2	2	2	2	2	22		G
374	JEB SARAI HARIJAN COLONY DELHI-68	SOUTH	2	2	3	2	2	2	2	2	2	2	21		G
375	JEB SARAI, SAIDULAJAB MARKET ASSOCIATION, NEW DELHI-68	SOUTH	2	3	3	2	2	2	2	2	2	2	22		G
376	JEB SARAR, NEW DELHI-68	SOUTH	2	3	3	2	2	2	2	2	2	2	22		G
377	JEB VALLEY IGNOU ROAD, NEB SARAI DELHI-68	SOUTH	2	3	3	3	3	2	2	2	2	2	24		G
378	JEEVAN PARK, PANKHA ROAD, NEW DELHI, D-1, D-2, D-3 BLOCK	WZ	4	3	2	2	2	3	2	3	3	2	26		G
379	JEEWAN PARK SIRASPUR DELHI-42	CLZ	3	2	2	3	1	2	1	2	3	3	22		G
380	JERMAN NAGAR KASHMIRI COLONY REVENUE ESTATEOF VILLAGE KHERA ON OLD KHAIRA ROAD NAJAFGARH NEW DELHI.	NGZ	3	2	3	2	2	2	2	2	2	2	22		G
381	JHARODA PART-3, SURENDER COLONY,BURARI, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
382	JIHAL VIHAR PH-I BLOCK A B C D E F G H K-1, K2, O, S, NANGLOI JAT	RZ	2	2	2	1	1	1	2	2	2	2	17		G
383	JIHAL VIHAR PH-III NANGLOI JAT DELHI-41	RZ	2	3	3	2	2	3	3	3	4	2	27		G
384	JIVAN PARK E- BLOCK PANKHA ROAD DELHI-59	WZ	4	3	2	3	3	2	4	3	3	2	29		G
385	JNU ROAD VILLAGE, KISHANGARH, NEW DELHI-70	SOUTH	2	3	3	3	2	2	2	2	2	2	23		G



Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
386	JOGABAI ZAKIR NAGAR (OKHLA) NEW DELHI-25	CZ	2	2	2	2	3	3	3	2	3	2	24		G
387	JOHRI PUR EXTN.DELHI-93	Shah (N)	6	2	2	2	6	2	2	6	3	4	35		F
388	JONAPUR BHIM BASTI PAHARI, DELHI-42	SOUTH	2	2	1	1	2	2	1	1	2	2	16		G
389	KADAKH BUDH VIHAR COLONY	RZ	3	2	3	2	2	3	3	4	2	3	27		G
390	KADIPUR EXTN., NANGLI ROAD, DELHI-36.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
391	KAILASH PURI- B- BLOCK PALAM COLONY N.DELHI-45	NGZ	3	3	3	3	3	3	3	3	3	2	29		G
392	KAILASH PURI EXTN.DELHI-45	NGZ	3	3	3	3	3	3	3	3	3	2	29		G
393	KAILASH VIHAR NEAR AMAN VIHAR, NANGLOI	RZ	2	3	3	2	3	2	3	3	2	3	26		G
394	KAILASH VIHAR PANSALI POST PARHLADPUR BANGAR DELHI-42.	Narela	3	2	1	4	1	2	3	1	2	3	22		G
395	KALKADASS MARG, MEHRAULI, NEW DELHI-16	SOUTH	2	2	2	1	1	1	2	2	2	2	17		G
396	KAMAL VIHAR EXTN.KARAWAL NAGAR DELHI-94	Shah (N)	2	2	3	2	2	2	2	2	2	2	21		G
397	KAMAL VIHAR KAMAL PUR BURARI DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
398	KAMAL VIHAR KARAWAL NAGAR ,DELHI	Shah (N)	3	2	2	2	3	2	2	2	2	2	22		G
399	KAMLA ENCLAVE, NEW ROSHAN PURA EXTN., NAJAFGARH	NGZ	2	2	2	1	1	1	2	2	2	2	17		G
400	KAMRUDIN NAGAR, EXTN.-III, NAJAFGARH ROAD.DELHI-41	WZ	3	3	3	1	2	2	2	1	2	2	21		G
401	KANHAIYA MOHALLA (VILLAGE JOHRIPUR) DELHI-94	Shah (N)	4	3	3	3	3	4	3	3	3	3	32		F
402	KANTI NAGAR EXTN., KRISHNA NAGAR, DELHI-59	Shah (S)	5	5	3	5	3	3	3	3	4	3	37		F
403	KANWAR SINGH NAGAR EXTN. BLOCK H-3, NAJAFGARH ROAD, RANHOLA, DELHI	WZ	3	2	2	2	2	2	2	2	2	2	21		G
404	KARAWAL NAGAR EXTN.,DELHI-94	Shah (N)	3	2	2	2	3	2	2	2	2	2	22		G
405	KARAWAL NAGAR, PURVI EXTN., PUSHKAR VIHAR, PH-4 SHIV VIHAR, DELHI-94	Shah (N)	3	2	2	2	3	2	2	2	2	2	22		G
406	KARDAM FARM COLONY JOHARIPUR DELHI 94	Shah (N)	6	2	2	2	6	2	2	6	4	3	35		F
407	KARDAM FARM R S T ENCLAVE, JOHRIPUR EXTN., DELHI	Shah (N)	6	2	2	2	6	2	2	6	4	3	35		F
408	KARDAM PURI EXTN.SHAHDARA DELHI-94	Shah (N)	3	2	2	2	3	1	3	2	2	2	22		G
409	KARKARDOOMA COLONY	Shah (S)	5	5	2	3	2	3	2	2	2	2	29		G
410	KARKARDOOMA EXTN , DELHI-92	Shah (S)	5	5	2	3	2	3	2	2	2	2	29		G
411	KASHMERE ENCLAVE, KISHANCHARXJ ENCLAVE, ARYA NAGAR, NAJALGAIH	NGZ	2	2	2	2	2	2	2	2	3	3	22		G
412	KAVITA COLONY, NANGLOI, EXTN DELHI 41	RZ	3	3	3	3	4	4	3	3	3	4	33		F
413	KESHAV NAGAR, GARHI KHUSRO, BURARI, DELHI,	CLZ	3	2	3	3	3	2	1	2	2	2	23		G

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
414	KESHO RAM PARK NEAR BINDA PUR, VILLAGE	WZ	3	4	4	3	4	4	4	2	2	2	32		F
415	KEWAL PARK EXTN. ABADI AZADPUR DELHI 33.	CLZ	4	3	3	5	3	4	3	3	3	3	34		G
416	KHAJANI NAGAR, JOHARI PUR DELHI 94	Shah (N)	3	2	2	2	3	1	2	3	2	2	22		G
417	KHAJURI COLONY,E-EXTN.,LEFT OUT PART E-BLOCK, KHAJURI KHAS, DELHI-94	Shah (N)	6	2	2	2	6	2	2	6	4	3	35		F
418	KHANPUR EXTENDED ABADI, F-BLOCK, KHANPUR,NEW DELHI	SOUTH	3	4	3	3	3	3	2	2	2	2	27		G
419	KHASARA NO-617, EXTN OF ALIGANJ VILLAGE	CZ	3	3	2	2	3	2	3	2	2	2	24		G
420	KHERA DABAR EXTN.COLONY NORTH WEST NAJAFGARH DELHI- 73	NGZ	2	2	2	2	2	2	2	2	3	3	22		G
421	KHERA KALAN & KHERA GARHI EXTENDED ABADI POST OFFICE KHERA KHALAN DELHI 82	Narela	3	2	2	3	1	2	1	2	3	3	22		G
422	KHERA KHURD EXTN. KHERA KHURD, DELHI 82.	Narela	3	3	3	1	2	2	2	1	2	2	21		G
423	KHIKI EXTN, COLONY CARRIAPPA MARG, M,B, ROAD, NEW DELHI-62	SOUTH	3	4	3	3	3	3	2	2	2	2	27		G
424	KHIRKI EXTN.MALVIYA NAGAR N.D-17.	SOUTH	3	4	3	3	3	3	2	2	2	2	27		G
425	KHUSHI RAM PARK, OM VIHAR, UTTAM NAGAR, DELHI-59	WZ	2	2	2	2	3	2	2	3	3	3	24		G
426	KIRARI EXTN.,(KARAN VIHAR) NEAR VILLAGE, KIRARI, DELHI-40	RZ	3	3	2	3	2	2	3	3	2	2	25		G
427	KIRARI EXTN. PART-II, KIRARI BAWANA, DELHI-41	RZ	2	3	3	2	2	3	3	3	4	2	27		G
428	KIRARI EXTN., R-BLOCK, KARAN VIHAR PART-6	RZ	3	3	2	3	2	2	3	3	2	2	25		G
429	KISHAN VIHAR, ROOP VIHAR, DELHI-43	Narela	4	3	2	3	3	2	4	3	3	2	29		G
430	KONDLI COLONY, NEW ASHOK NAGAR, DELHI-96.	Shah (S)	5	5	2	3	3	2	2	3	2	2	29		G
431	KOTLA MAHI GRAM EXTN. JASOLA, SARITA VIHAR, NEW DELHI 76	CZ	3	2	3	2	2	3	3	4	2	3	27		G
432	KOTLA VIHAR PH-I NANGLOI NAJAFGARH ROAD DELHI-43	WZ	2	3	3	2	3	2	3	3	2	3	26		G
433	KOTLA VIHAR PH-II, (VIDYAPATI NAGAR), NANGLOI, DELHI	WZ	3	3	3	2	2	3	2	3	3	3	27		G
434	KOTLA VILLAGE EXTN., MAYURVIHAR PH-I DELHI-91	Shah (S)	3	3	3	2	3	4	3	3	2	3	29		G
435	KRISHAN COLONY PRAHLAD VIHAR ROHINI,DELHI.	RZ	2	2	2	2	3	2	2	3	3	3	24		G
436	KRISHAN KUNJ, PART-II, LAXMI NAGAR	Shah (S)	5	5	3	4	3	3	4	3	4	4	38		F
437	KRISHNA BLOCK TIRTHANKAR NAGAR JAIN COLONY KARALA DELHI-81	Narela	3	3	3	2	2	3	2	3	3	3	27		G

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438	KRISHNA ENCLAVE OPP. C.R.P.F. CAMP, DICHAWN, ROAD, JHARODA KALAN.	NGZ	2	2	2	3	3	3	2	2	2	2	23		G
439	KRISHNA ENCLAVE PART-LL, DHICHAON KALAN ROAD, NEW DELHI-72	NGZ	2	2	2	3	3	3	2	2	2	2	23		G
440	KRISHNA ESTATE, G-BLOCK, PUNJABI COLONY, NARELA, DELHI	Narela	2	3	4	1	2	3	2	1	1	4	23		G
441	KRISHNA PARK EXTENSION, D-BLOCK, DEOLI VILLAGE	SOUTH	2	2	2	2	2	1	1	2	2	2	18		G
442	KRISHNA PARK, KHANPUR, DEVI ROAD.	SOUTH	2	2	2	2	2	1	1	2	2	2	18		G
443	KRISHNA PURI MANDAWALI, FAZALPUR,	Shah (S)	4	4	3	3	3	3	2	2	2	3	29		G
444	KRISHNA VIHAR, (POOTH KALA)	Narela	2	4	2	1	2	3	1	3	4	2	23		G
445	KRISHNA VIHAR, KHANPUR (ALIPUR), NEW DELHI.	Narela	2	3	1	4	2	4	1	2	3	1	23		G
446	KUMHAR BASTI HAUZ RANI, MALVIYA NAGAR, DELHI	SOUTH	2	2	2	2	2	1	1	1	1	1	15		G
447	KUNWAR SINGH NAGAR, NAJAFGARH ROAD, NANGLOI	Narela	4	2	1	2	1	3	2	4	1	2	22		G
448	L- BLOCK, RAJ NAGAR -II, PALAM COTONY, NEW DELHI-45	NGZ	4	4	4	4	3	3	3	2	2	2	31		F
449	LADAKH BUDH VIHAR COLONY.	SPZ	3	2	2	2	2	3	2	1	2	2	21		G
450	LAKHI RAM PARK, DELHI	RZ	3	2	3	3	3	2	2	3	3	3	27		G
451	LAL DORA OF VILLAGE SINGHU DELHI 40	Narela	3	2	2	2	1	3	4	4	2	1	24		G
452	LAXMAN COLONY VILLAGE JINDPUR, ALIPUR DELHI 36	Narela	2	2	2	2	3	2	2	3	3	3	24		G
453	LAXMI NAGAR J & K EXTN. DELHI 92	Shah (S)	5	3	5	4	3	4	3	4	3	5	39		F
454	LAXMI NAGAR, PREM NAGAR-III D1-BLOCK, KANJHAWALA, DELHI- 41	RZ	3	3	2	2	3	2	3	2	2	2	24		G
455	LEFT OUT PORTION OF FRIENDS ENCLAVE PART-LL, RAJENDEIPARK, NANGLOI	Narela	3	2	1	4	1	2	3	4	1	2	22		G
456	LEFT OUT PORTION OF SCHOOL BLOCK SHAKARPUR DELHI	Shah (S)	5	5	4	3	3	2	4	4	3	4	37		F
457	LEFT OUT PORTION T-EXTN., UTTAM NAGAR, (NEAR VISHWAS PARK)NEW DELHI-59	WZ	3	2	2	3	1	2	1	2	3	3	22		G
458	LEFTOUT PORTION OF LALITA PARK (LAXMI NAGAR)	Shah (S)	5	5	3	4	3	3	4	3	4	4	38		F
459	LUI BRAILL VIHAR RANI KHERA DELHI.	Narela	3	2	1	4	1	2	3	4	5	3	28		G
460	M. S. & NEW M. S. MOHAN GARDEN, NEW DELHI-59	WZ	3	2	2	3	3	2	2	2	2	2	23		G
461	MAA RAMABAI AMBEDKAR MOHALLA, PASCHCHIMI JOHRI PUR, DELHI-94	Shah (N)	3	2	2	2	1	4	2	2	2	2	22		G
462	MADANPUR KHADAR EXTN., NEW DELHI-44	CZ	2	2	2	2	2	3	3	3	2	3	24		G

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463	MADANPUR KHADAR EXTN., PART-1, 2, 3 , BADARPUR, NEW DELHI	Narela	4	2	1	2	3	4	1	2	3	4	26		G
464	MADHAV ENCLAVE KHAIRA ROAD, NAJAFGARH, NEW DELHI-43	NGZ	3	3	3	3	3	3	3	3	4	5	33		F
465	MADHU VIHAR, I.P, EXT. , DELHI- 92	Shah (S)	5	5	3	5	3	3	4	3	5	3	39		F
466	MADI PUR EXTN. KH. NO. 709, 710, 711, 712, 712/2 MADI PUR NEW DELHI 63.	WZ	2	3	3	2	2	3	3	3	4	2	27		G
467	MADRAS COLONY, MORI GATE	WZ	5	3	4	2	1	4	4	5	4	3	35		F
468	MADRASI COLONY, (SOUTH INDIAN SOCIETY)	CZ	2	2	2	2	2	3	3	3	3	2	24		G
469	MAHALAXMI VIHAR, EAST KARAWAL NAGAR, DELHI	Shah (N)	6	2	2	2	6	2	2	6	4	3	35		F
470	MAHAVIR CAMPUS RAJPUR KHURD EXTN. MAIDANGARHI,DELHI-68	SOUTH	4	3	2	3	3	2	4	3	3	2	29		G
471	MAHAVIR COLONY ALIPUR ROAD BHORGARH NARELA DELHI-40.	Narela	3	2	3	2	2	3	3	4	2	3	27		G
472	MAHAVIR ENCLAVE C-2 BLOCK, DABRI	NGZ	3	4	3	3	3	5	3	3	3	3	33		F
473	MAHAVIR ENCLAVE G H BLOCK PH-I PALAM DABRI ROAD DELHI-45	NGZ	3	4	3	3	3	5	3	3	3	3	33		F
474	MAHAVIR ENCLAVE H-1,H2,H4 PALAM DABRI ROAD NEW DELHI	NGZ	3	4	3	3	3	5	3	3	3	3	33		F
475	MAHAVIR ENCLAVE, G-1 BLOCK, LEFT OUT PORTION, PALAM VILLAGE, NEW DELHI-45	NGZ	3	4	3	3	3	5	3	3	3	3	33		F
476	MAHAVIR VIHAR KANJHAWALA DELHI-81	Narela	3	2	2	1	4	2	3	2	1	2	22		G
477	MAHBUB NAGAR ZAKHIR NAGAR NEW DELHI-25	CZ	3	2	2	2	2	3	3	3	2	3	25		G
478	MAHESH GARDEN ,MAIN BAHADUR GARH ROAD,NAJAFGARH, NEW DELHI-43	NGZ	2	2	2	2	3	3	3	3	2	2	24		G
479	MAHESH GARDEN, NO.1,HAIBATPURA,BAHADURGARH ROAD, NAJAFGARH.N.D	NGZ	2	2	2	2	3	3	3	3	2	2	24		G
480	MAIN BHARAT GARDEN, UTTAM NAGAR, DELHI	WZ	4	3	3	5	3	4	3	4	3	4	36		F
481	MAIN GOPAL NAGAR NAJAFGARH, DELHI	NGZ	3	3	3	3	3	3	3	3	3	3	30		F
482	MAJRI VILLAGE EXTN., MAJRI P.O.KARALA, DELHI-81	Narela	2	2	2	1	1	1	2	2	2	2	17		G
483	MAMURPUR KRISHNA NAGAR, SINGHU BORDER, NARELA.	Narela	2	3	3	2	2	3	3	3	4	2	27		G
484	MANAK VIHAR EXTN.NEAR BERI WALA BAGH TIHAR VILLAGE DELHI-18.	WZ	4	3	2	3	3	2	4	3	3	2	29		G
485	MANDAWALI COLONY (SOUTH INDIAN SOCIETY )	Shah (S)	5	5	3	3	3	3	3	3	4	4	36		F

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486	MANDAWALI EAST BLOCK FAJALPUR DELHI-92.	Shah (S)	5	5	3	3	3	3	3	3	4	4	36		F
487	MANDAWALI, C-BLOCK, FAIJALPUR UNCHEPAR, DELHI-92	Shah (S)	5	5	3	3	3	3	3	3	4	4	36		F
488	MANDAWALI, FAZALPUR (GALI NO.1, 2) PRIMARY SCHOOL	Shah (S)	5	5	3	3	3	3	3	3	3	3	34		F
489	MANDAWALI, FAZALPUR, (LOP), A-BLOCK,	Shah (S)	5	5	3	3	3	3	3	3	3	3	34		F
490	MANDAWALI, FAZALPUR, B- BLOCK, DELHI	Shah (S)	5	5	3	3	3	3	3	3	3	3	34		F
491	MANN ENCLAVE KHERA KHURD DELHI-82.	Narela	3	4	2	1	1	2	3	4	1	2	23		G
492	MASOODPUR, DISTT- SOUTH WEST, NEW DELHI-70.	NGZ	2	2	2	2	2	2	2	2	2	3	21		G
493	MILAN GARDEN NEAR SABHA PUR EXTN.DELHI-92.	Shah (N)	6	2	2	2	6	2	2	6	3	4	35		F
494	MILAN GARDEN, MAIN MANDAWALI ROAD, DELHI-93	SHAH (N)	3	3	3	1	2	2	2	1	2	2	21		G
495	MITHA PUR EXTN. A- BLOCK BADARPUR , DELHI	CZ	2	2	2	3	3	2	3	3	3	2	25		G
496	MITHA PUR EXTN.1 BLOCK A B C 2 D,DELHI	CZ	2	2	2	3	3	2	3	3	3	2	25		G
497	MITHAPUR EXTN. BADARPUR DELHI-36.	CZ	2	2	2	2	3	3	3	3	3	2	25		G
498	MITHAPUR EXTN., A-BLOCK, BADARPUR,NEW DELHI-44	CZ	2	2	2	2	3	3	3	3	3	2	25		G
499	MITHAPUR EXTN.PART-III NEW DELHI-44	CZ	3	2	2	2	2	3	3	3	2	3	25		G
500	MITROUN UTHAN SAMITI, ICE FACTORY ROAD, VILLAGE- MITRAOUN, NEW DELHI-43	NGZ	2	2	2	2	2	2	2	2	3	3	22		G
501	MOHALLA JAHAPANAH HAUZ RANI, MALVIYA NAGAR, DELHI-17	SOUTH	2	2	2	1	1	1	2	2	2	2	17		G
502	MOLARBAND VILLAGE BADARPUR NEW DELHI 44	CZ	2	2	2	2	3	2	3	3	2	3	24		G
503	MUKAND PUR VISTAR DELHI-42	CLZ	2	2	2	1	1	1	2	2	2	2	17		G
504	MULTAN VIHAR EXTN., NO. 2, GEETA COLONY, 9-BLOCK, DELHI 31	Shah (S)	4	4	4	3	3	3	3	3	3	3	33		F
505	MUNIRKA KUNJ, DEENDARPUR	NGZ	3	3	3	3	3	3	3	3	2	2	28		G
506	MUNSHI RAM COLONY NEAR MUKHERJI NAGAR	CLZ	4	3	2	3	3	2	4	3	3	2	29		G
507	MUNSHI RAM COLONY, TIMARPUR DELHI-19	CLZ	3	2	3	2	2	3	3	4	2	3	27		G
508	MUSTAFABAD EXTN.KARAWAL NAGAR BRIJPURI ROAD DELHI-94	Shah (N)	3	2	2	2	3	1	3	3	3	1	23		G
509	NAHAR PUR SECTOR-7, ROHINI, DELHI-85	RZ	3	3	3	3	3	4	4	3	3	4	33		F
510	NAI BASTI KURENI, NARELA, DELHI	Narela	3	2	2	1	2	1	3	2	2	3	21		G
511	NAI BASTI LAMPUR, NARELA, DELHI-40.	Narela	3	2	2	1	2	1	3	2	2	3	21		G
512	NAI BASTI, (HARIJAN BASTI) OKHLA	CZ	2	3	3	2	3	2	3	3	2	3	26		G



Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
513	NAJAFGARH PARK COLONY, BLOCK A, B, & C,DICHAON ROAD, NEW DELHI-43	NGZ	3	3	3	3	3	3	3	3	2	2	28		G
514	NANGLI JALIB EXTN.,B-1 , JANAKPURI, NEW DELHI-58	WZ	4	3	3	5	3	4	3	4	3	4	36		F
515	NANHE PARK D-I BLOCK MATIALA RD UTTAM NAGAR DELHI-57	Narela	3	4	2	1	2	1	1	3	5	1	23		G
516	NARAYAN VIHAR, Z-EXTN. BLOCK, PREM NAGAR-II, NANGLOI	RZ	2	3	1	3	2	2	2	2	2	2	21		G
517	NASIRPUR VILLAGE, ( PUSTANI & MAHAVIR ENCLAVE) BLOCK D & F, N.DELHI-	NGZ	4	3	2	3	3	2	4	3	3	2	29		G
518	NATHAN VIHAR, VILLAGE RANHOLA, NEW DELHI-41	WZ	3	2	3	2	2	3	3	4	2	3	27		G
519	NATHU COLONY (SCHOOL BLOCK) SHADARA, DELHI-93	Shah (N)	6	2	2	3	6	3	2	6	3	4	37		F
520	NATHU COLONY, NATHUPURA, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
521	NATHU RAM PARK, TEHSIL ROAD, NAJAFGARH	NGZ	2	2	2	2	2	2	2	2	2	3	21		G
522	NAYA GOPAL NAGAR, SURAKHPUR ROAD, NAJAFGARH, NEW DELHI-43	NGZ	2	2	2	2	2	2	2	2	2	3	21		G
523	NEB SARAI HARIJAN COLONY DELHI-68	SOUTH	2	2	3	2	2	2	2	2	2	2	21		G
524	NEETKANLH ENCLAVE NAJAFGARH, NEW DELHI-43	NGZ	2	2	2	2	2	2	2	2	2	3	21		G
525	NEHAR BAZAR SUDHARSAMILI, MAUZPUR, DELHI-53	SHAH (N)	2	3	3	2	3	2	3	3	2	3	26		G
526	NEHRU ENCLAVE PART-I & II, SCHOOL BLOCK, SHAKARPUR, DELHI-92	Shah (S)	5	5	3	4	4	4	3	3	3	3	37		F
527	NEHRU ENCLAVE PART-I & II, SCHOOL BLOCK, SHAKARPUR, DELHI-92	CZ	2	3	2	2	3	3	3	2	2	3	25		G
528	NEHRU GALI, BHAGAT COLONY, BURARI, SANT NAGAR, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
529	NEHRU GARDEN COLONY, NEW ROSHAN PURA, NAJAFGARH, DELHI (LOP)	NGZ	3	3	3	3	3	3	3	3	2	2	28		G
530	NEW ARUNA NAGAR COLONY (MAJNU KA TILA), DELHI-54	CLZ	2	2	2	1	1	1	2	2	2	2	17		G
531	NEW ASHOK NAGAR B-1 BLOCK, , DELHI-96	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
532	NEW ASHOK NAGAR BLOCK C-1 DELHI-96	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
533	NEW ASHOK NAGAR BLOCK E & E D -(D & E) NEWDELHI-96	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
534	NEW ASHOK NAGAR C-II BLOCK DELHI-96	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
535	NEW ASHOK NAGAR, CHILLA BLOCK-A, DELHI-96	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F

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536	NEW ASHOK NAGAR, CHILLA SARODA, BANGAR, DELHI-96	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
537	NEW ASHOK NAGAR, D-BLOCK SHAHDARA, DELHI	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
538	NEW ASHOK NAGAR, DELHI-96	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
539	NEW ASHOK NAGAR, E-EXTN. HARIZAN BASTI, DELHI-96.	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
540	NEW ASHOK NAGAR, C-EXTN., BLOCK, DELHI-96	Shah (S)	5	5	4	3	3	4	3	2	4	2	35		F
541	NEW COLONY, SANNOT GHOGA MORE, NARELA, BAWANA.	Narela	3	3	3	2	2	3	2	3	3	3	27		G
542	NEW MODERN SHAHDARA, POCKET - II, DELHI - 32	Shah (N)	6	2	2	3	6	3	2	6	4	3	37		F
543	NEW ROSHANPURA (KLM BLOCK) NAJAFGARGH	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
544	NEW SANJAY AMAR COLONY, VISHWAS NAGAR DELHI-32	Shah (S)	5	5	3	3	2	2	2	2	2	3	29		G
545	NEW T BLOCK, UTTAM NAGAR, NEW DELHI-59.	WZ	2	2	2	2	3	2	2	3	3	3	24		G
546	NEW VISHWAS NAGAR, SHAHDARA, DELHI-32.	Shah (S)	5	5	3	2	3	4	2	3	3	4	34		F
547	NEWASHOK NAGAR, A-BLOCK, CHILLASARODA, BANGAR, DELHI-96	Shah (S)	4	3	3	2	3	4	2	3	2	3	29		G
548	NEWASHOK NAGAR, BLOCK- (A) HOUSE NO.- 1 LO 217, DELHI- 96	Shah (S)	5	5	3	4	3	4	3	2	3	4	36		F
549	NIRMAL VIHAR NAJAFGARH, DELHI	NGZ	2	2	2	3	3	3	3	3	3	3	27		G
550	NIYADHAR ENCLAVE VIKAS NAGAR HASTSAL, DELHI	WZ	3	2	2	3	1	2	1	2	3	3	22		G
551	NORTH CHHAJUPUR, DELHI	Shah (N)	6	2	2	3	6	3	2	6	3	4	37		F
552	O-BLOCK EXTN., GEETA ENCLAVE, UTTAM NAGAR, NEW DELHI-59	WZ	3	3	3	3	3	2	2	3	2	2	26		G
553	OLD JANKIPURI UTTAM NAGAR, DELHI	WZ	3	2	3	2	4	3	2	3	2	3	27		G
554	OLD JASOLA VILLAGE BADARPUR N.D-25	CZ	2	2	3	2	3	2	2	3	3	2	24		G
555	OLD MUSTAFABAD GALI NO.1 TO 9 GOKALPURI SHAHADRA	Shah (N)	3	2	2	2	4	2	2	3	2	1	23		G
556	OLD ROSHAN PURA, J-BLOCK, NAJAFGARH, NEW DELHI-43	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
557	OLD ROSHANPURA EXTN.C- BLOCK NAJAFGARH	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
558	OLD VILLAGE JASOLA EXTENSION, DELHI-44	CZ	3	3	3	2	2	2	2	3	3	2	25		G
559	OLD VILLAGE, USHMAN PUR 3RD PUSHTA, DHALLAN ROAD DELHI 53	SHAH (N)	2	2	2	1	1	1	2	2	2	2	17		G

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560	OM NAGAR, BADARPUR, NEW DELHI-44	CZ	3	3	3	2	2	2	2	2	3	2	24		G
561	OM VIHAR COLONY LAMPUR ROAD NARELA, DELHI.	Narela	3	2	1	2	3	2	3	2	1	2	23		G
562	OM VIHAR EXTN, F, 6-1, F BLOCK UTTAM NAGAR N,D	WZ	3	2	3	2	4	3	2	3	2	3	27		G
563	OM VIHAR PHASE-1 TO 4 UTTAM NAGAR NEW DELHI	WZ	3	2	3	2	4	3	2	3	2	3	27		G
564	OM VIHAR PHASE-V, BLOCK A, A1, D, D1, D-2, E G H & NAWADA EXTN. ROOP VIHAR, DELHI	WZ	3	2	3	2	4	3	2	3	2	3	27		G
565	OM VIHAR PH-LLL, A,B,D BLOCK & PHASE-LL EXTN, UTTAM NAGAR	WZ	3	2	3	2	4	3	2	3	2	3	27		G
566	OM VIHAR POCKET - IA, SHIV SHANKAR ROAD UTTAM NAGAR	WZ	3	2	3	2	4	3	2	3	2	3	27		G
567	OM VIHAR, PH-IV, UTTAM NAGAR, NEW DELHI 59	WZ	3	2	3	2	4	3	2	3	2	3	27		G
568	OW JANKIPURI UTTAM NAGAR, DELHI	WZ	3	2	3	2	4	3	2	3	2	3	27		G
569	PALAM APARTMENT BIJWASAN, NAJAFGAH DELHI-61	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
570	PALAM CLY ADARSH GALI PALAM GAON, DELHI-45	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
571	PALAM KUNJ (HARIJAN BASTI) PALAM NEW DELHI 45	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
572	PALAM VILLAGE EXTN. AREA NEW DELHI-45	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
573	PANCHSEEL COLONY F- BLOCK MAHAVIR ENCLAVE - III NEW DELHI-59.	WZ	3	2	3	2	3	3	2	3	2	3	26		G
574	PANDAV NAGAR E & F BLOCK -(LOP) DELHI	Shah (S)	5	4	4	3	2	3	2	3	4	3	33		F
575	PANDAV NAGAR, S-BLOCK, DELHI-92	Shah (S)	5	4	4	2	3	4	3	3	4	3	35		F
576	PANDEY ENCLAVE PREM NAGAR-III, DELHI-41	RZ	3	3	2	2	2	2	2	2	2	2	22		G
577	PANKAJ GARDEN NEAR AMBARHAI, SEC-19, DWARKA	NGZ	2	2	2	2	2	2	4	4	4	4	28		G
578	PARDHAN ENCLAVE BAPROLA VIHAR HASTSAL, DELHI	WZ	3	2	3	2	3	3	2	3	2	3	26		G
579	PARKASH VIHAR, KARAWAL NAGAR, DELHI-94	Shah (N)	3	2	1	3	4	1	2	2	2	3	23		G
580	PARSADI MOHALLA NEW USHMAN PUR EXTN. DELHI	Shah (N)	6	2	2	3	6	3	2	6	4	3	37		F
581	PARSURAM ENCLAVE SALUPUR MAJRA BURARI DELHI-	CLZ	3	2	3	2	2	3	3	4	2	3	27		G
582	PARTAP NAGAR, NEAR MAYUR VIHAR, PHASE-I, DELHI	SHAH (S)	2	3	3	2	3	2	3	3	2	3	26		G
583	PARVESH NAGAR MUBARAKPUR DABAS DELHI-81	Narela	3	2	1	2	3	2	1	2	3	4	23		G

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S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
584	PARWANA LANE UNDER HILL ROAD DELHI-54.	CLZ	4	3	3	5	3	4	3	4	3	4	36		F
585	PASHCHIMI KARAWAL NAGAR, BLOCK A & B	Shah (N)	3	2	1	3	3	2	2	3	2	1	22		G
586	PASHCHIMI SADATPUR VISTAR, DELHI-94	Shah (N)	3	2	1	3	3	2	2	3	1	2	22		G
587	PEHLADPUR (BANGER) EXTN.VILLAGE PEHLADPUR DELHI-42	Narela	4	2	1	3	3	2	4	5	4	1	24		G
588	PHASE -II, AYA NAGAR NEW DELHI 47	SOUTH	3	3	3	2	2	3	2	3	3	3	27		G
589	PHOOL BAGH PLACE ( SHASTRI PARK EXTN) NATHUPURA MODE DELHI-36.	CLZ	3	3	3	1	2	2	2	1	2	2	21		G
590	PIR BABA BASTI, VILL. JAIPUR, BADARPUR, NEW DELHI-44	CZ	3	2	2	2	3	2	2	3	3	3	25		G
591	POOTH KALA ABADI, DELHI-41	Narela	2	3	2	1	4	1	2	3	4	1	23		G
592	POOTH KALAN EXTN. POOTH KALAN DELHI 86.	Narela	1	2	3	4	1	2	3	2	1	4	23		G
593	POOTH KALAN EXTENDED ABADI DELHI 86	Narela	2	3	2	3	1	4	2	3	2	1	23		G
594	PRADEEP VIHAR NATHUPURA MODE DELHI-36.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
595	PRADHAN ENCLAVE, C&D BLOCK, MAZRA BURARI, NEWDELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
596	PRAHLAD PUR (BANGER) EXTN. DELHI 42.	Narela	3	2	3	4	2	3	3	4	3	2	29		G
597	PRATAP GANDAS COLONY-I VILLAGE KISHANGARH DELHI-70.	SOUTH	3	3	4	2	2	2	3	2	2	2	25		G
598	PRATAP NAGAR HARIJAN BASTI NAND NAGRI, DELHI	Shah (N)	3	2	2	2	3	2	2	3	2	2	23		G
599	PRATAP NAGAR SABOLI VILLAGE.DELHI	Shah (N)	3	2	2	2	3	2	2	3	2	2	23		G
600	PRATAP NAGAR, MAYUR VIHAR PH-I, DELHI	SHAH (S)	2	2	2	2	3	2	2	3	3	3	24		G
601	PRATAP VIHAR PART-3 NANGLOI DELHI-41	RZ	2	3	2	2	3	2	2	3	2	2	23		G
602	PRATAP VIHAR PART-I, NANGLOI, DELHI-41	RZ	2	3	2	2	3	2	2	3	2	2	23		G
603	PRATAP VIHAR, PART-II, KIRARI SULEMAN NAGAR, NEW DELHI-41	RZ	2	3	2	2	3	2	2	3	2	2	23		G
604	PRATAP VIHAR, PART-III, KIRARI SULEMAN NAGAR, NANGLOI	RZ	2	3	2	2	3	2	2	3	2	2	23		G
605	PRATAP VIHAR, SAFIPUR RANHAULA, NAJAFGARH ROAD, NANGLOI, DELHI.	WZ	3	3	2	2	3	2	3	2	2	2	24		G
606	PREM NAGAR A BLOCK PH-V NAJAFGARH,DELHI	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
607	PREM NAGAR B- BLOCK PH-III NAJAFGARH, DELHI.	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
608	PREM NAGAR C- BLOCK NAJAFGARH,DELHI	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
609	PREM NAGAR D- BLOCK NAJAFGARH	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
610	PREM NAGAR EXT. NEAR KIRARI, NANGLOI	RZ	2	3	2	2	3	2	2	3	2	2	23		G

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611	PREM NAGAR G-BLOCK LETT OUT PORTION, NAJAFGARH, NEW DELHI-43	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
612	PREM NAGAR H BLOCK OLD KHAIRA ROAD NAJAFGARH DELHI-43	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
613	PREM NAGAR- II, K- BLOCK	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
614	PREM NAGAR NAJAFGARH G- BLOCK & G-1,DELHI	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
615	PREM NAGAR PH-1,2,4 THANA ROAD NAJAFGARH, DELHI	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
616	PREM NAGAR PH-III, NAJAFGARH, DELHI-110043	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
617	PREM NAGAR Z BLOCK NAJAFGARH SW,DELHI.	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
618	PREM NAGAR Z-BLOCK, KASHMIRI COLONY, NEAR KHAIRA VILLAGE, PAPRAWAT ROAD	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
619	PREM NAGAR, A B & D E F NAJAFGARH	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
620	PREM NAGAR, B-BTOCK, PHASE -III, NAJAFGARH, NEW DE HI-42	NGZ	3	3	3	3	3	3	3	2	2	2	27		G
621	PREM NAGAR, D-BLOCK EXTENSION	NGZ	3	3	3	3	3	2	2	2	3	3	27		G
622	PREM NAGAR, F & G BLOCK	NGZ	3	2	2	3	1	2	1	2	3	3	22		G
623	PREM NAGAR, G-BLOCK, LEFTOUT PORTION NEAR SANT KABIR ASHRAM, NAJAFGARH	NGZ	3	3	3	3	3	2	2	2	3	3	27		G
624	PREM NAGAR, KARAWAL NAGAR, DELHI-94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
625	PREM NAGAR, KAROL BAGH (ZONE) NEW DELHI-8	KBZ	2	2	2	3	4	2	2	3	2	2	24		G
626	PREM NAGAR, NATHUPURA, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
627	PREM NAGAR, Z-BLOCK, PAPRAWAT ROAD, NAJAFGARH, DELHI- 110043	NGZ	3	3	3	3	3	2	2	2	3	3	27		G
628	PREM NAGAR-1, F&G BLOCK KIRARI ROAD, NANGLOI, DELHI-41	RZ	3	2	3	2	2	2	3	2	3	2	24		G
629	PREM NAGAR-3, K-1, BLOCK, KIRARI NANGLOI, NEW DELHI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
630	PREM NAGAR-3,PART-II, SHANI BAZAR ROAD, KIRARI SULEMAN NAGAR, NANGLOI, DELHI.	RZ	3	2	3	2	2	2	3	2	3	2	24		G
631	PREM NAGAR-I BLOCK A,B,C KIRARI ROAD, NANGLOI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
632	PREM NAGAR-I F-G EXTN.BLOCK, KIRARI ROAD NANGLOI DELHI-41	RZ	3	2	3	2	2	2	3	2	3	2	24		G
633	PREM NAGAR-I STATION BLOCK, NANGLOI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
634	PREM NAGAR-I, D& F BLOCK, KIRARI SULEMAN NAGAR, DELHI-41	RZ	3	2	3	2	2	2	3	2	3	2	24		G



Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
635	PREM NAGAR-I, H- BLOCK, {KIRARI} NANGLOI, DELHI-41 J	RZ	3	2	3	2	2	2	3	2	3	2	24		G
636	PREM NAGAR-II, ABCD BLOCK, NANGLOI, DELHI-41	RZ	3	2	3	2	2	2	3	2	3	2	24		G
637	PREM NAGAR-II, J- BLOCK, KIRARISULEMAH NAGAR, NANGLOI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
638	PREM NAGAR-II, KIRARI SULEMAN NAGAR, NANGLOI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
639	PREM NAGAR-II, K-L, BLOCK, KIRAPNANGLOI, NEW DELHI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
640	PREM NAGAR-II, O-BLOCK, PART-II, NANGLOI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
641	PREM NAGAR-II, R.S.T. BLOCK, NANGLOI, DELHI-43	RZ	3	2	3	2	2	2	3	2	3	2	24		G
642	PREM NAGAR-II, Z-BLOCK KIRARI SULEMAN NAGAR, NANGLOI, NEW DELHI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
643	PREM NAGAR-II, L.M.P.Q. BLOCK, KIRARI, SULEMAN NAGAR, NANGLOI, NEW DELHI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
644	PREM NAGAR-II, N-O, BLOCK, KIRARI, NANGLOI, DELHI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
645	PREM VIHAR, Z-BLOCK PREM NAGAR, 2 NANGLOI	RZ	3	2	3	2	2	2	3	2	3	2	24		G
646	PRIMARY SCHOOL BLOCK, A, NEAR DILSHAD GARDAN RESIDENTAL COLONY, DELHI-95	Shah (S)	5	5	4	4	3	2	3	3	3	4	36		F
647	PUL PAHALAD PUR	Narela	3	2	2	3	2	2	2	1	3	2	22		G
648	PUL PAHLADPUR M. B. ROAD N.D-44	CZ	2	2	2	1	1	1	2	2	2	2	17		G
649	Q BLOCK & R EXTN, VIKAS VIHAR, MANASKUNJ ROAD, UTTAM NAGAR	WZ	2	3	2	3	2	2	2	3	2	2	23		G
650	QADRI MASJID C-BLOCK, SHASTRI PARK, DELHI	SHAH (N)	2	3	3	2	2	3	3	3	4	2	27		G
651	QUTAB ENCLAVE VILLAGE MEHRAULI 4C WARD NO. -NEW DELHI 30	SOUTH	3	3	1	2	2	2	3	2	2	2	22		G
652	QUTAB GARH ENCLAVE QUTAB GARH DELHI-39	Narela	2	2	3	2	2	1	2	2	3	2	23		G
653	QUTAB VIHAR PH-I NAJAFGARH DELHI-71	NGZ	3	3	3	3	2	2	2	2	2	2	24		G
654	QUTAB VIHAR PH-II, NEW DELHI-71	NGZ	3	3	3	3	2	2	2	2	2	2	24		G
655	QUTABGARH EXTN, COLONY, QUTABGARTI, DELHI-39	Narela	1	2	2	4	3	2	2	2	3	2	23		G
656	QUTABGARH EXTN, COLONY, KANJHAWLA DELHI-39	Narela	1	2	2	4	3	2	2	2	3	2	23		G
657	QUTUB GARH EXTN, NAI BASTI DELHI-59	Narela	3	2	3	2	2	3	2	4	2	2	25		G

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
658	R,C & B BLOCK, KEWAL PARK AZAD PUR DELHI 32	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
659	R-3, A-3 MOHAN GARDEN, UTTAM NAGAR, NEW DELHI-59	WZ	2	3	2	3	2	2	2	3	2	2	23		G
660	RADHA KRISHAN VIHAR, JASOLA	CZ	3	2	3	2	2	3	3	4	2	3	27		G
661	RADIO COLONY KHAMPUR	Narela	2	3	3	2	3	2	3	3	2	3	26		G
662	RAGHUBIR BLOCK PREM NAGAR NAJAFGARH PAPRAWAT ROAD.	NGZ	2	2	2	2	2	2	2	2	3	3	22		G
663	RAJ PUR KHURD EXTN.MEHRAULI DELHI-68	SOUTH	2	2	1	2	2	3	2	2	2	2	20		G
664	RAJA GARDEN	WZ	3	3	3	1	2	2	2	1	2	2	21		G
665	RAJA PURI EAST, DELHI	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
666	RAJA PURI VISHWAS PARK EXTN,, UTTAM NAGAR, DELHI	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
667	RAJAPURI (G K L M S BLOCK) SOM BAZAR ROAD, MADHU VIHAR, PALAM, NEW DELHI-59	NGZ	2	2	2	2	3	2	2	3	3	3	24		G
668	RAJASTHANI COLONY, WEST PATEL NAGAR, NEW DELHI	KBZ	2	3	4	2	1	3	3	2	3	2	25		G
669	RAJEEV COLONY EXTN., NARELA, DELHI-40.	Narela	2	2	3	2	2	3	2	3	2	2	23		G
670	RAJEEV NAGAR, BEGAMPUR, PH-3, MAIN KANJHAWALA ROAD,DELHI-41	Narela	2	2	3	2	2	3	2	2	2	2	22		G
671	RAJENDER PARK EXTN. NO.5 & 6 NANGLOI, DELHI-41	Narela	2	2	3	2	3	2	1	2	3	2	22		G
672	RAJENDER PARK, BLOCK A-1, NANGLOI, DELHI-41	Narela	2	2	3	2	3	2	1	2	3	2	22		G
673	RAJENDERA PARK EXTN., F-BLOCK, NANGLOI.	Narela	2	2	3	2	3	2	2	2	3	2	22		G
674	RAJENDRA PARK EXTENSION NANGLOI, DELHI-41	Narela	2	2	2	3	3	2	2	2	2	2	22		G
675	RAJIV NAGAR BEGUM PUR PH-II DELHI-41	Narela	2	2	3	3	2	2	2	3	2	2	22		G
676	RAJIV NAGAR EXTN. NEAR BHALSAWA DAIRY, DELHI-42.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
677	RAJIV NAGAR EXTN., DHIRAJ VIHAR ,SULTAN PURI, NEW DELHI	RZ	3	3	2	2	3	2	3	2	2	2	24		G
678	RAJIV NAGAR EXTN.BEGUMPUR DELHI-41	Narela	2	2	3	3	2	2	3	2	2	2	23		G
679	RAJNI VIHAR BEGUM PUR EXTN. BARWALA ROAD DELHI-41	Narela	2	2	3	3	2	2	3	2	2	2	23		G
680	RAJOKAR VILLAGE EXTN, ABADI, NEW DELHI-38	NGZ	2	2	2	2	2	2	2	3	3	3	23		G
681	RAJOKARI VILLAGE EXTN, ABADI, NEW DELHI-38	SOUTH	2	2	1	2	2	2	2	2	1	1	17		G
682	RAJORI GARDEN, EXTN, TATAR PUR, NEW DELHI.	WZ	4	4	5	4	4	6	3	5	4	5	44		E

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
683	RAJPUR KHURD COLONY, NORTH EXTN., MAIDAN GARHI, NEW DELHI-68	SOUTH	2	2	2	1	2	2	3	2	1	2	19		G
684	RAJPUR KHURD EXTN (SOUTH) RAJPUR EXTN,, NEW DELHI-68	SOUTH	3	3	2	4	4	4	4	3	3	3	33		F
685	RAJPUR ROAD OPP, MCD FLATS, CIVIL LINES, DELHI-64	CLZ	3	3	3	2	2	3	2	3	3	3	27		G
686	RAJPURI VISWAS PARK EXTN. UTTAM NAGAR DELHI (LOP)	NGZ	3	3	3	3	3	2	2	3	3	3	28		G
687	RAJU ENCLAVE CM PALAM ROAD KAKROLA,NEW DELHI	NGZ	2	3	3	2	2	4	3	2	3	4	28		G
688	RAJU ENCLAVE OLD PALAM ROAD KAKROLA,NEW DELHI	NGZ	3	2	4	3	2	3	2	4	3	2	28		G
689	RAJU EXTN., OLD PALAM ROAD, KAKROLA, NEW DELHI-43.	NGZ	4	3	3	2	3	2	4	3	2	3	29		G
690	RAJU PUR EXTN.COLONY, SECTOR-9, ROHINI, DELHI.	RZ	3	2	2	3	2	3	2	2	3	2	24		G
691	RAKSHA ENCLAVE EXTN.III UTTAM NAGAR,DELHI	WZ	2	2	3	2	3	2	2	2	2	3	23		G
692	RAKSHA ENCLAVE EXTN.MOHAN GARDEN UTTAM NAGAR NEW DELHI-59	WZ	2	2	3	2	3	2	2	2	2	3	23		G
693	RAKSHA ENCLAVE SAINIK ENCLAVE SEC 1) MOHAN GARDEN UTTAM NAGAR, N.D-59	WZ	2	2	3	2	3	2	2	2	2	3	23		G
694	RAM CHANDRA ENDAVE MOHAN GARDEN, DELHI	WZ	2	2	3	2	3	2	2	2	2	3	23		G
695	RAM KUNJ EXTENDED ABADI OF VILLAGE BARWALA, DELHI-39	Narela	2	2	2	2	3	2	2	3	3	3	24		G
696	RAM MOHALLA JOHARIPUR DELHI 94	Shah (N)	3	3	3	2	2	2	2	2	2	2	23		G
697	RAM NAGAR, PREM NAGAR-III, KIRARI SULEMAN NAGAR.	RZ	3	2	2	3	2	3	2	3	2	3	25		G
698	RAM PURA BE- BLOCK HARI NAGAR NEW DELHI.	WZ	2	2	2	1	1	1	2	2	2	2	17		G
699	RAM VIHAR, LONI ROAD, JOHARIPUR	Shah (N)	4	4	3	3	3	3	3	3	3	3	32		F
700	RANAJI ENCLAVE NAJAFGARH, NANGLI, SAKRAVATI,DELHI	NGZ	4	3	3	4	3	4	3	4	2	3	33		F
701	RANAJI ENCLAVE NEAR SAI MANDIR NAJAFGARH, DELHI	NGZ	3	4	3	4	5	3	2	4	3	2	33		F
702	RANAJIENDAVE, NAJAFGARH, NEW DELHI	NGZ	2	4	3	2	2	3	3	3	3	3	28		G
703	RANAJI ENCLAVE, BLOCK-1A, MAIN NAJAFGARH ROAD, NAJALGARH	NGZ	3	2	3	4	3	2	2	2	2	2	25		G
704	RANGPURI EXTN.A-BLOCK VASANT KUNJ DELHI-37	NGZ	4	3	2	3	2	3	3	3	3	3	29		G

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705	RAVI DASS COLONY, NARELA	Narela	2	2	3	2	2	2	3	2	2	2	22		G
706	RAZA PUR VILLAGE EXTN,, ABADI AHINSA MARG, VILLAGE RAJAPUR, SECTOR-3, ROHINI DE)HI-85	RZ	3	4	3	3	3	3	3	3	3	3	31		F
707	RAZA PUR VILLAGE VISTAR ABADI, SECTPR-5, ROHINI, DELHI-85	RZ	3	4	3	3	3	3	3	3	3	3	31		F
708	RAZA PUREXTN,COLONY, SECTOR-9, ROHINI, DELHI	RZ	3	4	3	3	3	3	3	3	3	3	31		F
709	RESIDENT WELFARE ASSOCIATION, RAJOKARI HARIJAN BASTI, NEW DELHI 38	NGZ	3	4	2	3	3	2	3	2	3	2	27		G
710	RITHALA EXT., RITHALA, DELHI-85.	RZ	3	2	3	3	3	3	3	3	3	3	29		G
711	ROHTASH NAGAR, DABRI, DELHI	NGZ	3	2	3	3	2	3	3	2	4	3	28		G
712	ROOP VIHAR VILLAGE (BLOCK A B C), MUBARAKPUR DABAS, DELHI-87	NGZ	3	2	2	3	1	2	1	2	3	3	22		G
713	ROSHAN VIHAR, EAST SADAT PUR, KARAWAL NAGAR	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
714	ROSHAN VIHAR, PH-II PAPRAWAT ROAD,NAJAFGARH, DELHI-41	NGZ	2	3	3	4	3	2	3	4	3	2	29		G
715	RUCHI VIHAR NANGLOI DELHI-41	RZ	3	2	2	2	2	2	2	2	2	2	21		G
716	RUCHI VIHAR, RANG PURI ABUTTING BLOCK DELHI-37	Narela	2	2	3	2	3	2	2	2	2	2	22		G
717	SABOLI BAGH PART - I, II & III, NAND NAGARI DELHI-93	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
718	SADATPUR EXTN, BLOCK - (L ,O, P), NEW DELHI- 59	NGZ	3	3	3	1	2	2	2	1	2	2	21		G
719	SADH NAGAR LEFT OUT POCKET, MANGLA PURI CHOWK, PALAM COLONY	NGZ	3	4	3	2	4	3	3	2	2	3	29		G
720	SAHABAD EXTN. LAL DORA PART II, MAIN BAWANA ROAD, SAHABAD DAULAT PUR	Narela	2	2	2	2	3	2	2	3	3	3	24		G
721	SAHURPUR EXTN. SATBARI, MEHRAULI	SOUTH	2	2	1	2	2	3	2	3	2	2	21		G
722	SAI BABA ENCLAVE NAJAFGARH, DELHI-43	NGZ	4	3	4	4	3	4	5	4	3	4	38		F
723	SAI BABA ENCLAVE, B-BLOCK (PART-B),NAJAFGARH	NGZ	4	3	4	4	3	4	5	4	3	4	38		F
724	SAI DHAM SAI LAI BAGH HOUSING COMPLEX, VILLAGE JATFARPURKALAN	NGZ	3	2	4	3	2	4	3	3	2	3	29		G
725	SAI DHAM, NANGLI SAKRAWATI, NAJAFGARH NEW DELHI - 43.	NGZ	4	2	3	3	2	4	3	2	3	3	29		G
726	SAI ENCLAVE G-2,G-3, MOHAN GARDEN,DELHI-59	WZ	2	2	3	2	3	2	2	2	2	3	23		G
727	SAI ENCLAVE G-I,G-2 BLOCK MOHAN GARDEN UTTAM NAGAR	WZ	2	2	3	2	3	2	2	2	2	3	23		G

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728	SAI ENCLAVE G-III, PT-III MOHAN GARDEN DELHI-59	WZ	2	2	3	2	3	2	2	2	2	3	23		G
729	SAI ENCLAVE MOHAN GARDEN , DELHI	WZ	2	2	3	2	3	2	2	2	2	3	23		G
730	SAI NAGAR, MITHAPUR, EXTN. BADARPUR	CZ	2	2	2	1	1	1	2	2	2	2	17		G
731	SAINI MOHALLA-EXIN,B-BLOCK BIJWASAN VILLAGE, NEW DELHI-61	NGZ	3	2	3	4	3	2	3	3	2	3	28		G
732	SAINIK ENCLAVE (RAKSHA ENCLAVE) SECT-1 MOHAN GARDEN NEW DELHI	WZ	3	2	3	2	3	2	4	3	2	2	26		G
733	SAINIK ENCLAVE MOHAN GARDEN UTTAM NAGAR	WZ	3	2	3	2	3	2	4	3	2	2	26		G
734	SAINIK ENCLAVE SEC-5 MOHAN GARDEN UTTAM NAGAR NEW DELHI-59	WZ	3	2	3	2	3	2	4	3	2	2	26		G
735	SAINIK ENCLAVE SECTOR-III MOHAN GARDEN UTTAM NAGAR	WZ	3	2	3	2	3	2	4	3	2	2	26		G
736	SAINIK ENCLAVE, CRPF COLONY, JHARODA KALAN	NGZ	3	3	3	1	2	2	2	1	2	2	21		G
737	SAINIK VIHAR PHASE - II, NEW DELHI	WZ	3	2	3	2	3	2	4	3	2	2	26		G
738	SAINIK VIHAR PH-III MOHAN GARDEN UTTAM NAGAR, DELHI	WZ	3	2	3	2	3	2	4	3	2	2	26		G
739	SAMALKA EXTN. OLD GURGAON ROAD NEW DELHI-37.	NGZ	2	3	3	4	2	3	3	2	3	3	28		G
740	SAMALKA EXTN.(EAST) TELEPHONE EXCHANGE ROAD SAMALKA,NEW DELHI	NGZ	2	3	2	3	3	3	3	3	3	3	28		G
741	SAMALKA EXTN.KAPASHERA CHOWK NAJAFGARH ROAD.	NGZ	3	2	4	2	2		3	3	2	2	23		G
742	SAMALKA VILLAGE, NEW DELHI-37	NGZ	4	3	3	3	3	3	2	3	3	2	29		G
743	SAMBAV BAPU COLONY, JAUNAPUR MANDI, PAHARI ABADI, MEHRAULI	SOUTH	2	2	1	2	2	2	2	2	2	2	19		G
744	SANGAM VIHAR A- BLOCK NEW DELHI-62	SOUTH	2	2	1	2	2	2	2	2	2	2	19		G
745	SANGAM VIHAR BLOCK C, PART-II DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
746	SANGAM VIHAR BLOCK K-I NEW DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
747	SANGAM VIHAR COLONY, NEW DELHI.	CZ	2	2	2	2	2	3	3	3	3	3	25		G
748	SANGAM VIHAR E- BLOCK DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
749	SANGAM VIHAR E- BLOCK DELHI-62	SOUTH	2	2	2	3	3	3	2	2	3	2	24		G
750	SANGAM VIHAR F-1 BLOCK ,N.D	CZ	2	2	2	1	1	1	2	2	2	2	17		G
751	SANGAM VIHAR F-2 BLOCK HAMDARD NEAR BATRA HOSPITAL, M.B.ROAD, DELHI.	SOUTH	2	2	2	3	3	3	2	2	3	2	24		G
752	SANGAM VIHAR F-3 BLOCK NEW DELHI-62.	SOUTH	3	3	2	2	2	3	2	3	2	2	24		G
753	SANGAM VIHAR G- BLOCK DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
754	SANGAM VIHAR G- BLOCK NEAR SHOOTING RANGE DELHI-62	SOUTH	3	2	3	2	3	2	2	3	2	2	24		G



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755	SANGAM VIHAR G- BLOCK- NEW DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
756	SANGAM VIHAR I- BLOCK DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
757	SANGAM VIHAR K- BLOCK NEAR BATRA HOSPITAL M.B.ROAD, DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
758	SANGAM VIHAR L - BLOCK DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
759	SANGAM VIHAR L-BLOCK ( PKT-1, 2 ,3, 4,) NEW DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
760	SANGAM VIHAR WAZIRABAD, DELHI	CZ	3	3	3	2	2	3	2	3	3	3	27		G
761	SANGAM VIHAR, B-BLOCK, NEW DELHI-62 METERS	CZ	3	3	3	1	2	2	2	1	2	2	21		G
762	SANGAM VIHAR, B-BLOCK, Y-AREA, NEW DELHI-62	CZ	2	2	2	2	3	2	2	3	3	3	24		G
763	SANGAM VIHAR, B-I, BLOCK, SANGAM VIHAR, NEW DELHI-62	CZ	2	3	3	2	2	3	3	3	4	2	27		G
764	SANGAM VIHAR, BLOCK M-I, NEW DELHI-72	CZ	4	3	2	3	3	2	4	3	3	2	29		G
765	SANGAM VIHAR, BLOCK M-II.	CZ	3	2	3	2	2	3	3	4	2	3	27		G
766	SANGAM VIHAR, BLOCK-C, PART-1.	CZ	2	2	2	2	2	3	3	3	3	3	25		G
767	SANGAM VIHAR, BLOCK-I & II, NEW DELHI	CZ	2	2	2	2	2	3	3	3	3	3	25		G
768	SANGAM VIHAR, D-BLOCK, DELHI-62	SOUTH	3	2	3	2	3	2	3	2	2	2	24		G
769	SANGAM VIHAR, G-II, GALI NO.18, NEW DELHI-62.	SOUTH	3	2	3	2	3	2	3	2	2	2	24		G
770	SANGAM VIHAR, H-BLOCK	CZ	4	3	3	5	3	4	3	4	3	4	36		F
771	SANGAM VIHAR, J -2 B, TUGLAKABAD, DELHI.	CZ	2	2	2	2	2	3	3	3	3	3	25		G
772	SANGAM VIHAR, J- 2B BLOCK, NEW DELHI- 62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
773	SANGAM VIHAR, J-IST ,NEW DELHI-62	CZ	2	2	2	1	1	1	2	2	2	2	17		G
774	SANGAM VIHAR, K-II, NEW DELHI-62	SOUTH	3	2	3	2	3	2	3	2	2	2	24		G
775	SANGAM VIHAR, L-1, A-BLOCK, NEW DELHI	SOUTH	3	2	3	2	3	2	3	2	2	2	24		G
776	SANGAM VIHAR, L-1, POCKET-C, NEW DELHI	SOUTH	3	2	3	2	3	2	3	2	2	2	24		G
777	SANGAM VIHAR, L-BLOCK, NEW DELHI-62	SOUTH	3	2	3	2	3	2	3	2	2	2	24		G
778	SANGAM VIHAR, L-BLOCK, NEW DELHI-62	SOUTH	3	2	3	2	3	2	3	2	2	2	24		G
779	SANGAM VIHAR, L-IST BLOCK, NEW DELHI-62	SOUTH	3	2	3	2	3	2	3	2	2	2	24		G
780	SANGAM VIHAR,C-BLOCK, NEW DELHI-62	CZ	2	2	2	2	2	3	3	3	3	3	25		G
781	SANGWAN ENCLAVE MANGLA PURI ROAD PALAMNEW DELHI 45	NGZ	4	3	4	5	4	3	3	4	5	3	38		F
782	SANI MOHALLA(NEAR ELECTRICITY OFFICE) BIJWASAN, NEW DELHI-61.	NGZ	3	2	4	3	3	2	4	3	2	2	28		G
783	SANNOTH EXTN.PT-I,II,III NARELA DELHI-41.	Narela	2	2	3	2	3	2	2	3	4	3	26		G
784	SANSKRITIK AUR VIKAS SANSTHA OSHO DRIVE GADAIPUR EXTN OT VILLAGE GADAIPUR MEHRAULI NEW DELHI	SOUTH	3	3	3	2	2	3	2	3	3	3	27		G

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
785	SANT MOHALLA (CHHURIYA MOHALLA) TUGLAKABAD,DELHI.	CZ	2	2	2	2	2	3	3	3	3	3	25		G
786	SANT NAGAR BLOCK 'A' BURARI ROAD, DELHI	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
787	SANT NAGAR BLOCK AL EXTN,BURARI ROAD DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
788	SAPERA BASTI, VILLAGE GHAROLI, DELHI-96	Shah (S)	4	4	2	3	3	3	3	2	3	2	29		G
789	SARAI KALE KHAN VILLAGE, DELHI.	CZ	2	2	2	2	2	3	3	3	3	3	25		G
790	SARASWATI ENCLAVE, GOPAL NAGAR SURAKHPUR ROAD	NGZ	3	2	3	4	3	3	2	3	3	2	28		G
791	SARIKA VIHAR, GOYLA MORE, DEENPUR EXT. NAJAFGARH	NGZ	3	3	3	3	2	3	3	2	2	3	27		G
792	SAROOP NAGAR EXTN. (SOUTH),DELHI,	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
793	SAROOP NAGAR, J&K BLOCK, SAMAI PUR, BADLI, DELHI.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
794	SAROOP VIHAR (KADIPUR) BLOCK A B C D, NEAR NATHU PURA, DELHI-36.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
795	SATYA ENCLAVE PREM NAGAR-II DELHI -41	RZ	3	3	3	1	2	2	2	1	2	2	21		G
796	SATYAM PURAM JHARODA KALAN BORDER DELHI	NGZ	2	3	3	4	3	3	2	3	3	3	29		G
797	SATYAM VIHAR PH-II, NEAR BAPROLA VILLAGE, NANGLOI, NAJAFGARH ROAD, DELHI-43	WZ	2	2	2	2	3	2	2	3	3	3	24		G
798	SAURABH VIHAR, N-BLOCK (AMAR MARKET) HARI NAGAR EXTN. BADARPUR, NEW DELHI	CZ	2	2	2	1	1	1	2	2	2	2	17		G
799	SAURABH VIHAR, O-BLOCK, HARI NAGAR EXTN.-II, BADARPUR	CZ	2	2	3	2	3	2	3	2	3	2	24		G
800	SAURABH VIHAR, R-BLOCK,HARI NAGAR E XTN., PART- I, BADARPUR	CZ	3	2	2	2	2	2	2	2	3	3	23		G
801	SAURABH VIHAR, S-BLOCK, HARI NAGAR EXTN. JAIPUR, BADARPUR	CZ	2	2	3	2	3	2	3	2	3	2	24		G
802	SCHOOL BLOCK, UNCHE PUR, MANDAWALI FAZALPUR, DELHI	Shah (S)	5	5	4	3	3	3	3	2	3	4	35		F
803	SETHI ENCLAVE PT-I NEAR CHANDNI FARM MOHAN GARDEN DELHI-59	WZ	2	2	3	2	2	3	2	2	3	2	23		G
804	SEWA SADAN, MANDAWALI, FAZALPUR.	Shah (S)	5	5	4	2	3	4	3	2	3	4	35		F
805	SHAHBAD EXT. SHAHBAD, DELHI	NGZ	3	3	3	1	2	2	2	1	2	2	21		G
806	SHAHBAD EXTN. EAST SOUTH OF SEC -17 ROHINI DELHI 42.	RZ	3	3	3	3	3	3	3	3	3	2	29		G
807	SHAKTI ENCLAVE, KILOKRI NEAR KALINDI COLONY, NEW DELHI	CZ	2	2	3	3	3	2	2	3	3	2	25		G

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808	SHAKTI GARDEN HARIJAN BASTI BLOCK E-II, EASTGOKAL PURI DELHI-94	Shah (N)	3	3	3	2	2	2	2	2	2	2	23		G
809	SHAKTI VIHAR, EAST DAYAL PUR, DELHI-94	Shah (N)	3	3	2	2	2	2	2	2	2	2	22		G
810	SHAKTI VIHAR, MEETHAPUR, BADARPUR, NEW DELHI-41	CZ	2	2	3	3	3	2	2	3	3	2	25		G
811	SHAKTI VIHAR, MOHAN GARDEN UTTAM NAGAR, DELHI	WZ	2	2	3	2	2	3	2	2	3	2	23		G
812	SHALAPUR KHERA, BIJWASAN, NEW DELHI-61	NGZ	2	3	4	3	2	3	2	3	3	2	27		G
813	SHALIMAR VILLAGE, DELHI-88	KPZ	3	2	3	2	3	2	4	3	2	2	26		G
814	SHANKAR PARK DHARAMPURA EXTN.NAJAFGARH	NGZ	3	2	3	4	2	3	3	2	3	2	27		G
815	SHANKAR VIHAR, UA, PREM NAGAR-II, KIRARI, NANGLOI	RZ	2	2	2	2	2	2	2	2	2	3	21		G
816	SHANTI KUNJ BEHIND DEEP PUBLIC SCHOOL, VASANL KUNJ) DELHI-70	SOUTH	6	6	4	6	6	7	7	6	6	6	60		C
817	SHANTI KUNJ ( MAIN) NEAR CHURCH VASANT KUNJ DELHI-70	SOUTH	6	6	4	6	6	7	7	6	6	6	60		C
818	SHANTI KUNJ, BEHIND SECT,-D, POCKET III & IV, VASANL KUNJ	SOUTH	6	6	4	6	6	7	7	6	6	6	60		C
819	SHANTI KUNJ, CHHATTARPUR, DELHI-30	SOUTH	3	3	3	2	2	3	2	3	3	3	27		G
820	SHANTI NAGAR, SHIV VIHAR, DELHI-94	Shah (N)	3	3	3	3	2	2	2	2	2	2	24		G
821	SHARDA VATS ENCLAVE PREM NAGAR -III	RZ	2	2	2	2	2	2	2	2	2	3	21		G
822	SHASTRI PARK EXLNNATHU PURA MORE BURARI DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
823	SHASTRI PARK EXTN, NATHUPURAMORE, BUON, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
824	SHASTRI PARK EXTN., (BULAND MASJID), DELHI-53.	Shah (S)	5	5	3	3	3	4	4	3	4	4	38		F
825	SHASTRI PARK, NATHUPURA MORE, BURARI, DELHI-87	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
826	SHAWANI KUNJ NEAR VASANT KUNJ, DELHI-70	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
827	SHEETAL VIHAR, CHHAWALA EXTN., NEW DELHI-71.	NGZ	3	3	2	3	2	3	3	2	3	2	26		G
828	SHIV COLONY, KATEWADA, DELHI-39.	Narela	3	3	2	3	2	2	3	4	2	2	26		G
829	SHIV COLONY, VILLAGE GURHI RAMDHALA, KANJHAWALA, DELHI- 81	Narela	3	3	2	2	3	2	3	2	2	2	24		G
830	SHIV ENCLAVE EXTN., NANGLOI ROAD, NAJAFGARH, DELHI-43	NGZ	3	2	2	3	1	2	1	2	3	3	22		G
831	SHIV ENCLAVE F & G BLOCK SHREE AVENUE VISHNU ENCLAVE SHIV VIHAR	WZ	3	3	3	2	2	3	2	3	3	3	27		G

Annexure VI - (Categorization of Unauthorised Colonies)															
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832	SHIV KUNJ, AREA NO.5 B-BLOCK, SANT NAGAR BURARI	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
833	SHIV MANDIR COLONY, SAFIABAD BORDER NARELA, DELHI-40.	Narela	2	1	2	2	3	4	2	3	2	3	23		G
834	SHIV NAGAR VIRENDRA MARKET RAGHUVIR ENCLAVE NAJAFGARH DELHI-43	NGZ	3	2	4	3	2	4	3	4	3	4	32		F
835	SHIV PARK KAKROLA, OLD PALAM ROAD DELHI	NGZ	3	4	2	3	4	3	2	4	3	4	32		F
836	SHIV PARK KHANPUR EXTN. NEW DELHI-62	SOUTH	3	3	3	2	2	3	2	3	3	3	27		G
837	SHIV PARK, JWALA PURI ROAD, NANGLOI, DELHI-41	RZ	3	3	2	2	2	2	2	2	2	2	22		G
838	SHIV PURI PART-II, DEENPUR, NAJAFGARH	NGZ	2	3	2	4	3	2	3	2	3	2	26		G
839	SHIV RAM EXTN., PT-II, NAJAFGARH ROAD, NANGLOI	WZ	2	2	2	2	3	2	2	3	3	3	24		G
840	SHIV RAM PARK (KAMRUDDIN NAGAR) NAJAFGARH ROAD, NANGLOI	WZ	3	3	3	1	2	2	2	1	2	2	21		G
841	SHIV VIHAR (NEAR VIKAS NAGAR), NEW DELHI-59.	WZ	2	2	2	2	3	2	2	3	3	3	24		G
842	SHIV VIHAR BURARI BAKHTAWAR PUR ROAD IBRAHIM PUR DELHI.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
843	SHIV VIHAR KHERA DABAR NAJAFGARH NEW DELHI-73	NGZ	2	2	4	3	3	2	3	4	3	3	29		G
844	SHIV VIHAR MAIN KANJHAWALA ROAD, DELHI-81	Narela	2	3	2	2	3	3	2	2	2	4	25		G
845	SHIV VIHAR PH-9, EAST EXT, DELHI-94	Shah (N)	3	3	3	3	3	2	2	2	2	2	25		G
846	SHIV VIHAR PH-9, EAST EXT, DELHI-94	SOUTH	3	3	3	1	2	2	2	1	2	2	21		G
847	SHIV VIHAR PREM NAGAR G- BLOCK PAPRAWAT ROAD NAJAFGARH	NGZ	3	2	3	4	2	3	2	3	4	2	28		G
848	SHIV VIHAR WEST RANHOLA ROAD VIKAS NAGAR DELHI-59	WZ	2	2	3	2	3	2	2	3	2	3	24		G
849	SHIV VIHAR, ABCDE-BLOCK, NILOTHI EXTN. NANGLOI	Narela	3	2	1	2	1	3	2	1	2	3	20		G
850	SHIV VIHAR, PHASE-10, DELHI	Shah (N)	3	3	3	3	3	2	2	2	2	2	25		G
851	SHIV VIHAR, PREMNAGAR-II, U-II, KIRARI, NANGLOI, DELHI-41	RZ	3	3	2	2	2	2	2	2	2	2	22		G
852	SHIV VIHAR, SHAHBADDAULATPUR (BAWANA ROAD), DELHI-42	Narela	3	2	1	2	1	3	2	2	2	3	20		G
853	SHIV VIHAR, SHAHBAD-DAULATPUR, BAWANA, DELHI-42	Narela	3	2	1	2	1	3	2	2	2	3	20		G
854	SHIV VIHAR, U-BLOCK, KARAWAL NAGAR, NEW DELHI.	Shah (N)	3	2	2	2	3	3	2	3	2	2	24		G

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855	SHIVPURI DINDARPUR, PART-I NEW DELHI-43	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
856	SHIVRAM PARK, BLOCK-1 NANGLOI, NAFJGARH ROAD.	RZ	3	3	2	2	2	2	2	2	2	2	22		G
857	SHIVRAM PARK, BLOCK-E3, NANGLOI, DELHI-41	RZ	3	3	2	2	2	2	2	2	2	2	22		G
858	SHRI ANAND NIKETAN LAXMI VIHAR D- BLOCK NAJAFGARH, DELHI	NGZ	3	3	3	1	2	2	2	1	2	2	21		G
859	SHRI CHAND PARK NEAR MATIYALA VILLAGE, DELHI.	NGZ	2	2	2	2	3	2	2	3	3	3	24		G
860	SHRI KRISHANA COLONY HAREWALI, DELHI-39.	Narela	3	1	3	2	2	1	3	1	2	2	21		G
861	SHRI KRISHNA COLONY, SURAKHPUR ROAD, GOPAL NAGAR, NAJAFGARH	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
862	SHRI RAM COLONY, NILOTHI EXTN., NANGLOI, DELHI-41	Narela	1	3	2	1	3	3	2	2	1	2	20		G
863	SHRI SAI KUNJ, MEHRAULI, DELHI-70	SOUTH	2	2	2	2	3	2	2	3	3	3	24		G
864	SHYAM ENCLAVE (Z-BLOCK), GOPAL NAGAR EXTN. NAJAFGARH	NGZ	2	3	4	3	2	3	3	2	3	2	27		G
865	SHYAM KUNJ COLONY TIKRI KHURD DELHI-40.	Narela	3	2	2	3	1	2	1	2	3	3	22		G
866	SHYAM KUNJ, NAJAFGARH, DELHI-71	NGZ	3	2	3	4	3	2	3	2	3	3	28		G
867	SHYAM VIHAR PHASE-II, (BEHIND POOJA PIPE FACTORY) NAJAFGARH DELHI-43	NGZ	3	2	3	4	3	2	3	3	2	3	28		G
868	SHYAMVIHAR, DEENPUR, GOELA ROAD, NAJAFGARH	NGZ	2	4	3	2	3	3	2	3	3	2	27		G
869	SIDHATRI ENCLAVE, BHAGWATI GARDEN, DELHI-59	WZ	3	3	3	2	2	3	2	3	3	3	27		G
870	SILVER OAK ENCLAVE, VILLAGE JONAPURGADAIPUR, MAND ROAD	SOUTH	3	3	2	2	3	2	3	2	2	2	24		G
871	SILVER OAK ENCLAVE, VILLAGE JONAPURGADAIPURMANDFTIOD	SOUTH	3	3	2	2	3	2	3	2	2	2	24		G
872	SIRASPUR EXTN., ABADI -PARI-LL, DELH'M2	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
873	SITAPURI EXTN. PART-I, DABRI	WZ	3	3	3	2	2	3	2	2	2	2	24		G
874	SITAPURI EXTN. PT-II G-1 BLOCK NEW DELHI-45	WZ	3	3	3	2	2	3	2	2	2	2	24		G
875	SITAPURI EXTN.PT-II -(BLOCK A B F & G ) NEAR DABRI NEW DELHI- 45	WZ	3	3	3	2	2	3	2	2	2	2	24		G
876	SITAPURI PART-II, G & H BLOCK, DABRI, DELHI-45.	WZ	3	3	3	2	2	3	2	2	2	2	24		G
877	SONIYA VIHAR, SAHADRA, DELHI-94	Shah (N)	4	3	2	2	4	2	2	6	4	4	34		F
878	SOURABH VIHAR K- BLOCK HARI NAGAR JAIT PUR BADARPUR,DELHI	CZ	3	3	3	2	3	2	2	2	3	2	25		G



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879	SOUTH GANESH NAGAR, DELHI-92	Shah (S)	5	5	4	4	3	3	3	3	4	3	37		F
880	SRI ENCLAVE PANSALI, ROHINI, DELHI-42..	RZ	2	2	2	1	1	1	2	2	2	2	17		G
881	SRI GANGA VIHAR COLONY DINDAR PUR NAJAFGARH	NGZ	3	2	4	3	3	2	3	3	2	3	28		G
882	SRI HANS NAGAR COLONY, GHUMANHERA ROAD, NAJAFGARH	NGZ	2	3	2	2	3	4	2	3	3	2	26		G
883	SRI SAI BABA ENCLAVE NAJAFGARH, DELHI	NGZ	3	3	3	3	4	3	4	2	3	2	30		F
884	SSNGAMVIHAR COLONY, KAKROLA ROAD, NAJAFGARH, NEW DELHI-43	NGZ	2	2	3	2	3	4	3	2	4	3	28		G
885	STATE BANK COOP HOUSING SOAETY, NANAK PIAO FACTORY ASSOCIATION	KPZ	8	6	5	5	4	5	6	6	6	7	59		D
886	SUBHASH PARK EXTN. 'B' BLOCK, UTTAM NAGAR, NEW DELHI	WZ	3	3	3	2	2	3	2	2	2	2	24		G
887	SUBHASH PARK EXTN. NAVIN SHAHDARA, DELHI	Shah (N)	3	3	2	2	2	3	2	3	2	2	24		G
888	SUBHASH PARK EXTN. RAJA PURI ROAD, UTTAM NAGAR	WZ	3	3	3	2	2	3	2	2	2	2	24		G
889	SUDAN GARDEN, NAJAFGARH, NEW DELHI	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
890	SULAKUL VIHAR UTTAM NAGAR N.D-43	NGZ	3	3	3	1	2	2	2	1	2	2	21		G
891	SULTAN APARTMENT, GALI NO,2, SAIDULLAJAIB, M,B, ROAD, DELHI-30	SOUTH	3	2	2	3	1	2	1	2	3	3	22		G
892	SULTAN GARDEN B- BLOCK NAJAFGARH NANGLOI ROAD DELHI-43	NGZ	2	2	2	2	3	2	2	3	3	3	24		G
893	SULTANPUR DABAS EXTN. DELHI 39.	Narela	2	2	3	2	2	2	2	2	3	2	22		G
894	SUNDER NAGAR GOPAL NAGAR EXTN.SURAKHPUR ROAD NAJAFGARH DELHI.	NGZ	3	2	3	4	3	2	3	2	3	2	27		G
895	SURAJ VIHAR A, B BLOCK & BAJAJ ENCLAVE EXTN, UTTAM NAGAR	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
896	SURAKSHA VIHAR, VIKAS NAGAR, UTTAM NAGAR, NEW DELHI-59	WZ	3	3	3	2	2	3	2	2	2	2	24		G
897	SURYA KUNJ BAHADURGARH ROAD NAJAFGARH DELHI-43	NGZ	2	3	4	2	3	2	2	2	3	3	26		G
898	SURYA KUNJ PT-I DICHIAO ROAD NAJAFGARH,DELHI	NGZ	3	2	3	3	2	3	3	3	3	2	27		G
899	SURYA VIHAR, DEENDARPUR, GURGAON ROAD,NAJAFGARH	NGZ	3	3	2	4	3	3	2	3	2	2	27		G
900	SUSHANT VIHAR DELHI 36	Narela	2	2	1	3	2	2	2	2	3	2	21		G
901	SUSHANT VIHAR DELHI 36	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
902	SWAMI SARDHANAND PARK, COLONY G,T, ROAD, VILLAGE SAMAYPUI&	Narela	3	1	2	1	3	2	3	2	2	2	21		G

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
903	SWARG ASHRAM COLONY, KINGSWAY CAMP. DELHI-9	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
904	SWARM PARK AND SWARN PARK EXTN,, PART 1 & 2	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
905	SWARN PARK EXTN.-II, MUNDKA, DELHI-41	Narela	2	2	2	3	2	2	2	2	2	3	22		G
906	SWAROOP NAGAR, PART-II, EAST G.T.ROAD TO BUARADI ROAD, DELHI-42	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
907	SWAROOP NAGAR,SOUTH PART-II, G.T. KARNAL RD & BURARI RD., N.DELHI	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
908	SWATANTRA NAGAR EXTN. WEST GONDA ROAD, NARELA, DELHI-40	Narela	2	1	2	2	2	3	2	1	2	3	23		G
909	SWATANTRA NAGAR PH-II (LEFT OUT PORTION),NARELA.	Narela	2	1	2	2	2	3	2	1	2	3	23		G
910	TAIMOOR NAGAR EXTN.NEAR KIZRABAD DELHI-65	CZ	3	3	3	3	3	2	2	2	2	2	25		G
911	TAIMOOR NAGAR, MOHALLA PILANJI, DELHI-65	CZ	3	3	2	3	3	2	2	3	2	3	26		G
912	TAJPUR PAHARI, BADARPUR, NEW DELHI-44	CZ	3	3	3	3	2	3	2	3	3	2	27		G
913	TAMILAR ENCLAVE, DABRI,DELHI	NGZ	2	2	2	1	1	1	2	2	2	2	17		G
914	TANDA BAKHTAWARPUR EXTN. DELHI 36	Narela	2	2	2	1	1	1	2	2	2	2	17		G
915	TARA NAGAR, OLD PALAM ROAD, KAKROLA, NEW DELHI	NGZ	3	4	2	3	2	3	4	3	2	3	29		G
916	TARIF JAN KALYON SAMITI, BADARPUR VILLAGE, NEW DELH	CZ	3	3	3	2	2	3	2	3	3	3	27		G
917	TEACHER COLONY SAMAIPUR, DELHI.	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
918	TECK CHAND COLONY MAIN ROAD VILLAGE NILOTHI DELHI	Narela	2	4	2	3	2	1	1	2	3	2	24		G
919	TEHKHAND VILLAGE, URBANISED VILLAGE, OKHLA PH-I, NEW DELHI-20	CZ	3	3	3	1	2	2	2	1	2	2	21		G
920	TEKHAND EXTN., OKHLA INDL. AREA PH-I, NEW DELHI-20	CZ	2	2	2	2	3	2	2	3	3	3	24		G
921	THE HAVEN ALHENE HOSPITALITY SERVICES FM, LID, PROPERTY NO,4-1-14, A/ARD-L, KAFLCA DAS MARG, MEHRAULI, NEW DELHI-30	SOUTH	5	6	3	3	5	3	3	3	3	5	39		F
922	THE QUILA, SURUIDGE QUILA RESORTS PVL LTD 4A, WARD I,KALKADASSVLARQMEHRAUFI, NEW DELHI	SOUTH	5	6	3	3	5	3	3	3	3	5	39		F
923	THE SUNRIDGE, SUNRIDGE INDIA HERITAGE PVT LTD HAVE I SARAI NO,6, KALKA DASS MARG MEHRAULI, NEW DELHI-30	SOUTH	5	6	3	3	5	3	3	3	3	5	39		F

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
924	TIGRI EXTN AMBEDKAR NAGAR SECT-I NEW DELHI-62	SOUTH	2	2	2	3	2	1	3	2	2	1	20		G
925	TIGRI EXTN.PH-II NEW DELHI-62	SOUTH	2	2	2	3	2	1	3	2	2	1	20		G
926	TIKRI EXTN., NR. KABIR PARK DHAM	SOUTH	2	2	2	1	1	1	2	2	2	2	17		G
927	TIKRI KALAN EXTN. (LEKH RAM PARK), NEW DELHI-41	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
928	TILAK ENCLAVE A- BLOCK MOHAN GARDEN NEW DELHI-59	WZ	3	3	3	1	2	2	2	1	2	2	21		G
929	TILAK ENCLAVE, MOHAN GARDEN, UTTAM NAGAR	WZ	2	2	3	2	2	3	2	2	2	2	22		G
930	TODARMAL BLOCK, PREM NAGAR, NAJAFGARH, DELHI-43	NGZ	3	2	4	3	2	3	3	2	3	2	27		G
931	TRIPATHI ENCLAVE PREM NAGAR NANGLOI-II	RZ	3	2	2	2	2	2	2	2	2	2	21		G
932	TRITHANKAR NAGAR JAIN. COLONY KARALA DELHI-81	Narela	2	2	2	2	3	2	2	1	3	2	21		G
933	TUKMIR PUR VISTAR, MUSTFABAD, KARAWAL NAGAR, DELHI	SHAH (S)	2	2	2	2	3	2	2	3	3	3	24		G
934	TYAGI ENCLAVE MOHAN GARDEN DELHI-59	WZ	2	2	2	3	2	3	3	2	2	3	24		G
935	UDAY VIHAR PT-1,2,3,4 NILOTHI EXTN.,DELHI-41	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
936	UNAUTHORIZED AREAS OF URBANAISED/VILLAGE,VILLAGE BASAI DARA PUR EXTN.	WZ	2	2	2	1	1	1	2	2	2	2	17		G
937	UPKAR VIHAR, SAWDA VILLAGE, DELHI-81	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
938	URBANISED VILLAGE, MANGOLPUR KHURD, DELHI-83	RZ	3	3	3	1	2	2	2	1	2	2	21		G
939	UTSAV VIHAR, KARALA,DELHI-81	Narela	2	3	2	2	2	2	2	1	3	2	21		G
940	UTTAM NAGAR Q-EXTN. UTTAM NAGAR DELHI-59	WZ	2	2	3	2	3	2	2	2	2	2	22		G
941	UTTAM NAGAR TA BLOCK (LOP) NEW DELHI-59	WZ	2	2	3	2	3	2	2	2	2	2	22		G
942	UTTAM NAGAR TA BLOCK NEW DELHI-59	WZ	2	2	3	2	3	2	2	2	2	2	22		G
943	UTTAM NAGAR U- BLOCK BINDAPUR MATIYALA ROAD NEW DELHI- 59	WZ	2	2	3	2	3	2	2	2	2	2	22		G
944	UTTAM NAGAR, A-1, 2, 3 BLOCK, HASTAAL ROAD, NEW DELHI	WZ	2	2	3	2	3	2	2	2	2	2	22		G
945	UTTAM NAGAR, BLOCK-A-1, A-2, 3	WZ	2	2	3	2	3	2	2	2	2	2	22		G
946	UTTAM NAGAR, GI BLOCK	WZ	2	2	3	2	3	2	2	2	2	2	22		G
947	UTTARIYA SCHOOL BLOCK MANDAWALI FAZALPUR EXTN. KALYAN MARG, DELHI-92	Shah (S)	5	5	4	4	3	3	2	4	3	3	36		F
948	UTTRAKHAND COLONY JINDPUR	CLZ	3	2	3	3	3	2	1	2	2	2	23		G

Annexure VI - (Categorization of Unauthorised Colonies)															
S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
949	UTTRANCHAL ENCLAVE, BURARI, DELHI	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
950	UZALA HARIJAN COLONY SANTI ROAD QUTAB GARH DELHI-39	Narela	2	2	2	2	2	3	2	2	2	3	22		G
951	VAISHALI EXTENSION, DABRI PALAM	NGZ	4	3	2	3	4	3	4	3	2	2	30		F
952	VAISHALI EXTN., DABRI	NGZ	4	4	3	3	3	3	3	2	2	3	30		F
953	VANI VIHAR, R. EXTN., UTTAM NAGAR	WZ	4	4	3	2	4	3	3	2	2	2	29		G
954	VARDHMAN VIHAR U & F BLOCK NEW ROSHAN PURA EXTN NAJAFGARH	NGZ	3	4	3	2	3	4	2	3	3	2	29		G
955	VASHISHT ENCLAVE, BABA COLONY, BURARI, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
956	VASHU VIHAR COLONY HOLAMBI KALAN.	Narela	2	2	2	2	3	2	2	3	3	3	24		G
957	VATASTA ENCLAVE (KASHMIRI COLONY)PREM NAGAR, Z-BLOCK, NAJAFGARH	NGZ	4	3	3	2	4	3	3	3	3	2	30		F
958	VEENA ENCLAVE, NANGLOI, DELHI-41	RZ	3	3	2	2	2	2	2	2	2	2	22		G
959	VIDYAPATI NAGAR, MUBARAKPUR, DELHI-81	RZ	3	2	2	2	2	2	2	2	2	2	21		G
960	VIJAY COLONY, SALEMPUR MAZARA, BURARI EXTN., DELHI	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
961	VIJAY ENCLAVE & LEFT OUT PORTION, G-BLOCK, DABRI, PALAM ROAD	NGZ	3	4	3	3	4	3	3	3	3	3	32		F
962	VIJAY NAGAR MOHAN GARDEN EXTN., UTTAM NAGAR, DELHI-5.	WZ	2	2	2	3	2	2	3	2	2	2	22		G
963	VIJAY NAGAR, BAWANA, DELHI-37	Narela	2	3	2	2	2	2	2	2	3	1	21		G
964	VIJAY PARK EXTENSION, (LOP), GALI NO.15, NAJAFGARH.	NGZ	3	2	2	4	3	2	3	3	2	3	27		G
965	VIJAY PARK-(LEFT OUT PORTION) MAUJPUR DELHI-53..	Shah (N)	4	3	4	3	4	3	3	4	3	3	34		F
966	VIJAY VIHAR PH-1, NEAR RITHALA	RZ	4	3	2	2	2	2	2	2	2	2	23		G
967	VIKAS KUNJ EXTN.UTTAM NAGAR DELHI-59	WZ	2	2	2	3	2	2	3	2	2	2	22		G
968	VIKAS KUNJ SAINIK VIHAR MOHAN GARDEN,DELHI	WZ	2	2	2	3	2	2	3	2	2	2	22		G
969	VIKAS NAGAR EXTN.B & C BLOCK BABA SAYED MARG HASTSAL VILLAGE ,DELHI	WZ	2	3	2	3	2	2	3	2	2	2	23		G
970	VIKAS NAGAR. MARBAL BLOCK RAJ HANS VIHAR, VIKAS VIHAR, UTTAM NAGAR	WZ	2	2	2	3	2	2	3	2	2	2	22		G
971	VIKAS NAGAR. MARBAL BLOCK RAJ HANS VIHAR, VIKAS VIHAR, UTTAM NAGAR	WZ	2	2	2	3	2	2	3	2	2	2	22		G
972	VIKAS NAGAR. MARBAL BLOCK RAJ HANS VIHAR, VIKAS VIHAR, UTTAM NAGAR	WZ	2	2	2	3	2	2	3	2	2	2	22		G
973	VIKAS VIHAR(WEST) VIKAS NAGAR, HASTSAL, NEW DELHI-59	WZ	2	2	3	3	2	2	3	3	2	3	25		G

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S.No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Level of Services (physical Infrastructure)	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1/H&A Comm./Addition by comm.	MVC - V Proposed Category
974	VIKAS VIHAR, R-EXTN., UTTAM NAGAR, NEW DELHI-59.	WZ	2	2	3	3	2	2	3	3	2	3	25		G
975	VIKAS VIHAR, SEC.-22, ROHINI, DELHI	Narela	2	4	2	1	3	2	2	2	2	1	20		G
976	VIKAS VIHAR, VIKAS NAGAR, UTTAM NAGAR, NEW DELHI-59.	WZ	2	2	3	3	2	2	3	3	2	3	25		G
977	VIKASH ENCLAVE, A-BLOCK, AGAR NAGAR, PREM NAGAR	RZ	3	3	2	2	3	2	3	2	2	2	24		G
978	VIKASH ENCLAVE, AGRA NAGAR, B-BLOCK, NANGLOI, PREM NAGAR-3	RZ	3	3	2	2	3	2	3	2	2	2	24		G
979	VILLAGE BASAI DARA PUR EXTN.,DELHI.	WZ	2	2	2	1	1	1	2	2	2	2	17		G
980	VILLAGE CHHOTA HASANPUR, BEHIND HASANPUR DTC DEPOT I P EXTN	Shah (S)	5	5	3	3	3	2	2	2	2	2	29		G
981	VILLAGE DAYALPUR EXTENSION, DELHI-94	Shah (N)	3	2	2	3	2	2	2	3	2	2	23		G
982	VILLAGE GHAROLI EXTN., A-BLOCK HARIJAN BASTI, DELHI.	Shah (S)	4	4	2	3	3	2	3	2	2	3	28		G
983	VILLAGE GHOGA EXTN. DELHI 39	Narela	3	3	3	2	2	3	2	3	3	3	27		G
984	VILLAGE LAL KUAN, BLOCK-A TO J, MEHRAULI BADARPUR ROAD, NEW DELHI-44	CZ	2	2	2	2	3	2	2	3	3	3	24		G
985	VILLAGE LAL KUAN, BLOCK-D, CHUNGI NO.3 & BLOCK A, B PUL PEHLAD PUR,	CZ	2	3	2	2	3	3	3	2	3	2	25		G
986	VILLAGE MALIKPUR EXTN., NEW DELHI-73	NGZ	2	2	2	2	2	2	2	2	2	2	20		G
987	VILLAGE MOLARBAND, B-BLOCK, NEW DELHI	CZ	3	3	3	1	2	2	2	1	2	2	21		G
988	VILLAGE MUNDKA KANSI RAM PARK DELHI 41	Narela	2	2	2	2	3	2	2	3	3	3	24		G
989	VILLAGE PUSTENI KISHAN GARH, VASANT KUNJ, NEW DELHI-10 DELHI-70.	SOUTH	3	3	2	2	3	2	3	2	2	2	24		G
990	VILLAGE SABHA PUR EXTENDED ABADI DELHI 94	Shah (N)	3	3	3	2	2	2	2	2	2	2	23		G
991	VILLAGE SHABAD MOHD PUR EXTN.AREA DELHI-61	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
992	VILLAGE SINGHU EXTN. DELHI 40.	Narela	2	3	2	2	3	2	2	3	2	1	22		G
993	VILLAGE.GARHI MANDU DELHI-53	NGZ	3	2	3	4	3	2	3	3	3	2	28		G
994	VINAY ENCLAVE & NARAYAN ENCLAVE, NANGLOI, DELHI-41.	Narela	2	2	2	3	2	2	2	3	2	2	22		G
995	VINOBA ENCLAVE EXT. CRPF COLONY, JAHRODA KALAN, NAJAFGARH, NEW DELHI-72	NGZ	2	2	2	2	3	2	2	3	3	3	24		G
996	VIPAN GARDEN NEAR KAKROLA MORE,NAJAFGARH ROAD, DELHI	WZ	2	2	3	3	2	2	3	3	2	3	25		G
997	VIPIN GARDEN EXTENSION,	WZ	2	2	3	3	2	2	3	3	2	3	25		G
998	VIPIN GARDEN EXTN.UTTAM NAGAR DELHI-59	WZ	2	2	3	3	2	2	3	3	2	3	25		G



Annexure VI - (Categorization of Unauthorised Colonies)															
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999	VISHAL ENCLAVE BAWANA ROAD, NARELA, DELHI-40.	Narela	2	3	2	2	2	2	2	3	2	1	21		G
1000	VISHNU VIHAR, UTTAM NAGAR, BLOCK-V & SECT.B, NEAR VILL. BINDAPUR, DELHI.	WZ	2	2	3	3	2	2	3	3	2	3	25		G
1001	VIVEK NAGAR, E-BLOCK, ROSHAN VIHAR , PH-2, NAJAFGARH, DELHI	NGZ	2	2	2	2	3	2	2	3	3	3	24		G
1002	W,X,Y,Z - BLOCK EXTN. SWAROOP NAGAR DELHI 42	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
1003	WAZIRPUR EXTN., (VILLAGE), ASHOK VIHAR.	KPZ	3	2	3	2	4	3	2	2	2	2	25		G
1004	WAZIRPUR VILLAGE ASHOK VIHAR PHASE I, DELHI 52	KPZ	3	2	3	2	3	4	3	2	3	2	27		G
1005	WEST BLOCK FRIENDS ENCLAVE EXTN.MUNDKA DELHI-41	Narela	1	2	1	3	2	4	3	1	1	2	21		G
1006	WEST CABIN BLOCK (NEAR RAILWAY STATION), PREM NAGAR, NANGLOI, DELHI-41	RZ	3	3	2	2	2	2	2	2	2	2	22		G
1007	WEST GOPAL NAGAR PH-II SURAKH PUR ROAD NAJAFGARH,DELHI	NGZ	2	4	3	2	2	3	3	2	4	3	28		G
1008	WEST JYOTI NAGAR ENCLAVE MAIN LONI ROAD DELHI-94	Shah (N)	4	4	4	4	4	3	3	3	3	3	33		F
1009	WEST KAMAL VIHAR NEAR KAMAL PUR BURARI DELHI	NGZ	2	3	3	2	2	3	3	3	4	2	27		G
1010	WEST KARAWAL NAGAR SHAHDARA DELHI-94	Shah (N)	4	4	4	3	3	3	3	3	3	3	33		F
1011	WEST KARAWAL NAGAR, DELHI-94	Shah (N)	4	4	4	3	3	3	3	3	3	3	33		F
1012	WEST SAGAR PUR, & JAGDAMBA VIHAR, P & T BLOCK DELHI	NGZ	3	3	3	2	2	3	2	3	3	3	27		G
1013	WEST SAGARPUR J- BLOCK DELHI	NGZ	3	3	3	1	2	2	2	1	2	2	21		G
1014	WEST SAGARPUR P & T BLOCK DELHI	NGZ	2	2	2	2	3	2	2	3	3	3	24		G
1015	WEST SAGARPUR,MOHAN BLOCK DELHI-81	NGZ	3	3	2	2	3	2	3	2	2	2	24		G
1016	WEST SANT NAGAR COLONY,A 2 BLOCK, BURARI, DELHI-84	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
1017	WEST VINOD NAGAR D- BLOCK DELHI-92	Shah (S)	5	5	4	3	3	4	2	3	3	4	36		F
1018	WEST VINOD NAGAR, F-BLOCK, DELHI-92	Shah (S)	5	5	4	3	3	4	2	3	3	4	36		F
1019	WEST VINOD VIHAR,E-BLOCK DELHI-92.	Shah (S)	5	5	4	3	3	4	2	3	3	4	36		F
1020	YADAV NAGAR, F-BLOCK, DELHI-42.	NGZ	2	3	3	2	3	2	3	3	2	3	26		G
1021	YADAV NAGAR,PREM NAGR-2, NEAR SANI BAZAR, DELHI-41	RZ	3	3	3	2	2	3	2	3	3	3	27		G
1022	YAWANTIKA COLONY SALAPUR, KHERA, BIJWASAN, NEW DELHI- 61.	NGZ	3	3	3	1	2	2	2	1	2	2	21		G
1023	ZAILDAR ENCLAVE, K-I, EXTN, MOHAN GARDEN, DELHI-59 ,FT ,	WZ	3	2	3	2	3	4	3	2	3	2	27		G
1024	ZIAUDDINPUR, NEAR BRIJPURI PULIA	Shah (N)	3	2	2	2	3	2	3	2	2	2	23		G

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1025	ZIND PUR EXTN. DELHI-36.	Narela	3	2	1	1	2	2	3	2	2	2	20		G

Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevalant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
1	Aali Village	CZ	3	2	2	2	2	2	2	3	2	2	22		H
2	Adhchini Village	South	8	8	4	5	3	4	5	3	5	4	45		E
3	Akbar Pur Majra Village	Narela	3	2	3	2	2	2	3	2	3	2	24		G
4	Aliganj Village	CZ	2	4	1	2	1	3	2	1	2	1	19		G
5	Alipur Village	Narela	2	3	2	2	2	3	2	3	2	3	24		G
6	Ambarhai Village	NGZ	2	3	4	3	2	2	3	3	3	2	27		G
7	Asalatpur Village	WZ	4	4	2	3	3	4	4	3	3	4	34		G
8	Asalatpur Khawad Village	WZ	3	2	1	2	1	2	2	1	2	1	18		H
9	Asola Village	South	2	2	2	3	2	2	1	2	3	3	22		H
10	Auchandi Village	Narela	3	2	2	2	3	2	2	2	3	2	23		H
11	Aya Nagar Village	South	3	3	2	3	3	2	2	2	2	2	24		H
12	Azadpur Village	CLZ	2	1	4	1	1	2	3	2	2	3	21		G
13	Badarpur Village	CZ	3	2	3	2	3	3	3	2	3	3	27		G
14	Badli Village	RZ	2	4	3	2	1	4	2	3	1	1	23		G
15	Badusarai Village	NGZ	2	1	4	1	1	2	3	2	2	3	21		H
16	Bagdola Village	NGZ	3	2	3	4	3	3	2	2	4	3	29		G
17	Bakarwala Village	WZ	3	3	3	2	2	2	2	2	2	2	23		G
18	Bakhtawar Pur Village	Narela	2	3	2	3	3	2	2	2	3	2	24		H
19	Balswa Jahangir Village	CLZ	2	3	2	3	4	2	3	2	4	3	28		H
20	Bamnoli Village	NGZ	2	3	4	3	2	3	3	4	3	2	29		G
21	Bakauli Village	Narela	3	2	3	3	2	2	2	3	2	2	24		H
22	Bankner Village	Narela	3	2	3	2	2	2	2	3	2	2	23		H
23	Bapraula Village	WZ	3	3	3	2	2	2	2	2	2	2	23		G
24	Bapu Park Village	CZ	4	4	4	4	5	5	5	4	5	5	45		E
25	Baqar Garh (Begampur) Village	NGZ	2	3	2	3	2	3	2	2	2	3	24		H
26	Baraula Village	NGZ	2	2	3	2	3	2	3	3	2	2	24		H
27	Barwala Village	Narela	3	2	2	3	3	2	2	2	3	2	24		H
28	Basai darapur Village	WZ	3	3	2	2	3	3	2	2	3	4	25		G
29	Basant Gaon Village	South	9	8	2	5	2	3	3	3	2	4	41		E
30	Bawana Village	Narela	2	2	2	2	3	2	3	2	2	3	24		G
31	Bazid Pur Thakran	Narela	3	2	3	2	3	2	2	3	2	2	23		G
32	Begum Pur Village	Narela	3	2	2	3	3	2	2	3	3	2	25		H
33	Begumpur Village	South	4	5	4	4	4	4	4	4	3	3	39		F
34	Behari Pur Village	SHAH (N)	2	2	2	2	3	2	2	3	2	2	22		H
35	Behlolpur Village	CZ	3	3	2	2	3	5	2	4	2	2	28		G
36	Bequmpur Village	Narela	3	2	1	2	1	2	2	1	2	1	18		H
37	Ber sarai Village	South	8	8	4	5	4	4	3	5	3	2	45		E
38	Bharaula Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G

Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruct ure	Type of Colony	Proximity to commercial market	Level of servies social Infrastruct ure	Economic status of occupant	Location of colony	Weigtage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
39	Bharthal Village	NGZ	2	2	3	2	3	3	4	3	3	3	28		G
40	Bhati Village	South	2	1	1	2	1	1	1	1	1	1	12		H
41	Bhor Garh Village	Narela	2	3	3	2	2	2	3	2	2	3	23		H
42	Bijwasan Village	NGZ	2	3	2	3	2	3	2	2	3	3	25		H
43	Bindapur Village Village	WZ	3	3	2	2	3	3	2	2	2	2	24		H
44	Pindwala Khurd Village	NGZ	3	2	2	2	2	2	2	3	2	2	22		G
45	Budhan Pur Village	SHAH (S)	2	4	1	2	1	3	2	1	2	1	19		G
46	Budhela Village	NGZ	2	2	3	2	3	3	4	3	3	3	28		G
47	Budhpur Bijapui	Narela	3	2	1	2	1	2	2	1	2	1	18		H
48	Burari Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
49	Chand Pur Village	Narela	2	3	2	3	2	2	2	2	3	2	23		G
50	Chandan Hola village	South	1	2	1	2	1	1	2	1	1	1	13		H
51	Chattar Pur village	South	3	3	1	2	1	2	3	2	3	2	22		H
52	Chaukhandi Village	WZ	3	3	2	2	3	3	2	2	2	2	24		G
53	Chaukri Mubarkabad	SPZ	2	2	3	2	3	3	4	3	3	3	28		G
54	Chhawla Village	NGZ	2	3	4	2	3	2	3	3	3	4	29		G
55	Chilla Saroda Bangai Village	SHAH (S)	4	4	2	2	3	2	3	3	3	2	28		H
56	Chilla Saroda Khadar Village	SHAH (S)	4	4	3	2	3	2	3	2	3	3	29		H
57	Chirag Delhi Village	South	7	5	4	2	3	4	4	3	4	2	39		F
58	Dabri Village	NGZ	3	2	2	3	2	4	3	4	2	4	29		G
59	Dallupura Village	SHAH (S)	4	4	2	3	2	3	3	2	3	2	28		H
60	Darya Pur Kalan Village	Narela	2	2	3	2	3	2	2	2	2	3	23		G
61	Daryapur Khurd Village	NGZ	3	2	2	3	2	2	3	3	2	2	26		G
62	Dasghera Village	KBZ	2	3	2	3	4	2	3	2	4	3	28		H
63	Daulat Pur Village	NGZ	3	2	3	2	2	2	3	2	3	2	24		G
64	Dayal Pur (Behari Pur Village)	SHAH (N)	3	2	2	2	3	2	2	3	2	2	23		H
65	Deoli Village	South	2	2	2	1	1	2	3	2	2	1	18		H
66	Deorala Village	NGZ	2	3	2	3	2	3	2	3	3	2	25		H
67	Dera village	South	1	1	1	2	1	1	1	1	2	1	12		H
68	Dhaka Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
69	Dhansa Village	RZ	4	2	3	2	2	3	3	2	2	3	26		H
70	Dhirpur Village	Narela	2	2	3	2	3	3	4	3	3	3	28		G
71	Dhul siras Village	NGZ	2	3	3	2	2	3	4	3	3	3	28		G
72	Dichaon Kalan Village	NGZ	3	4	2	3	2	3	2	3	2	2	26		G
73	Dindar Pur Village	NGZ	2	3	3	4	2	2	3	3	3	3	28		G
74	Dooth Kalan Village	RZ	1	3	2	3	1	2	3	1	2	3	20		H
75	Dunjab Khof Village	Narela	1	3	2	3	2	1	3	1	2	3	19		H
76	Fateh Nagar Village	WZ	4	3	3	3	4	3	4	3	2	5	34		H

Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruct ure	Type of Colony	Proximity to commercial market	Level of servies social Infrastruct ure	Economic status of occupant	Location of colony	Weigtage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
77	Fateh Pur Beri Village	South	3	3	2	3	2	2	3	2	2	2	24		H
78	Fatehpur Jat Village	Narela	3	2	3	3	2	2	2	3	2	2	24		G
79	Gadaipur Village	South	2	2	1	2	1	1	2	2	1	1	15		H
80	Garhi (jharia maria) Village	CZ	3	3	3	3	3	3	4	4	4	3	33		F
81	Garhi Khasru Village	CLZ	3	2	3	2	3	2	2	3	2	2	23		H
82	Garhi Khurad Village	Narela	3	3	2	2	3	2	2	2	2	2	23		H
83	Garhi Mendu Village	SHAH (N)	3	2	2	2	2	2	2	3	2	2	22		H
84	Garhi Rindhala Village	Narela	2	2	3	2	3	2	2	2	2	3	23		H
85	Garhi peeran Village	RZ	2	2	3	2	3	3	4	3	3	3	28		G
86	Ghalib Pur Village	NGZ	3	2	1	2	1	2	2	1	2	1	18		H
87	Gharo Village	SHAH (N)	2	3	2	3	2	3	3	2	3	4	27		H
88	Gharoli Village	SHAH (S)	4	4	3	3	2	2	4	2	2	2	28		H
89	Gharonda Neemka Khadar	SHAH (N)	3	2	2	2	3	2	2	3	2	2	23		H
90	Ghatesar Village	Narela	2	4	3	2	1	4	2	3	1	1	23		H
91	Ghazipur Village	SHAH (S)	4	4	3	2	3	2	2	4	2	3	29		G
92	Gheora Village	Narela	2	2	3	2	2	2	3	2	3	2	23		H
93	Ghitorni Village	South	3	3	2	3	3	3	3	3	3	3	29		H
94	Ghoga Village	Narela	3	2	2	3	2	2	2	3	3	2	24		H
95	Ghonda Village	SHAH (N)	2	2	3	2	3	3	4	3	3	3	28		G
96	Ghonda neemka Village	SHAH (N)	3	3	2	2	2	2	2	2	2	2	22		G
97	Ghondli Village	SHAH (S)	4	4	2	3	2	3	2	4	2	3	29		G
98	Ghumanhera Village	SHAH (N)	2	2	2	2	2	1	2	3	2	3	21		H
99	Goela Khurd Village	NGZ	3	2	3	4	2	2	3	3	2	3	27		G
100	Gokulpur Village	SHAH (N)	3	3	3	2	2	2	2	1	3	2	23		H
101	Goman Hera Village	NGZ	2	3	2	3	4	2	3	2	4	3	28		H
102	Gopalpur (Haiderpui)	CLZ	3	2	3	3	2	2	2	3	2	2	24		H
103	Haibatpur Village	NGZ	2	3	4	3	2	1	2	3	2	3	25		G
104	Haidarpur Village	KPZ	2	2	3	2	3	3	4	3	3	3	28		G
105	Hamidpur Village	Narela	2	3	3	2	2	2	3	2	3	2	24		H
106	Hareoli Village	Narela	2	3	3	2	2	2	3	2	3	2	24		H
107	Hari nagar ashram Village	CZ	3	2	3	3	2	3	3	2	2	2	25		G
108	Hari Nagar Village	CZ	2	2	3	3	3	2	2	3	2	2	24		H
109	Hasanpur Village	SHAH (S)	3	2	4	3	3	2	3	2	2	3	27		G
110	Hasanpur Village	NGZ	4	4	3	2	3	2	2	3	3	2	28		G
111	Hastsal Vihar	WZ	3	3	2	2	3	2	2	2	2	2	23		H
112	Hauz khas village	South	8	8	4	5	4	4	4	3	3	2	45		E
113	Hauz Rani Village	South	4	3	1	3	2	1	3	3	2	3	25		G
114	Hiranki Village	Narela	3	2	1	2	1	2	2	1	2	1	18		H



Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastructure	Type of Colony	Proximity to commercial market	Level of services social Infrastructure	Economic status of occupant	Location of colony	Weightage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
115	Holambi Kalan Village	Narela	3	3	2	2	2	2	3	3	2	2	24		H
116	Holambi Khurd Village	Narela	2	2	3	3	2	2	2	2	3	2	23		H
117	Humayanpur village	South	7	7	3	3	5	2	4	3	3	5	42		E
118	Ibrahim Pur Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
119	Iradat Nagar Alias Naya Bans	Narela	2	4	1	2	1	3	2	1	2	1	19		H
120	Isapur (Jafiabad) Village	NGZ	3	2	2	3	2	3	3	2	2	2	24		H
121	Jafarpur Alias Hiran Kudna	Narela	3	2	1	2	1	2	2	1	2	1	18		G
122	Jagat Pur (Burari) Village	CLZ	2	3	2	3	2	3	3	3	4	2	27		H
123	Jait Pur Village	CZ	2	2	2	3	2	3	2	3	3	3	25		H
124	Jalat Pur Kalan Village	NGZ	3	4	2	2	2	3	3	3	3	3	28		H
125	Jasola Village	CZ	2	2	3	3	3	2	3	2	3	3	26		G
126	Jat Khor Village	Narela	3	2	2	2	2	1	3	3	2	2	22		G
127	Jaunpur Village	NGZ	2	3	2	3	2	3	3	2	3	4	27		H
128	Jaunti Village	Narela	2	3	2	2	3	2	2	3	2	2	23		H
129	Jhangola Village	Narela	3	2	2	3	2	2	2	3	3	2	24		H
130	Jharoda Kalan Village	NGZ	2	3	2	2	3	2	2	3	2	2	23		H
131	Jharoda Majra Burari Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
132	Jhatikra Village	NGZ	2	2	3	2	1	3	2	2	2	3	22		H
133	Jheemar Pura Village	Narela	2	3	2	2	3	3	2	2	2	2	23		H
134	Jhilmil Tahirpui Village	SHAH (S)	3	2	2	2	3	2	2	3	2	2	23		G
135	Jhulijhuli Village	NGZ	2	4	3	2	1	4	2	3	1	1	23		G
136	Jia sarai Village	South	8	8	4	5	3	3	3	3	4	3	41		H
137	Jiwan Pur Alias Joshipura Village	SHAH (N)	3	2	2	2	3	2	2	3	2	2	23		H
138	Jawalaheri Village	KPZ	2	1	4	1	1	2	3	2	2	3	21		G
139	Joga Bai Village	CZ	3	2	3	3	3	2	3	2	2	2	25		G
140	Jonapur village	South	3	3	2	3	3	3	2	2	3	2	26		H
141	Joor Bagh	KPZ	2	3	2	3	4	2	3	2	4	3	28		F
142	Kaithwara	SHAH (N)	2	2	3	3	3	2	3	2	3	3	26		G
143	Kadi Pur Village	CLZ	3	2	3	2	3	4	3	2	2	1	25		G
144	Kair Village	NGZ	2	2	3	2	2	1	2	2	2	2	20		H
145	Kakraola Village	NGZ	2	3	4	2	3	4	2	2	3	2	27		G
146	Kalu Sarai Village	South	8	6	4	4	3	3	3	3	3	4	41		E
147	Kamal Pur Village	CLZ	3	2	3	2	3	4	3	2	2	1	25		H
148	Kamaruddin Nagar Village	Narela	3	3	2	2	2	1	2	3	2	2	22		G
149	Kanchipur Village	SHAH (S)	3	2	3	3	2	2	2	3	2	2	24		G
150	Kangan Heri Village	NGZ	2	3	3	3	4	2	3	3	3	2	28		H
151	Kanjhawala Village	Narela	2	3	2	2	2	2	3	2	3	2	23		G

Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruct ure	Type of Colony	Proximity to commercial market	Level of servies social Infrastruct ure	Economic status of occupant	Location of colony	Weigtage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
152	Kapas Hera Village	NGZ	2	3	2	3	2	4	3	2	3	2	26		H
153	Karala Village	Narela	3	2	3	2	2	2	3	2	2	2	23		G
154	Karawal Nagar Village	SHAH (N)	3	3	3	3	3	2	2	2	2	2	25		H
155	Karkarduma Village	SHAH (S)	4	4	3	2	2	3	2	4	3	2	29		H
156	Karkar durna	SHAH (S)	3	2	3	2	3	2	2	3	2	2	23		G
157	Kasum Pur Village	NGZ	3	3	2	2	3	2	2	2	2	2	23		H
158	Katewra Village	Narela	2	3	2	2	2	2	2	3	2	2	22		G
159	Katwaria sarai Village	South	8	6	4	4	3	3	4	4	3	3	42		E
160	Keshopur Village	WZ	3	3	3	3	3	2	2	2	2	2	25		H
161	Khajoori Khas Village	SHAH (N)	3	2	3	2	3	3	2	2	2	2	24		H
162	Kham Pur raya Village	KBZ	2	3	2	3	2	3	3	2	3	4	27		G
163	Khampur Village	Narela	3	3	2	2	2	2	2	3	2	2	23		G
164	Khan Pur Dhani Village	SHAH (N)	3	2	2	2	3	2	2	3	2	2	23		H
165	Khanpur (part) Village	South	2	3	1	3	2	2	3	2	2	2	22		G
166	Kharara Village	NGZ	3	2	2	2	3	2	2	3	2	2	23		G
167	Kharera Village	NGZ	2	4	1	2	1	3	2	1	2	1	19		G
168	Kharkhari Jatmal Village	NGZ	2	3	3	4	2	1	1	2	3	2	23		G
169	Kharkhari Nahar Village	NGZ	2	4	3	2	2	2	2	1	3	3	24		G
170	Kharkhari Road Village	NGZ	2	3	2	3	4	2	3	2	3	4	28		G
171	Khayala Village	WZ	3	3	3	3	3	2	2	2	2	2	25		G
172	Khera Village	Narela	3	2	1	2	1	2	2	1	2	1	18		H
173	Khera Dabar Village	NGZ	3	2	3	4	2	3	2	3	3	3	28		G
174	Keshopur Village	WZ	3	3	3	3	3	2	2	2	2	2	25		G
175	Khera Kalan Village	Narela	3	2	2	2	3	2	2	2	3	2	23		H
176	Khera Khurd Village	Narela	3	2	2	2	2	3	3	2	2	2	23		G
177	Khera Village	NGZ	2	2	2	3	2	3	2	2	2	3	23		H
178	Khichripur Village	SHAH (S)	4	2	2	2	4	3	2	3	3	3	28		G
179	Khirkri Village	South	2	3	2	3	2	3	3	2	3	4	27		G
180	Khizrabad Village	CZ	4	4	3	3	3	2	4	4	4	2	33		F
181	Khureji khas Village	SHAH (S)	5	5	4	4	3	2	3	3	4	3	36		F
182	Kilokri Village	CZ	2	1	4	1	1	2	3	2	2	3	21		E
183	Kirari Suleman Nagar Village	RZ	3	3	2	2	2	2	2	2	2	2	22		G
184	Kirari Village	RZ	3	3	2	2	2	2	2	2	2	2	22		H
185	Kishangarh Village	South	4	3	1	3	2	1	2	2	3	3	24		G
186	Kondli Village	SHAH (S)	4	4	2	3	3	3	2	2	3	3	29		H
187	Kotla Village	SHAH (S)	2	3	2	3	4	2	3	2	4	3	28		H
188	Kotla Mahingiran	CZ	3	2	3	3	2	2	2	3	2	2	24		H
189	Kotla Mubarakpur Village	CZ	5	5	5	5	5	4	4	4	4	4	45		E

Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruct ure	Type of Colony	Proximity to commercial market	Level of servies social Infrastruct ure	Economic status of occupant	Location of colony	Weigtage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
190	Kotla Village	SHAH (S)	3	3	3	3	3	2	2	2	2	2	25		G
191	Kureni Village	Narela	2	2	3	2	2	3	3	2	2	2	23		H
192	Ladha sarai Village	South	2	1	2	1	2	1	2	1	2	1	15		H
193	Lado sarai Village	South	4	4	3	3	3	2	4	4	4	2	33		F
194	Ladpur Village	Narela	3	2	2	2	2	2	3	2	2	3	23		G
195	Lampur Village	Narela	2	3	2	2	3	2	2	3	2	2	23		H
196	Libaspur Village	RZ	3	2	3	3	3	2	1	2	2	2	23		G
197	Loharheri Village	NGZ	3	2	3	2	3	2	2	3	2	2	23		G
198	Madangir Village	South	2	3	1	2	1	1	3	1	2	2	18		G
199	Madanpur Dabas Village	Narela	2	2	3	3	2	2	2	2	2	2	22		G
200	Madanpur khader Village	CZ	3	3	2	3	2	3	3	2	2	3	26		G
201	Madipur Village	WZ	3	3	3	3	3	2	2	2	2	2	25		G
202	Mahipalpur Village	NGZ	2	3	4	3	2	2	2	3	3	2	26		G
203	Malik Pur Zer Najafgarh Village	NGZ	2	3	3	2	3	4	2	2	2	3	26		G
204	Malikpur chhawani Village	CLZ	3	3	2	2	3	2	2	2	2	2	23		G
205	Malikpur Kohi Alilies Rangpur	NGZ	3	2	2	2	2	2	2	3	2	2	22		H
206	Mandawali fazalpur Village	SHAH (S)	4	2	2	2	4	3	2	3	3	3	28		G
207	Mandli Village	South	3	2	2	2	3	2	3	2	2	2	23		H
208	Mandoli kachi Village	SHAH (N)	2	4	1	2	1	3	2	1	2	1	19		G
209	Mandwali Village	SHAH (S)	4	4	2	2	3	3	3	2	3	3	29		H
210	Nangal Thakran Village	Narela	4	2	2	3	1	3	2	2	1	2	22		G
211	Mangolpur kalan Village	RZ	4	4	2	3	2	2	2	2	2	2	25		G
212	Mangolpur khurd Village	RZ	4	4	2	3	2	2	2	2	2	2	25		G
213	Masihgarh Village	CZ	3	2	2	2	2	2	2	3	2	2	22		H
214	Masjid moth Village	South	8	6	4	4	4	4	4	1	3	3	41		E
215	Masudabad Village	NGZ	2	3	2	3	2	2	2	3	2	2	23		G
216	Masudpur Village	South	7	6	4	3	4	4	3	2	3	2	38		F
217	Matiyala Village	NGZ	2	3	3	2	3	3	4	2	3	3	28		G
218	Maujpur Village	SHAH (N)	3	2	2	2	5	2	2	3	2	2	25		G
219	Mehrauli Village	South	6	4	4	3	3	3	3	3	3	2	34		F
220	Mukand Pur Village	CLZ	3	2	1	2	1	2	2	1	2	1	18		H
221	Mir Pur Turk Village	SHAH (N)	3	2	2	2	2	2	2	3	2	2	22		H
222	Mirzapur Village	NGZ	2	3	2	3	2	3	3	2	3	4	27		G
223	Mitha Pur Village	CZ	3	3	2	2	3	2	3	2	2	3	25		H
224	Mitraon Village	NGZ	3	2	3	4	2	3	3	2	3	2	27		H
225	Mochi Bagh Arakpur Village	South	4	4	2	4	4	4	6	4	4	4	40		E
226	Mohd. Pur Majri Village	Narela	3	2	2	3	2	2	2	2	2	2	22		G
227	Mohd.Pur Ramajan Pur	Narela	3	2	2	2	3	2	2	3	2	2	23		G

Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruct ure	Type of Colony	Proximity to commercial market	Level of servies social Infrastruct ure	Economic status of occupant	Location of colony	Weigtage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
228	Molarband Village	CZ	2	3	3	2	2	3	2	3	3	3	26		H
229	Mtmdhala Khurd Village	NGZ	2	1	4	1	1	2	3	2	2	3	21		H
230	Mubarakpur Dabas Village	RZ	3	3	2	2	2	2	2	2	2	2	22		H
231	Muhammadpur Village	South	7	6	4	7	4	4	4	2	3	3	44		E
232	Mukand Pur Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
233	Mukhmel Pur Village	CLZ	2	3	2	3	2	3	3	2	3	4	27		G
234	Mundhala Kalan Village	NGZ	2	3	3	2	3	2	3	3	2	3	26		H
235	Mundka Village Village	Narela	2	1	2	3	4	3	2	1	3	2	23		G
236	Mungesh Pur Village	Narela	2	2	1	2	1	2	2	2	2	2	18		H
237	Munirka Village	South	7	6	4	7	4	4	4	2	3	3	44		E
238	Muradabad Pahari Village	South	2	3	2	3	4	2	3	2	4	3	28		H
239	Mustafa Bad Village	SHAH (N)	3	2	3	3	2	2	2	2	2	2	23		H
240	Naglee jalib Village	WZ	3	3	3	2	2	3	2	2	3	2	25		H
241	Naharpur Village	RZ	5	5	2	5	5	2	2	2	2	2	32		F
242	Najafgarh Village	NGZ	3	2	2	3	3	4	3	2	3	4	29		G
243	Nanak Heri Village	NGZ	3	2	2	4	3	2	2	3	3	2	26		H
244	Nangal raya Village	WZ	3	3	3	2	2	3	2	2	3	2	25		G
245	Nanglee Jalib Village	WZ	5	5	3	4	4	4	3	2	3	2	35		F
246	Nangli Poona Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
247	Nangli Razapur Village	RZ	3	3	3	3	3	2	3	2	2	2	26		G
248	Nangli Sakrawati Village	NGZ	3	2	3	2	3	3	2	3	3	2	26		G
249	Nangloi Jat Village	RZ	3	2	3	2	3	2	2	3	2	2	23		G
250	Nangloi sayad Village	RZ	5	5	3	4	4	4	3	2	3	2	35		F
251	Naraina Village	KBZ	2	1	3	4	2	3	2	1	2	2	22		G
252	Nasirpur Village	NGZ	2	3	2	4	2	3	2	4	2	3	27		G
253	Nawada Village	WZ	3	3	3	2	2	3	2	2	3	2	25		G
254	Neb Sarai village	South	3	3	2	3	3	3	3	3	2	2	27		G
255	Neemri Village	SPZ	3	3	2	2	3	2	2	2	2	2	23		G
256	Neelwal Village	Narela	2	1	2	3	1	2	1	1	3	1	18		G
257	Nilothi Village	NGZ	2	1	2	3	2	2	2	1	2	2	19		G
258	Nithari Village	RZ	2	3	2	3	2	3	3	2	3	4	27		H
259	Nizam Pur Rasid Pur Village	Narela	2	3	1	1	2	2	2	1	3	1	18		H
260	OKhla Village	CZ	3	2	2	2	3	2	2	2	2	2	22		G
261	Palam Village	NGZ	3	3	3	2	3	3	4	3	2	3	29		G
262	Palla Village	Narela	1	1	2	3	2	3	2	2	1	3	20		H
263	Pansoli Village	Narela	2	2	3	2	2	2	1	1	2	2	18		H
264	Paprawat Village	NGZ	3	2	3	2	3	4	3	2	2	1	25		G
265	Pehladpur Bangar Village	Narela	1	2	1	2	2	1	3	2	2	1	17		H

Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruct ure	Type of Colony	Proximity to commercial market	Level of servies social Infrastruct ure	Economic status of occupant	Location of colony	Weigtage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
266	Pilanji Village	CZ	4	4	4	4	5	4	5	5	5	5	45		E
267	Pindwala Kalan	NGZ	2	2	3	2	3	3	2	3	3	2	25		G
268	Pipal thala Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
269	Pitampura Village	KPZ	3	2	3	3	3	4	3	4	4	3	32		F
270	Pochanpur Village	NGZ	3	2	4	3	2	3	3	4	2	3	29		G
271	Pooth Khurd Village	Narela	1	3	2	3	2	1	3	1	2	3	19		G
272	Poshan pur Village	NGZ	3	3	3	2	2	3	2	2	3	2	25		H
273	Poshangipur Village	WZ	1	3	2	3	2	1	3	1	2	3	19		G
274	Pulpehladpur Village	CZ	2	3	2	2	2	3	3	2	2	3	24		H
275	Qazi Pur Village	SPZ	3	2	2	2	3	2	2	3	2	2	23		G
276	Qullakpur Village	Narela	2	4	1	2	1	3	2	1	2	1	19		H
277	Rajokri Village	NGZ	2	3	2	3	2	3	3	3	4	2	27		H
278	Rajpur chhawani Village	South	3	2	1	2	1	2	2	1	2	1	18		G
279	Rajpur Khurd Village	South	2	3	2	2	2	2	2	2	2	2	21		H
280	Ram pura Village	KPZ	3	2	3	4	3	2	3	2	2	2	26		G
281	Ranhola Shaffipur	WZ	2	3	2	3	2	3	3	2	3	4	27		H
282	Rani Khera Village	Narela	1	3	2	1	2	1	2	2	1	3	18		G
283	Raota Village	NGZ	2	3	3	2	3	2	3	4	3	2	27		H
284	Raza Pur Kalan Village	Narela	2	2	1	1	2	3	2	1	2	1	17		H
285	Raza Pur Khurd Village	WZ	3	3	2	2	2	3	2	2	2	2	23		G
286	Rewla Khanpur Village	NGZ	3	2	2	3	2	3	4	3	3	3	28		G
287	Rithala Village	RZ	5	5	2	3	2	2	3	2	2	2	28		G
288	Roshanpur Allies Dichaon Khurd Village	NGZ	3	2	2	2	3	2	2	3	2	2	23		G
289	Sabhepur Village	SHAH (N)	3	2	2	2	3	2	2	3	2	2	23		H
290	Sabhey Pur Gujran Village	SHAH (N)	3	2	2	2	2	1	1	3	2	2	22		H
291	Saboli Village	SHAH (N)	2	2	2	1	2	2	2	2	2	2	19		G
292	Sadhora khurd	Narela	3	2	2	2	2	2	2	3	2	2	22		G
293	Sagiabad (Badarpur)	CZ	2	4	1	2	1	3	2	1	2	1	19		H
294	Sahipur Village	KPZ	3	3	3	2	3	3	3	2	3	3	28		G
295	Sahupura Village	NGZ	3	2	1	2	1	2	2	1	2	1	18		G
296	Saiyad UI Ajaib Village	South	2	4	3	2	1	4	2	3	1	1	23		H
297	Salah Pur Majra	Narela	2	1	2	1	3	2	2	1	3	2	19		G
298	Salah Pur Village	NGZ	2	2	1	1	2	3	2	1	2	1	17		H
299	Salberi Village	South	2	1	4	1	1	2	3	2	2	3	21		H
300	Saleempur majra burari Haiderpur) Village	CLZ	2	3	2	3	4	2	3	2	4	3	28		G
301	Samaypur Village	CLZ	3	2	2	3	2	3	4	3	3	3	28		G



Annexure VII - (Categorization of Villages)															
S. No.	Colony Name	Zone	Capital Value of Land	Annual Rental Value (Prevelant rate)	Age of Colony	Road on which Colony is located	Physical Infrastruct ure	Type of Colony	Proximity to commercial market	Level of servies social Infrastruct ure	Economic status of occupant	Location of colony	Weigtage	MVC 1 / H&A comm./ Addition by Comm.	MVC - V Proposed Category
302	Sambhalka Village	NGZ	3	2	3	3	2	2	2	3	2	2	24		H
303	Sanoth Village	Narela	2	2	1	3	2	1	2	2	1	3	18		H
304	Sagarpur Village	NGZ	2	3	4	2	4	3	3	2	3	2	28		G
305	Sarai jhuliana Village	CZ	2	2	2	3	3	2	2	2	2	3	23		G
306	Sarai kale khan Village	CZ	2	3	3	3	3	3	3	2	3	2	27		G
307	Sarai shahji Village	South	4	4	4	4	5	4	5	5	5	5	45		E
308	Sarangpur Village	NGZ	3	3	2	2	3	2	2	2	2	2	23		G
309	Satbari Village	South	2	2	1	2	2	2	3	3	2	2	21		H
310	Seelampur Village	SHAH (S)	4	4	2	3	3	3	3	3	2	2	28		G
311	Shah Pur Garhi Village	Narela	2	1	3	2	1	2	1	3	2	1	18		H
312	Shahabad Muhammadpur Village	NGZ	2	3	2	3	2	3	3	2	3	4	27		G
313	Shahbad Dairy Village	Narela	2	1	3	1	2	1	3	2	4	2	21		H
314	Shahbad Daulat Pur Village	Narela	2	1	3	1	2	1	3	2	1	2	18		H
315	Shahdara Village	SHAH (S)	4	4	3	3	2	2	3	2	2	3	28		G
316	Shahpur jat Village	South	7	7	2	5	3	2	6	3	4	3	42		H
317	Shahur Pur Village	South	3	2	2	2	3	2	2	3	2	2	23		H
318	Shakarpur khas Village	SHAH (S)	4	4	3	2	3	3	2	2	2	3	28		G
319	Shakurpur Village	RZ	2	3	3	2	3	4	3	2	3	3	28		G
320	Shalimar Village	KPZ	3	2	3	2	3	3	3	3	4	3	27		G
321	Shamas Pur Village	SHAH (S)	4	4	3	3	2	2	3	3	2	2	28		H
322	Shamazpui (Khampur) Village	Narela	3	2	2	2	2	2	2	3	2	2	22		H
323	Shamazpur Khalsa Village	NGZ	2	4	1	2	1	3	2	1	2	1	19		H
324	Sheikh Sarai village	South	4	4	2	3	3	4	4	3	3	4	34		F
325	Sherpur Village	SHAH (N)	3	2	2	2	2	2	2	3	2	2	22		H
326	Shikar Pur Village	SHAH (N)	3	2	1	2	1	2	2	1	2	1	18		H
327	Shukla Enclave Ghevra Nizampur Road Village	Narela	2	3	2	3	2	3	3	2	3	4	27		H
328	Sidhora Kalan Village	KBZ	3	2	2	2	3	2	2	3	2	2	23		G
329	Singhola Village	Narela	2	4	1	2	1	3	2	1	2	1	19		H
330	Singhu Village	Narela	3	2	1	2	1	2	2	1	2	1	18		H
331	Siras Pur Village	CLZ	3	2	3	3	3	2	1	2	2	2	23		G
332	Sultan Pur Dabas Village	Narela	3	2	4	2	2	3	4	4	2	3	29		G
333	Sultanpur Village	RZ	2	4	3	2	1	4	2	3	1	1	23		H
334	Sultanpur Majra Village	RZ	3	3	2	2	2	2	3	2	2	2	23		H
335	Sultanpur Village	South	3	3	2	2	2	2	3	2	2	2	23		H
336	Sungarpur Village	Narela	2	4	1	2	1	3	2	1	2	1	19		H
337	Surakhpur Village	NGZ	2	3	2	3	2	3	2	3	2	2	24		H

Annexure VII - (Categorization of Villages)															
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338	Surera Village	NGZ	2	2	2	2	3	2	3	2	3	3	24		H
339	Taimoor nagar Village	CZ	3	2	2	2	3	2	3	3	2	3	25		G
340	Taj Pur Khurd Village	NGZ	2	1	4	1	1	2	3	2	2	3	21		G
341	Tajpur Kalan Village	Narela	2	3	2	3	4	2	3	2	4	3	28		H
342	Tajpur Pahari Village	CZ	3	2	3	3	2	3	3	2	3	3	27		H
343	Tajpur Village	NGZ	3	2	3	3	2	2	2	3	2	2	24		H
344	Tatarpur Village	WZ	3	3	3	3	3	2	2	2	3	2	26		G
345	Tatesar Village	Narela	3	2	3	3	2	2	2	3	2	2	24		H
346	Tekhand Village	CZ	2	2	2	2	3	3	2	3	2	3	24		H
347	Tigi Pur Village	Narela	3	2	1	3	2	2	2	3	3	2	23		G
348	Tigri Village	South	3	2	2	1	2	2	2	2	1	2	19		H
349	Tihar Village	WZ	3	3	3	3	3	2	2	2	3	2	26		G
350	Tikri Kalan Village	Narela	4	3	4	3	2	2	1	1	3	2	25		H
351	Tikri Khurd Village	Narela	2	4	3	2	1	4	2	3	1	1	23		G
352	Tilang Pur Kotla	WZ	3	3	2	2	3	2	2	2	2	2	23		G
353	Todapur Village	KBZ	2	1	4	1	1	2	3	2	2	3	21		H
354	Toganpur Village	NGZ	2	3	2	3	4	2	3	2	4	3	28		G
355	Tughlakabad Village	CZ	3	2	3	2	3	2	2	3	2	2	23		G
356	Tughlakabad Village	CZ	3	2	3	3	2	2	2	3	2	2	24		H
357	Tukhmir Pur Village	SHAH (N)	3	2	3	2	3	2	2	3	2	2	23		H
358	Mamoor Pur (Outside N.A.C Area) Village	Narela	3	3	2	2	3	2	2	2	2	2	23		H
359	Ujwa Village	NGZ	2	3	2	3	2	3	3	2	3	4	27		G
360	Usmanpur Village	SHAH (N)	3	2	2	2	3	2	2	3	2	2	23		G
361	Wazir Nagar Village	CZ	3	2	3	2	3	2	2	3	2	2	23		H
362	Wazriabad Village	CLZ	3	2	2	2	2	2	2	3	2	2	22		G
363	Yakutpur Village	CLZ	2	4	1	2	1	3	2	1	2	1	19		H
364	Yusuf sarsi Village	South	4	4	4	4	5	4	5	5	5	5	45		E
365	Zamrood pur Village	CZ	3	2	3	2	3	2	2	3	2	2	23		H
366	Zimidinpur Village	SHAH (N)	3	2	2	2	3	2	2	3	2	2	23		H
367	Zindpur Village	Narela	1	3	2	1	2	2	4	3	2	4	24		G