

Rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2018-2019 w.e.f from... 20.12.18

Sr. No.	Name of Village	R-ZONE AREA	Rates for the year 2017-2018			Rates for the year 2018-2019			Rates of Land upto 2 Acre depth from NH-248A, NPR, Gurugram-Sohna Road 25%/ Major District Road 10%				Revised Rates for the year 2018-2019			Revised Rates of Land upto 2 Acre depth from NH-248A, NPR, Gurugram-Sohna Road 25%/ Major District Road 10%				% Increase
			Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	NH-48A, NPR, Gurugram-Sohna Road	Major District Road / State Highway	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	NH-48A, NPR, Gurugram-Sohna Road	Major District Road / State Highway					
1	Aktimpur INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 1 TO 6, 11, 12 SALAM MUSTIL	0	4100	8900	12112500	5000	11000	NA	NA	NA	NA	20000000	5000	11000	NA	NA	NA	NA	
		7//5-6-15-16-25																		
		10//5-6-15-16-25																		
		13//1-2-3-4-5-6-7-8-9-10-11-12 13-14-15 16-17 18-19 20-21-22-23																		
		14//1-8-9-10-11-12-13-14																		
		18//1-2-3-4-10																		
		19//1-2-3-4-5-6-7-8-9-10-11-12																		
20//5-6-15																				
1	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area										10901250	5000	11000						
2	Badshahpur INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 1 TO 33, 35 to 39, 42 to 49, 53, 54, 55, 56, 58 to 65, 71 to 81, 83 to 115, 118 to 142, 147, 149 to 159, 172, 174, 175 SALAM	18700000	14500	37400	18700000	17000	44000	25% Gurugram-Sohna Road	23375000	NA	NA	28000000	17000	44000	25% Gurugram-Sohna Road	35000000	NA	NA	
		34//15-16-17-18-23-24-25																		
		40//4-5-6-7-13-14-15-16-17-18-23 24-25																		
		57//3-4-5-6-7-8-12-13-14-15-16-17-18-19-22-23-24 25																		
		66//1-10-11-12-19-20-21-22																		
		68//3-4 5-25																		
		69//21-27																		
		82//2-3-4-5-6-7-8-9-17-13-14-15-16-17-18-19-22-23-24-25																		
		143//1-2-3-8-0-10-11-12-13-14-16-17-18-19-20-22-23-24-25																		
		146//1 to 15, 18-19-20-21																		
		148//1-2-3-4-5-6 7 8 9-10 11-12-13 14 18 19 20 21																		
		160//2-3-4-5-16-17 23 24-25																		
		161// 1 to 23																		

2	INSIDE R-ZONE, Commercial, Institutional & Industries Area	162//1-2-3-4-5-8-9-10-11-12 173//1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20																		
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area										16000000	17000	44000		20000000				
3	Darbaripur	OLFT SIDE R-ZONE	14016500	9100	16500	14016500	11000	20000	NA	NA	NA	NA	14016500	11000	20000	NA	NA	NA	NA	
4	Dhuraspur																			
	INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 1-3-4-6-7-10-11-12 SALAM 2//19-20-21-22 5//21-22 9//1 to 14, 19-20 13//6-7-8-13-14-15-16 to 25 14//1 to 15, 17-18-19-20-21-22 17//1-2-3-4-9-10	14450000	8500	15000	14450000	10000	17600	NA	NA	NA	NA	24000000	18000	17600	NA	NA	NA	NA	
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area											13000000	10000	17600					
5	Behrampur																			
	INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 8, 9, 13, 14, 16, 17, 18, 19 SALAM 5//20min-21-22-23min-24min 6//16-17min-24min-25 10//6min-7min-8min-9min-10min-11-12-13-15-16-17-18-19-20min-21-22-23-24 12//1-2-3-9-10-11-12	18139000	9900	23100	18139000	12000	28000	NA	NA	NA	NA	26000000	12000	28000	NA	NA	NA	NA	
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area											16000000	12000	28000					
6	Fazilpur Jharsa																			
	INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 11, 15, 16, 17, 18, 19, 23, 28, 29, 32, 33, 34, 35, 36, 39, 40, 49, 50, 51, 52, 53, 58, 59 SALAM 1//16-25/2 25/1-24 2//11min-20-21-22-23min 5//9-12-13-14-16-18-19-22-24-25 7//1-2-3 7min-8-9-10-11-12-13-14min-17min-18-19 20 21-22 23-24min 8//3/1-3/2 4-5-6-7-8-9 12-13/1-13/2/1-13/2/2-14 15 18 19-20-21-22-23 24-25 26 27	18700000	10200	20400	18700000	12000	24000		25%-Gurugram, Sohna Road	23325000	NA	NA	28000000	12000	24000	25%-Gurugram, Sohna Road	35000000	NA	NA

11	Maidawas INSIDE R-ZONE, Commercial, Institutional & Industries Area	36//4-5-6-7-8-13-14-15-16-17-18																		
		43//1-10-11 20-21-22																		
		45//4-5-6-15-16																		
		48//1-2-3 4-6-7-8-9-12-13-18-19-22-23																		
		51//1-2-8-9-10-11-12-13-17-18-19-20-21-22-23-24																		
		62//3																		
		63//1-2-3-8-9-10 11-12-19-20-21-22																		
		65//1-9-10-11 to 25																		
73//1 to 10, 11-12-13-20																				
74//1-2																				
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area											16000000	17000	44000					
12	Nangli Umarpur	INSIDE R-ZONE	20400000	11100	18700	20400000	13000	22000	NA	NA	NA	NA	30000000	13000	22000	NA	NA	NA	NA	
13	Noorpur Jharsa																			
	INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-24-25 SALAM	14841000	5800	9100	14841000	7000	11000	NA	NA	NA	NA	25000000	7000	11000	NA	NA	NA	NA	
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area											13000000	7000	11000					
14	Palda	INSIDE R-ZONE, Commercial, Institutional & Industries Area	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 17, 18, 19, 29 SALAM MUSTIL																	
		B//5-6-15-16-25																		
		15//1-7-10-11-13-14-15-16 17-18-23-24-25																		
		16//1 2-3-4-5-6-7-8-9-10 11-12-13-14-15-16 17-18-19-20-21-22-23-24	0	7400	14300	13464000	9800	17500	NA	NA	NA	NA	23000000	9000	17500	NA	NA	NA	NA	
		20//4-5-6-7-14-15-16-25																		
		24//2-3-4-5-6-7																		
		25//1-2-3-4-5																		
		26//1-2-3-4-5 6 7-8-9																		
		27//1-2-3-4-5-7-8 9 10-11																		
		28//3-4-5-6-7-8 13-14-15-16-17-18-23-24 25																		
30//3-4-5-6-7-8-13-14-17-18																				
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area											12000000	9000	17500					
15	Sakatpur	OUT SIDE R-ZONE	6460000	4100	8100	6460000	5000	10000	NA	NA	NA	NA	7106000	5000	10000	NA	NA	NA	NA	
16	Tikli	OUT SIDE R-ZONE	16150000	4100	10500	16150000	7500	13000	NA	NA	NA	NA	15350000	7500	13000	NA	NA	NA	NA	

27	Tikri																		
	INSIDE R ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 6, 8, 9, 11, 12, 13, 14, 15, 17, 18 SALAM 5//12min 13-14-15-16-17-18min-23min 24-25 4//4min-5 6min 7//1-2-3min-4min-5min-6min-9min-10min 9//4min-5 10//1-2-3-4-5-6-7-8-9-10min-11min-12min-13-14-15-16-17- 18min-19min-23min-24-25 KHASRA NO.-19, 20, 21, 22, 23, 24/1, 24/2, 25/1, 25/2, 26min, 26/1, 27, 28, 29, 30, 31, 32, 33, 34, 35/1, 35/2/1, 36, 37, 38, 39	20400000	15300	32300	20400000	18000	38000	NA	NA	NA	NA	30000000	18000	38000	25% Gurugram Sohna Road	37500000	NA	NA
	Public Utilities, Open Space Aggriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area											18000000	18000	38000	25% Gurugram Sohna Road	22500000	NA	NA

Note :

- 1 Any land for which change of land use (CLU) has been obtained the following rate will be applicable -
 - A Residential Plotted Colony - Three times of Agriculture Collector rate
 - B Residential Group Housing - Four times of Agriculture Collector rate
 - C Commercial - Five time of Agriculture Collector rate
 - D Ware House - Two Time of agriculture Collector Rates
 - E Institutional Land - Three times of Agriculture Collector rate
- 2 Land falling on SPR the value of land will be 10% more upto 2 Acre depth.
- 3 Land falling on Gurugram Sohna Road and NH 48 the value of land will be 25% more upto 2 Acre depth.
- 4 Land less then 1000 Sq. Yd. will be treated as residential for stamp duty collection.

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Rate list of Sub Tehsil Badshahpur for the year 2018-2019 w.e.f from 20/12/18

Sr. No.	Industrial	Rates for the Year of 2017-2018		Rates for the Year of 2018-2019			Revised Rates for the Year of 2018-2019			% Increase
		Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)	Commercial (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)	
1	Any Land converted into Industrial use	9400	Land Cost + 800/- Per Sq. Feet	10000	Land Cost + 800/- Per Sq. Feet		10000	Land Cost + 800/- Per Sq. Feet		0
Sr. No.	Institutional	Rates for the Year of 2017-2018		Rates for the Year of 2018-2019			Revised Rates for the Year of 2018-2019			% Increase
		Institutional (Rs. Per Sq. Yards)	Constructed Building	Institutional (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)	Institutional (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)	
1	Sec-32, 44	65500	Land Cost + 700/- Per Sq. Feet	70000	Land Cost + 800/- Per Sq. Feet	NA	70000	Land Cost + 800/- Per Sq. Feet	NA	0
2	Institutional Plots/School Plots, Clubs, Hospitals etc in Huda Sectors and Licensed Colonies	25500	Land Cost + 700/- Per Sq. Feet	28000	Land Cost + 800/- Per Sq. Feet	NA	28000	Land Cost + 800/- Per Sq. Feet	NA	0
3	Institutional Land / Plots in other Areas (Except Sr.No. 1&2)	20400	Land Cost + 700/- Per Sq. Feet	22000	Land Cost + 800/- Per Sq. Feet	NA	22000	Land Cost + 800/- Per Sq. Feet	NA	0
4	Institutional/School site in License Colony without Roof Right	NA	NA	NA	NA	4000	NA	NA	4000	0

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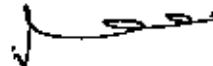
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Rate list of Sub Tehsil Badshahpur for the year 2018-2019 w.e.f from. 20/12/18....)

Sr. No.	Multi Story Group Housing (Licensed) by developers/Independent Floors	Rates for the Year of 2017-2018	Rates for the Year of 2018-2019	Revised Rates for the Year of 2018-2019	% Increase
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)	
1	Group Housing License Colony in Sector 33, 38, 47, 48, 49, 50	4300	5000	5000	0
2	Group Housing License Colony in Sector 62, 65, 66, 69, 70, 71, 72, 70A	2900	3300	3300	0
3	Group Housing License Colony in Sector 63, 63A, 64, 67, 67A, 68, 75, 76, 78	2900	3100	3100	0
4	In Case of floor Licensed Colonies / Huda Sector	4700	5500	5500	0
5	Central Park Resort, The Rooms, Tatvam Villas, Merlin, Golf Estate(M3M)	NA	7000	7000	0


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Rate list of Sub Tehsil Badshahpur for the year 2018-2019 w.e.f from...2012-13....)

Sr. No.	Cost of Construction	Rates for the Year of 2017-2018	Rates for the Year of 2018-2019	Revised Rates for the Year of 2018-2019	% Increase
		(Rs Per Sq Feet)	(Rs. Per Sq Feet)	(Rs Per Sq. Feet)	
1	Constructed Area in Licensed Colonies & Huda Sector	1300	1300	1300	0
2	Constructed Area in Rest of Sub-Tehsil Badshahpur	700	700	700	0
3	Constructed Area in Industrial Area/Land	NA	800	800	0
4	Constructed Area of Ware Houses	NA	600	600	0

Sr. No.	Group Housing Co-operative Societies	Rates for the Year of 2017-2018	Rates for the Year of 2018-2019	Revised Rates for the Year of 2018-2019	
		(Rs. Per Sq Feet)	(Rs Per Sq Feet)	(Rs. Per Sq. Feet)	% Increase
1	Group Housing Co-operative Societies All Sectors	3100	3500	3600	0
2	Any Religious Place (Temple/Mosque/Church etc.)	NA	11300	11300	0

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Rate List of Sub Tehsil Badshahpur for the Year 2018-2019 (w.e.f 20/12/18)

Sr. No.	Huda Sectors	Rates for the Year of 2017-2018				Rates for the Year of 2018-2019				Revised Rates for the Year of 2018-2019				
		Residential (Rs. Per Sy.Yards)	Commercial (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	Residential (Rs. Per Sy.Yards)	Commercial (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	Residential (Rs. Per Sy.Yards)	Commercial (Rs. Per Sq. Yards)	Commercial/Retail (Rs. Per Sq. Feet)	Office/IT Space Rs. Per Sq. Feet)	% Increase
1	Sec- 33, 38, 47, 48, 49, 50	37400	140300	8900	6300	40000	165000	10000	6600	40000	165000	10000	6600	0
2	Sec 62, 65, 66, 69, 70, 70A, 71, 72	32300	140300	8600	6100	32300	100000	6000	4500	32300	100000	6000	4500	0
3	Sector 63, 63A, 64, 67, 67A, 68, 75, 76, 78	25000	50000	3200	2200	25500	85000	4000	3100	25500	85000	4000	3100	0
4	Other area in Badshahpur Sub Tehsil	NA	NA	9000	6600	NA	NA	9000	6600	NA	NA	9000	6600	0

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Sr. No.	Plots in Licensed Colonies	Rates for the Year of 2017-2018				Rates for the Year of 2018-2019				Revised Rates for the Year of 2018-2019				
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Commercial /Retail (Rs. Per Sq. feet)	Office/IT Space (Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Commercial /Retail (Rs. Per Sq. feet)	Office/IT Space (Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Commercial /Retail (Rs. Per Sq. feet)	Office/IT Space (Rs. Per Sq. Feet)	% Increase
1	Malibu towne (Islampur) Uppal Southend, Vipul World (Sohna Road), Vatika City (Sohna Road), Uniworld Resort (Sec-33 & 48), Tatvam Villas (Plots) & All License Colony falling on Sohna Road	42500	119000	7100	5200	50000	140000	10000	6600	50000	140000	10000	6600	0
2	Essencia (Ansal) Sec-67	28100	85000	5000	3600	33000	100000	7000	3600	33000	100000	7000	3600	0
3	Shopping Mall on Golf Course Road, Silvertown Mall, Universal Tower, Spaze	Na	Na	9000	6600	Na	Na	11000	7000	Na	Na	11000	7000	0
4	Shopping Mall on Golf Course Extn Road, Spatonder Trade Tower, JMD Empire	Na	Na	9000	6600	Na	Na	10000	6300	Na	Na	10000	6300	0
5	Shopping Mall on NH 4B	Na	Na	9000	6600	Na	Na	13000	7500	Na	Na	13000	7500	0
6	Shopping Mall on Sohna Road, Omaxe Celebration Mall, Raheja Mall, Omaxe Mall, JMD Galleria, Ninex Mall, ILD Mall, Universal Tower, Vatika Business Center, JMD Megapolis, Soaze Tower, Shopper Stock Space Corporate	Na	Na	9000	6600	Na	Na	10000	6600	Na	Na	10000	6600	0
7	Palm Drive, Emerald Hills, Victor Vely Urban Cosmo Politan, Tulip White, Tulip Orange, Tulip Ivory, Tulip Violet, Tulip Purple, Success Tower	Na	Na	9000	6600	50000	140000	10000	6600	50000	140000	10000	6600	0
8	Rosewood City	Na	Na	Na	Na	Na	Na	Na	Na	60000	165000	9000	6600	0

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Sr. No	Name of Colony	Rates for the Year of 2017-2018			Rates for the Year of 2018-2019		Revised Rates for the Year of 2018-2019		
		(Residential) (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	Decrease/ Increase	(Residential) (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	(Residential) (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	% Increase
1	Ramgarh Ki Dhani	NA	NA	NA	17000	44000	17000	44000	0

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