

Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2023-24

Sr. No.	Name of Village	R-ZONE AREA	Collector Rates for the year 2022-23			Revised Rates of Land upto 2 Acre depth from NH-248A, NPR, Gurugram-Sohna Road 25%/ Major District Road 10%				Purposed Collector Rates for the year 2023-24			Revised Rates of Land upto 2 Acre depth from NH-248A, NPR, SPR, Gurugram-Sohna Road 25%, Sector Dividing Road 15%																												
			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	Aklimpur	INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 1 TO 6, 11, 12 SALAM MUSTIL	20000000	6500	15000	NA	NA	NA	NA	20000000	6500	15000	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																			
Public Utilites, Open Space Aggriculture Zone (As per Master Plan	Out Side R-Zone & Commercial Area	10901250	5000															11000					12500000	6500	14300																
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															35000000	22000	50000	25%-Gurugram-Sohna Road	43750000	NA	NA	40000000	22000	65000	25%-Gurugram-Sohna Road	50000000	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//21-22	82//2-3-4-5-6-7-8-9-12-13-14-15-16-17-18-19-22-23-24-25	143//1-2-3-8-9-10-11-12-13-14-16-17-18-19-20-22-23-24-25	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,	162//1-2-3-4-5-8-9-10-11-12															
	Public Utilites, Open Space Aggriculture Zone (As per Master Plan 2031)	173//1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20	16000000	17000	44000		20000000			2300000	22000	57200		26000000			
3	Darbaripur	OUT SIDE R-ZONE	21500000	15000	20000	NA	NA	NA	NA	21500000	15000	20000	NA	NA	NA	NA	
4	Dhumaspur	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	30000000	14000	22000	NA	NA	NA	NA	30000000	13000	22000	NA	NA	NA	NA	
		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	Out Side R-Zone & Commercial Area	13000000	10000	17600					20000000	14000	22000						
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	33000000	16000	34000	NA	NA	NA	NA	33000000	16000	34000	NA	NA	NA	NA	
		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	Out Side R-Zone & Commercial Area	16000000	12000	28000					30000000	16000	34000					
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	35000000	16000	32000		25%-Gurugram-Sohna Road	43750000	NA	NA	35000000	16000	32000	25%-Gurugram-Sohna Road	43750000	NA	NA
		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																	

5	Fazilpur Jharsa INSIDE R-ZONE, Commercial, Institutional & Industries Area	12//1-2-3-4min-7min-8-9-10-11-12-13-14-17min-18-19-20-21- 22-23-24min														
		14//2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-22-23-24-25														
		20//2-3-4-5-6-7-8-9-10min-11min-12-13-14-15-16-17-18-19- 20min-21min-22-23-24-25														
		22//1-2-3-4min-7min-8-9-10-11-12-13-14min-17-18-19-20-21- 22-23-24-25min														
		27//4min-5min-6-7min-14min-15-16-17-18min-23min-24-25														
		31//1/2min-3-4-5-6-7-8-10min-11min-12-13-14-15-16-17-18- 19min-22min-23-24-25														
		41//3min-4-5-6-7-8-9min-12min-13-14-15-16-17-18-19min- 21min-22-23-24-25														
		44//1min-2min-3min-5min-6-7-8-9-10-11-12-13-14-15-16-17-18- 19-20-21-22-23-24-25														
		45//1min-2min-3min-4min-5min-6-7-8-9-10-11-12-13-14-15-16- 17-18-19-20-21-22-23-24-25														
		46//1min-2min-3min-4min-5min-6-7-8-9-10-11-12-13-14-15-16- 17-18-19-20-21-22-23-24-25														
		47//1min-10-11-20-21														
		48//4min-5min-6min-7min-14min-15min-16min-17min														
		54//13-14-15-16-17-18-23-24-25														
		43//16-25 KHASRA NO. 64														
		Public Utilites, Open Space Aggriculture Zone (As per	Out Side R-Zone & Commercial Area	16000000	12000	24000		20000000			30000000	16000	32000		26000000	
7	Gairatpur Bass	OUT SIDE R-ZONE	15000000	9000	15000	NA	NA	NA	18000000	9000	15000	NA	NA	NA	NA	
8	Ghasola	Complete Village	39000000	24000	44000	NA	NA	NA	39000000	24000	44000	NA	NA	NA	NA	
	INSIDE R-ZONE															
9	Hasanpur	OUT SIDE R-ZONE	17000000	15000	25000	NA	NA	NA	17000000	15000	25000	NA	NA	NA	NA	
10	Islampur	Complete Village	39000000	24000	44000	NA	NA	NA	39000000	24000	44000	NA	NA	NA	NA	
	INSIDE R-ZONE															
11	Maidawas	MUSTIL NO. 1-2-3-4-5-9-10-11-12-13-14-15-16-17-18-19-20-21- 23-24-25-26-27-31-32-33-34-35-38-39-40-41-42-46-47-52-53-54- 8//11-12-17-18-19-20-21-22-23-24	36000000	23000	50000	NA	NA	NA	36000000	23000	50000	NA	NA	NA	NA	
	INSIDE R-ZONE, Commercial, Institutional & Industries Area	22//1-2-3-4-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22														
		28//3-4-5-6-7-8-13-14-15-16-17-24-25														
		30//1-2-3-4-9-10														

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//8-11-12-19-20-21-22															
		65//25															
		73//1 to 10, 11-12-13-20															
74//1-2																	
Public Utilites, Open Space Aggriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area 63//1,2,3,9,10 64//1 to 16 65//1 to 24	16000000	17000	44000					30000000	23000	50000						
12	Nangli Umarpur	INSIDE R-ZONE	40000000	17000	28000	NA	NA	NA	NA	40000000	17000	28000	NA	NA	NA	NA	
13	Noorpur Jharsa																
	INSIDE R-ZONE, Commercial, Institutional &	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	27000000	10000	15000	NA	NA	NA	NA	27000000	10000	15000	NA	NA	NA	NA	
	Public Utilites, Open Space Aggriculture Zone (As per Master Plan	Out Side R-Zone & Commercial Area	13000000	7000	11000					17000000	9500	14000					
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															
		8//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															
		20//4-5-6-7-14-15-16-25	25000000	13000	23500	NA	NA	NA	NA	25000000	13000	23500	NA	NA	NA	NA	
		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 Utilites, Open Space Aggriculture Zone (As per	Out Side R-Zone & Commercial Area	12000000	9000	17500					15000000	12000	23500						
15	Sakatpur	OUT SIDE R-ZONE	13000000	8000	15000	NA	NA	NA	NA	20000000	8000	15000	NA	NA	NA	NA	
16	Tikli	OUT SIDE R-ZONE	20000000	10000	17000	NA	NA	NA	NA	25000000	10000	17000	NA	NA	NA	NA	

17	Tikri															
	INSIDE R-ZONE, Commercial, Institutional & Industriés 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	37000000	22500	44000	25% Gurugram Sohna Road	46250000	NA	NA	37000000	22500	44000	25% Gurugram Sohna Road	46250000	NA	NA
	Public Utilites, Open Space Aggriculture Zone (As per	Out Side R-Zone & Commercial Area	18000000	22500	44000	25% Gurugram Sohna	22500000	NA	NA	21500000	22500	44000	25% Gurugram Sohna Road	29000000	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.
5. Plots which are two and three side open stamp duty will be 15% extra
6. Land Falling on park facing stamp duty will be 15 % extra
7. Land fallign on both P Plot and park facing stamp duty will be 20 % extra
8. SCO-4 Times of agriculture rate



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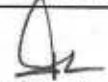


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Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2023-24

Sr. No.	Multi Story Group Housing (Licensed) by Developers/Independent Floors	Rates for the year of 2022-23	Proposed Rates for the year of 2023-24
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing License Colony in Sector 33, 38, 47, 48, 49, 50	5500	7150
2	Group Housing License Colony in Sector 62, 65, 66, 69, 70, 71, 72, 70A	4000	5000
3	Group Housing License Colony in Sector 63, 63A, 64, 67, 67A, 68, 75, 76, 78	3500	4600
4	Central Park Resorts, The Rooms, Tatvam Villas, Merlin, Golf Estate (M3M)	7000	7700
5	In Case of floor Licensed colonies/Huda	6500	7150
6	Villa - Emaar Marbella	60000 Land Rate + 1350 Construction Cost	72000 Land Rate + 1450 Construction Cost
7	Affordable Flats all sector	NA	4200
8	BPL 7 EWS all sector	NA	4000
9	Any Religious Place (Temple/Mosque/Church etc)	11300/ Per Sq. Y	12430/Per Sq. Y
10	Flats in Group Housing Societies in Plots of Licensed Colonies in all Sector	5000	5500



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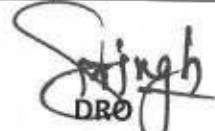

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Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2023-24			
Sr. No.	Cost of Construction	Rates for the year of 2022-23	Proposed Rates for the year of 2023-24
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Constructed Area in Licensed Colonies & Huda Sector	1300	1300
2	Constructed Area in Rest of Sub-Tehsil Badshahpur	700	700
3	Constructed Area of Ware Houses	800	800
4	Cunstructed Area Of Ware Houses	600	600
Sr. No.	Group Housing Co-operative Societies	Rates for the year of 2021 to 2022	Proposed Rates for the Year of 2023
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing Co-operative Societies All Sectors	4500	7000


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Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2023-24

Sr. No.	Plots in LincensedColonyes	Rates for the year of 2022-23				Proposed Rates for the year of 2023-24			
		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)
1	Malibu Towne (islampur), Uppal Southend, Vipul World (Sohna Road), Vatika City (Sohna Road), Uniworld Resorts (Sec-33 & 48) Tatvam Villas (Plots)& All License Colony Falling on Sohna Road	55000	140000	10000	6600	65000	165000	13000	8580
2	Essencia (Ansal) Sec-67	37000	100000	7000	3600	48100	130000	9100	4680
3	Shopping Mall on Golf Course Road Silverton Mall, Universal Tower, Spaze	NA	NA	11000	7000	NA	NA	14300	9100
4	Shooping Mall on Golf Course Extn. Road, Splendor Trade Tower, JMD Empire	NA	NA	10000	6300	NA	NA	13000	8190
5	Shooping Mall on NH 48	NA	NA	13000	7500	NA	NA	16900	9750
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, Spaze Tower, Shopper Stock, Spaze Corporate	NA	NA	10000	6600	NA	NA	13000	8580
7	Palm Drive, Emerald Hills, Victory Valley, Urban Cosmo Politian, Tulip White, Tulip Orange, Tulip Ivory, Tulip Violet, Tulip Purple, Success Tower	55000	140000	10000	6600	65000	165000	13000	8580
8	Rosewood City	66000	165000	9000	6600	75000	180000	11700	8580

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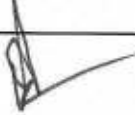
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Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2023-24

Sr. No.	Huda Sectors	Rates for the year of 2022-23				Proposed Rates for the year of 2023-24			
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO / SCS	Office /IT Space (Rs. Per Sq. feet)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO/SCS	Office /IT Space (Rs. Per Sq. feet)
1	Sec-33, 38, 47, 48, 49, 50	44000	165000	10000	6600	60000	180000	11000	6600
2	Sec- 62, 65, 66, 69, 70, 70A, 71, 72	36500	100000	6000	4500	45000	135000	7800	4500
3	Sec-63,63A, 64, 67, 67A, 68	28500	85000	4000	3100	35000	100000	5200	3100
4	Other Area in Sub-Tehsil Badshahpur	NA	9000	6600	NA	NA	9900	7500	NA


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Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2023-24

		Rates for the year of 2022-23			Proposed Rates for the year of 2023-24		
Sr. No.	Industrial	Commercial (Rs. Per Sq. Yards)	Constructed Building		Commercial (Rs. Per Sq. Yards)	Constructed Building	
1	Any Land converted into Industrial use	10000	Land Cost +800/-Per Sq. Feet		10000	Land Cost +800/-Per Sq. Feet	
Sr. No.	Institutional	Rates for the year of 2021 to 2022-23			Proposed Rates for the Year of 2022-23		
		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,	70000	Land Cost +800/-Per Sq. Feet	NA	70000	Land Cost +800/-Per Sq. Feet	NA
2	Institutional Plots/School Plots, Clubs, Hospitals etc. in Huda Sectors and Licensed Colonies	28000	Land Cost +800/-Per Sq. Feet	NA	28000	Land Cost +800/-Per Sq. Feet	NA
3	Institutional Land/Plots in other Areas (Excepet Sr. No. 1 & 2)	22000	Land Cost +800/-Per Sq. Feet	NA	22000	Land Cost +800/-Per Sq. Feet	NA
4	Institutional /School Site in License Colony without Roof Right	NA	NA	4000	NA	NA	4000


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Purposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2023-24

Sr. No.	Name of Colony	Rates for the year of 2022-23		Purposed Rates for the year of 2023-24	
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)
1	Ramgarh Ki Dhani	22500	52500	29250	60000


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