

**COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM, PROPOSED FOR THE YEAR 2023 w.e.f.....**

Sr. No.	Village Name	Mustil No.	Rate for the Year 2021-22					Rate for the Year 2022					Proposed Rate for the Year 2023-24						
			Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards. Other Than Sector/License Area)	Commercial (Rs. Per Sq. Yards)	Rates of Land upto 2 acre depth from		Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards. Other Than Sector/License Area)	Commercial (Rs. Per Sq. Yards)	Rates of Land upto 2 acre depth from		Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards. Other Than Sector/License Area)	Commercial (Rs. Per Sq. Yards)	Rates of Land upto 2 acre depth from		% increase	
						NH 48	Major Roads				NH 48	Major Roads				NH 48	Major Roads		
1	Badha	6/14/2/1 to 18/2, 23min 24/1 to 25, 7/2,3/2/2/1 to 4/1,7/2 to 26, 8/2/1/1min,1,2,8,9,10,12,13,17,21,23 17/1/1/1 1/2/2 9/1to12/2/2 18/2 to 21 23/1/1/1 23/2/2, 13,TO 18/1/1 to 25, 19/3 to 9 12/1 to 26, 21/5to6, 22/1/1/1 to 10/3 12/1 to 18 24/1 to 25/2/2 23/ 1/1 to 14/1/2 19/2/1 to 27, 24/ 1/1 1/2 2/1 10/1/1 17 to 20/1 13/2/1 to 14/2 25/1,6,15 31/10/2 11/1 19/2/1 to 22/1,1 TO 4,7,8,13,14,16 TO 18,23 TO 32/ 5/1/1 6/2 15/1 to 36 38 33/3/2 to 9/11/1 to 27/2 34/15/1 16 25/2 ,5 35/5, 6 15, 16 , 36/1 to 20/2 22 to 26, 37/ 1 to 25/2 38/12/1 2/2 8/1 to 13/2 18/1/1/1 to 24/1 ,1,2,4,5,6,15,16,25 40/ 20/1 to 21/2, 1,2,9,10,12 41/1 to 20/2 22 to 25, 42/ 1/1 to 16/2 18 19, 43/ 3/1/1 to 7 15, 44/4to 5/2, 45/1/1 11/2 25/1 TO 4,8 TO 13,19,20,22,23 9/16,17,23 24,25 16/1,2,3,4,8,9,10,11,15,16,17,22 TO 25 10/10,12,13,19,20,25 11/20 TO 22 1/23 TO 25, 4/6,7,9,11,12,14 TO 23,25 3/11,20 TO 22 39/10,11,19 TO 22 15/3 TO 8,11 TO 13,19,20	20000000	6900	12500	NA	Na	30000000	15000	22000	NA	Na	37500000	18750	27500	NA	Na		
	Public Utilites, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	13000000	6900	12500	NA	NA	15000000	15000	22000	NA	NA	18000000	17250	25300	NA	NA		
	2	Baghanki	Total Area Outside R Zone	4743000	4400	7900	NA	NA	6000000	5500	10000	NA	7500000	7500000	6300	11500	NA	9375000	
	3	Bar Gurjar	Total Area Outside R Zone	5928750	4000	7900	NA	NA	6500000	4500	9000	NA	NA	7800000	5200	10500	NA	NA	
	4	Baslambi	Total Area Outside R Zone	6324000	5600	10200	NA	NA	7000000	6500	13000	NA	8500000	8400000	7500	15000	NA	8500000	





	INSIDE R-ZONE, Commercial, Institutional & Industries Area and sector Road	8//11,20,21,19,22																	
		10//1,2,3,8,9,7,13,14,16,25,24,17,18						25000000	15000	30000	NA	NA	28750000	17250	34500	NA	NA		
		9//21																	
		18//5																	
		19//1,2,3,7,8,9,14,6,15,16,17,13																	
		20//11,20																	
		6//15,16,25,24,17,18,23,21,22,12,13,9,8,3,7,4,5,6																	
		5//25																	
	13//5,6,15,14,7																		
25	Nainwal	Total Area Outside R Zone	5593000	6400	12000	NA	NA	6200000	7200	15000	NA	NA	7130000	8280	17250	NA	NA		
	Nakhrola	1//7 to8, 12 to 19, 22 to 25/2,																	
		2//19 to 25,																	
		3//3, 20 to 21/1,																	
		4//1/1 to 25,																	
		5//22 to 25, 2 to 9, 12 to 19/2, 22 to 26,																	
		6//14, 17 to 20, 2, 9, 12, 19 20, 24 to 25,3,6,22,23																	
		6//24 25/2, 2/1 to 9, 12/1 to 13/2, 15/1 to 18, 23,24, 21,to 23,																	
		7//1 to 25,																	
		8//1 , 9 to 13, 17 to 25/1,																	
		9//18 to 24,																	
		10//1 to 2, 13 to 14/3, 8/1 to 12/2, 16 to 25,																	
		11//1 to 25/2,																	
		12//1 to 25,																	
		13//1,5,6,15,16,24,25,2,3,4,23 to 24, 3/4/1 to 3/4/2,3,8,1, 5 to 25,																	
		14//24,25, 24, 25/2/1, 24,25/2/2,6,15 to 16/2,																	
		15//1 ,5,6,15,16,24 to 25,4 to 7, 13 to 18, 21/1, 25/2/4,																	
		16//5,6,15,16, 1 to 25/2,																	
		17//5,6,15,16,23,24, 1 to 28,																	
		18//1 to 15/2,19/1/1 to 27,																	
		19//1/1 to 25,																	
	INSIDE R-ZONE, Commercial, Institutional &	20//1/1, to 4, 7 to 14, 17 to 24,	24000000	10600	24500	30000000	NA	30000000	15000	30000	40000000	NA	34500000	17250	34500	46000000	NA		

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INSIDE R-ZONE,  
Commercial,  
Institutional &  
Industries Area  
And Sector Road

18//11,19 to 23min,
19//1 to 4min, 6min, 7 to 25,
20//1 to 25,
21//1 to 25,
22//2 to 9, 12 to 18min, 23 min to 25,
27//4 to 7,
28//1 to 25,
29//1 to 25,
30//1 to 25,
31//1 to 4min, 6min to 25,
32//10min, 11min, 12min, 21, 22min, 13,14,17,18,19,20
35//19/2,20,21/1,21/2,22/1,22/2, 2 TO 11
Khasra No. 113, 114min,
36//1min,2min,6 to 25, 27
37//13 to 25,1,2,3
38//3 to 9min, 12min to 16min, 23min, 24min, 25, 2,3,8,4,5,26,6,7,25
39//1 to 25min, 29
46//1 to 10min, 12 to 19, 22 to 25, 26
47//2 to 8,13 to 18min, 23 to 25, 27,28,30
48//1 to 25,
49//1 to 25,
50//1 to 4, 6 to 25,
51// 11min, 12min, 17min to 25,
53//20min to 22min,
54//1min,2min, 8min, 9min, 10 to 14min, 16min to 25,
55//1 to 25, 56//1 to 25,
57//1 to 25,
58//1 to 10, 11min, 12min, 13 to 16, 17min, 18min, 24min, 25min, 27
59//4min, 5, 6min, 1,2,9,10,11,12,13,17,18,19,23,26
69//10min,12min,17,18min, 24min, 25min,
2/1,2/2,3/1,3/2,7/2,8,9/1,14/1/2,14/1/1,14/2/2,15/2,16/1,16/2,25/ 1,25/2
70//1 to 25,
71//1 to 25,
72//1 to 15, 16min, 17 to 23, 24min,25min,
73//1, 2min, 9min,10,11min,
75//1,2,3,4min, 8min, 9 to 12min, 19min, 20,21min,
76//1 to 25,
77//3min, 4 to 9min, 12min, 13 to 18min, 23min, 24min, 25, 2
78//5min, 1/1,1/2,1/3,2,3/1,3/2,3/2/2,3/2/1,4/1,4/2,5/1,5/2,7,8/1,8/2,9/1,9/2, 10,11,20
85//5min, 6min, 16,17,24,25,4 TO 9, 12,13,14
90//4,5
89//1 TO 4
68//13/2,14/1,14/2,17/1,17/2,18,23,24/2,25/1,25/2,2/6,3,7,8/1/1,8 /1/2,8/2/1,8/2/2
2//21/2,22/1/1,22/1/2,22/2,25
6//1,9 TO 12, 20,21/2
33//23

20000000

6400

16000

NA

NA

27000000

10000

22000

NA

31000000

31050000

11500

25300

NA

35650000



		86/1 to 5min, 6min, 7 to 10min, 11min to 14min, 18min, 19min 16,17,25															
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	13000000	6400	16000	NA	NA	20000000	10000	22000	NA	31000000	23000000	11500	25300	NA	35650000
28	Noorpur Bohra	Total Area Outside R Zone	5533500	4000	9500	NA	NA	6000000	4500	11000	NA	NA	6900000	5200	12700	NA	NA
29	Nawada Fatehpur  INSIDE R-ZONE, Commercial, Institutional & Industries Area and Sector Road	1/25,	22000000	12100	24200	NA	NA	25000000	15000	30000	NA	28750000	17500	34500	NA		
		2/12/1 to 13/3, 17/1 to 25,															
		3/1, 10/1 to 12, 19 to 22/2,															
		4/ 1/1 to 26,															
		5/5/1 to 7, 13 to 19, 21/1 to 25/2,															
		9/1/1 to 25,															
		10/1/2/1 to 26,															
		11/1 to 2, 9 to 12, 19 to 23,															
		12/20 to 23,															
		13/1 to 6, 7/1/1 to 26,															
		14/1/1 to 25,															
		15/1/2 to 10/3, 12/1 to 25, 11															
		19/3 to 8/2, 13/1/1 to 18/2/2, 24/1 to 26, 1 TO 26															
		20/1 to 26,															
		21/1/1 to 26, 46 to 47,															
		22/1/1 to 4, 8/1 to 8/2/2, 10/1/1 to 14/2, 17 to 24/2, 26,															
		23/1 to 3/2, 6/3, 8 to 9/3, 11/1 to 14, 17 to 24/2,															
		24/1/1/1 to 2/2, 9/1 to 12/2, 14/1 to 26, 57,															
		25/1 to 26,															
		26/2 to 7/2, 15/1 to 26, 25/1, to 25/2, 26, 8,9,13,14															
		27/5/1 to 5/2,															
		28/1 to 19, 21 to 26,															
		29/1/1/1 to 26/2,															
		30/1/1/1 to 3, 8/1 to 13/2, 19 to 22, 26,															
		31/1/1 to 2, 9 to 11, 20/1 to 21,															
		32/1/1 to 26/2,															
		33/3 to 8, 14 to 17, 25 to 25/2,															
		34/5/1 to 5/2,															
		35/1/1 to 14/2, 17 to 19, 23,															
36/1, 2/1min, 2min, 9min, 10min, 11min,																	
37/15/1, 15/2,																	
8/3 TO 9, 11 TO 14, 17 TO 23,																	
6/18,19,21 TO 25																	
17/5/1																	
18/4,5,6,7,14,15,16																	
16/4 TO 8, 12,13,14,16,17,18,23,24,25																	
Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	14000000	12100	24200	NA	NA	19000000	15000	30000	NA	19000000	21850000	17300	34500	NA	21850000	
30	Parasoli	Total Area Outside R Zone	5533500	4000	7900	NA	NA	6000000	4500	10000	NA	7000000	6900000	5200	11500	NA	8050000
31	Pathreri	Total Area Outside R Zone	5533500	6400	15800	NA	NA	6500000	7500	18000	NA	8000000	7475000	8700	20700	NA	9200000





	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	13000000	9000	16300	NA	NA	20000000	15000	30000	NA	NA	23000000	17250	34500	NA	NA
38	Badha Public Utilities, Open Space	Total Area Outside R Zone	15504000	9000	16300	NA	NA	20000000	15000	30000	NA	NA	23000000	17250	34500	NA	NA
		14/5,6,15,24,17															
		15//10,11,20,19,12,9,13,14,6,5,7,4,8,26,24,25,23,22,17,16															
		22//5,6,7,15,16,25															
		21//20,10,11,21,22,24,25,16,17,18,15,13,14,9,8,7,2,3,4															
		16//1,2,3,5,6,15,7,14,8,13,12,11,21,18,19,20															
	INSIDE R-ZONE, Commercial, Institutional & Industries Area and Sector Road	11//24,25,23,16,15,17,18,21,22						30000000	15000	30000	NA	NA	34500000	17250	34500	NA	NA
		17//1,2,3,4,9,10															
		10//22 TO 25, 16 TO 18, ITO 3,5 7TO 12,20															
		23//1,2,8,4,5,6															
		24//1,10,11,12,19,20,9															
		8//19TO 25,13,14,16,17,18,11,12,3,4,7,8															
		1//6,7,8,14,15,16,25,24,23,18,19,20,22															
		2//16,17,18,19,20,23,24															
		4//4 TO 7															
		3//1,2,4 TO 15, 17,18,23,24															
39	Tatarpur	Total Area Outside R Zone	4845000	3800	5700	NA	NA	5500000	4500	9000	NA	NA	6325000	5200	10400	NA	NA
40	Udaypuri	Total Area Outside R Zone	6719250	4400	15800	NA	NA	7200000	5000	16000	NA	NA	8280000	5750	18400	NA	NA

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**COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2023- w.e.f.....**

Sr. No.	Cost of Construction	Revised Rates for the Year of 2021-22 (Rs. Per Sq. feet)	Rates for the Year of 2022	Rates for the Year of 2023-24
1	Covered Area in Licensed Colonies & Huda Sector	1300	1300	1500
2	Covered Area in Rest of Manesar Tehsil	700	1000	1100
3	Covered Area in Industrial Area/Land	800	900	1000
4	Covered Area of Warehouse	600	800	900

Sr. No.	Group Housing Cooperative Societies/Independent Floors	Rates for the year of 2021-22,	Rates for the year of 2022	Rates for the year of 2023-24	
1	Group Housing CO-operative Society Sec-1 IMT Manesar	2600	4000	4400	
2	Group Housing Society, License Pvt Developer, Builders Other	Private Developer / Builders Sector 76,77, 78, 80, 81A,81, 82A, 82,83, M1(D), M1(B)	NH-48 3700	5000	5500
		Private Developer / Builders Sector 79, 79(A), 79(B), 85, 86, 87(Partly), M1, M1(A), M1( C )	Dwarka Expressway 3600	5000	5500
		Private Developer / Builders Sector 36A	5000	6400	7000
		Private Developer / Builders Sector 90	5000	6200	6800
5	Independent Floors in Sec-1 IMT Manesar	3600	4700	5200	
6	Independent Floors of Private Developer/ Builders in Sector	Private Developer / Builders Sector 84, Metro Depot, ISBT	NH-48 5000	6000	6600
		Private Developer / Builders	Dwarka Expressway 5000	5800	6400
		Private Developer / Builders	5000	5800	6400

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**COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR proposed for 2023.....**


Sr.No.	Plot in Licensed Sector		Revised Residential Rates Per Sq. Yard Year of 2021-22	Revised Commercial Rates Per Sq. Yard Year of 2021-22	Residential Rates Per Sq. Yard Year of 2022	Commercial Rates Per Sq. Yard Year of 2022	Residential Rates Per Sq. Yard Year of 2023-24	Commercial Rates Per Sq. Yard (SCO/SCS) Year of 2023-24
1	Sector -1 IMT Manesar		20800	43000	28000	60000	30800	66000
2	Private Developer / Builders Sector 76, 77, 78, 80, 81A, 82A, 83, M1(D), M1(B)	NH-48	32000	48000	52000	90000	57200	99000
	Sector 84, Metro Depot, ISBT	Dwarka Expressway						
3	Private Developer / Builders Sector 79, 79(A), 79(B), 84(Partly), 85, 86, 87(Partly), M1, M1(A), M1( C )		30000	46000	45000	80000	49500	88000
4	Private Developer / Builders Sector 36A		33000	135000	48000	140000	52800	154000
5	Private Developer / Builders Sector 90		25000	81000	40000	85000	44000	93500
6	Residential Villa in all sectors		-	-	-	-	52000 per Sq yard ( Coverd area 1300 per Sf)	

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Sr.No.	Commercial/Office /IT Space in Multistory Building by Developers/Licence	Commercial (Rs.Per Sq.Feet) Year of 2021-22,	Office/IT Space (Rs.Per Sq. Feet)Year 2021-22,	Commercial (Rs.Per Sq.Feet) Year of 2022	Office/IT Space (Rs.Per Sq. Feet)Year 2022	Commercial (Rs.Per Sq.Feet) Year of 2023-24	Office/IT Space (Rs.Per Sq. Feet)Year 2023-24
1	Sector -1-2, IMT Manesar	4000	2700	5200	4200	5800	4600
2	Private Developer / Builders Sector 76, 77, 78, 80, 81A,81, 82A,82, 83, MI(D), MI(B)	4500	3100	5800	4200	6300	4600
	NH-48						
3	Private Developer / Builders Sector 79, 79(A), 79(B), 84(Partly), 85, 86, 87(Partly), MI, MI(A), MI(C)	4400	3000	5800	4500	6300	5000
4	Private Developer / Builders Sector 36A	9000	6600	12000	9000	13000	10000
5	Private Developer / Builders Sector 90	6000	4500	7500	6500	8300	7200

Sr.No	Institutional	Constructed Building	Institutional (Rs. Per Sq. Yards) of 2021-22	Institutional (Rs. Per Sq. Yards) of 2022-24	Institutional (Rs. Per Sq. Yards) of 2023-24
1	Institutional Plot/School Plot/hospital/Club in	Land Cost + 900 Per Sq.Feet	12800	20000	22000

Note:

- 1 Any Land for which change of land use (CLU) has been obtained in (non-licenced colony) the following rates will be applicable
  - A. Residential plotted colony-three times of Agricultural collector rates.
  - B. Residential Group Housing Colony Four times of the Agricultural collector rates.
  - C. Commercial -Five times of the Agricultural collector rates.
  - D. Warehouse - Two times of the collector rates of the Agricultural land
  - E. Educational/Institutional,College,Hospital,Club - Three times of the collector rates of the Agricultural land
  - F. Industrial land- 2.5 times the collector rates of the Agricultural land
- 2 Value of the land falling on NH-48 will be 25% more upto the depth of 2 Acre from the road
- 3 Value of the land falling on Pataudi-Tauru Road and Pachgaon-Tauru road will be 10% more upto depth 2 Acre from the road
- 4 land less than 1000Sq. Yard will be treated as residential for stamp levying
- 5 if there is a 24 Mtr Road in front of the plot and the plot is of cornerer in which 2 or more road are taken and there in a park in front of the plot, then the collector rate will be 10 percent more than the normal collector rate.
- 6 if there is a 30 Mtr road or park in front of the plot and the plot is of cornerer, the collector rate will be more then 20 percent of the normal collector rate.

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