

Proposed Collector Rate list of Tehsil Wazirabad District Gurugram for the year of 2023-24

S. No.	Name of Village	Must No.	Collector Rates for the year of 2022						Proposed Collector Rates for the year of 2023-24							
			Agriculture Land (Rs. Per Acre)	Reside natiol (Rs. Per Sq.	Comme rcial (Rs) Sq Yard	Rates of Land upto 2 Acre depth from NH/NPR/SPR 25%, Major District Roads 10%, Sector Dividing Road 15%				Agriculture Land (Rs. Per Acre)	Reside natiol (Rs. Per Sq.	Comme rcial (Rs) Sq Yard	Rates of Land upto 2 Acre depth from NH/NPR/SPR 25%, Major District Roads 10%, Sector Dividing Road 15%			
						NH/NPR 25%		Majaor Road					NH/NPR 25%		Major Road	
1	Adampur		35000000	21500	44000	NA	NA	NA	NA	42000000	23650	48400	NA	NA	NA	NA
2	Bindapur		35000000	21500	43000	NA	NA	NA	NA	42000000	23650	47300	NA	NA	NA	NA
3	Fathepur		35000000	21500	42000	NA	NA	NA	NA	42000000	23650	46200	NA	NA	NA	NA
4	Ghata	AREA WITH RESI./COMME/INDUST./INSTI. ZONE'S Mustil No And Salam Mustil No 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-45-46-47-48-49-50-51-57-58-59-60-61-62-63-65-66-53-54-55 मुस्तिल सालम है व 92-93-94-95-min106min-107-108-69-110-111-112-123-109 सालम खसरा नम्बर है। 21//1min-10min-11min-20min-21min, 42//1min-10min-11min-20-21-22min, 44//1-2min-9min-10-11-12min-19min-20-21-22min, 53//24min-25min, 55//6min-7min-12min-15min-14--16-17-18-19-23-24-25, 56//4 ता 25-52//1-10-11-20-21, 56//1min-2min-3min	36000000	14500	30500	NA	NA	NA	NA	43200000	15950	33550	NA	NA	NA	NA
		Public Utilites ,Open Space Aggriculture Zone(As Per Master Plan 2031)	20000000	14500	30500	NA	NA	NA	NA	24000000	15950	33550	NA	NA	NA	NA

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5	Haiderpur Viran		36000000	21500	38000	NA	NA	NA	NA	43200000	23650	41800	NA	NA	NA	NA
6	Jharsa		36000000	23500	40000	25%	45000000	NA	NA	43200000	25850	44000	25%	54000000	NA	NA
7	Kadarpur	AREA WITH RESI./COMME/INDUST./INSTI. ZONE'S Mustil no And Salam mustil No 1-2-3-4-9-10-11-12-13-14-15-16- 20-30 मुस्तिल सालम है व 5//11-19-20- 18-21-22min, 8//1-2-3min-4-5-6min- 7-8-9-10-11-12-13-14min-18min- 19min-20-21min, 18//1-2-3min-4min- 8min-9min-10min-11min, 27//1-2-3- 4-5min-7min-8min-9-10-11-12-13, 28//1-2-3-4-5-6-7-8-9-10-11-12-13- 14-15-16min-17min-18-19-20-21-22- 23min, 31//4-5-6-7-14-15-16-17-24- 25, 32//1-2-3-4-5-6min-7min-8-9-10- 11-12min-13min-20min, 33//1-2-3-4- 5-6-7-9-10-11-12-13-14min-19min- 20min, 34// 1-2-6min, 32//6-7-13-14- 15-16-17-18-19-20-21min-22-23-24- 25, 46//1-2-3-9-23-24-25-, 28//16-23- 24-25, 27//5-6-7-8-13-14-15-16-17- 18-23, 26//1-2-3-4-7-8-9-10-11-12- 15, 47//1-2-3-4-5-6-7-8-9-10-11-12- 13-17-18-19-20-21, 19//1-2-3-4-8-9- 10	25000000	10000	18500	NA	NA	NA	NA	30000000	11000	20350	NA	NA	NA	NA
		Public Utilites ,Open Space Aggriculture Zone(As Per Master Plan 2031)	15000000	10000	18500	NA	NA	NA	NA	18000000	11000	20350	NA	NA	NA	NA
8	Kanhai		36000000	21500	44000	NA	NA	NA	NA	43200000	23650	48400	NA	NA	NA	NA
9	Samaspur		36000000	21500	44000	NA	NA	NA	NA	43200000	23650	48400	NA	NA	NA	NA
10	Tigra		36000000	21500	44000	NA	NA	NA	NA	43200000	23650	48400	NA	NA	NA	NA

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11	Ullawas	AREA WITH RESI./COMME/INDUST./INSTI. ZONE'S Mustil No And Salam Mustil No 1-2-3-4-5-6-7-8-9-10-11-12-13-14- 15-16-17-18-19-20-21-22-23-24-25- 26-27-28-29-30-31-32-33-34-35-36- 37-38-39-40-42-43-44-45-46-47 मुस्तिल सालम है व 41//1-2-3-8-9-10-11-12-13- 14min-17min-18	30000000	14500	30500	NA	NA	NA	NA	36000000	15950	33550	NA	NA	NA	NA
		Public Utilites ,Open Space Aggriculture Zone(As Per Master Plan 2031)	16000000	14500	30500	NA	NA	NA	NA	19200000	15950	33550	NA	NA	NA	NA
12	Wazirabad		39000000	21500	48000	NA	NA	NA	NA	46800000	23650	52800	NA	NA	NA	NA
13	Nathupur		37000000	45000	60000	Na	NA	NA	NA	44400000	49500	66000	Na	NA	NA	NA
14	Sikanderpur Ghosi		36000000	50000	78000	NA	NA	NA	NA	43200000	55000	85800	NA	NA	NA	NA
15	Chakkarpur		36000000	21500	44000	NA	NA	NA	NA	43200000	23650	48400	NA	NA	NA	NA
16	Silokhera		65000000	23500	50000	25%	81250000	NA	NA	78000000	25850	55000	25%	97500000	NA	NA

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S. No.	Name of Village	Must No.	Collector Rates for the year of 2022								Proposed Collector Rates for the year of 2023-24									
			Agriculture Land (Rs. Per Acre)	Bhud/Banjar Kadim (Rs. Per Acre)	Pahar (Rs. Per Acre)	Reside natiol (Rs. Per Sq. Yards.)	Commerci al (Rs. Per Sq. Yards)	Rates of Land upto 2 Acre depth from NH/NPR 25% Major district Roads 10%				Agriculture Land (Rs. Per Acre)	Bhud/Banjar Kadim (Rs. Per Acre)	Pahar (Rs. Per Acre)	Reside natiol (Rs. Per Sq. Yards.)	Commerci al (Rs. Per Sq. Yards)	Rates of Land upto 2 Acre depth from NH/NPR 25% Major district Roads 10%			
								NH/NPR 25%	Majaor Road 10%								NH/NPR 25%	Majaor Road 10%		
17	Bandhwari		20000000	18000000	5000000	12000	25000	NA	NA	10%	2200000	24000000	19800000	5500000	13200	27500	NA	NA	10%	26400000
18	Gwal Pahari	AREA WITH RESI./COMME/INDUST./INSTI. ZONE'S Mustil No And Salam Mustil No 9//1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-25, 8// सालम, 13//1/3-3/2-3-4-5-6-7-8/1-9/1-13/3-14/2-15-16/1-16/2-17/1, 7// सालम, 6// सालम, 5//सालम, 4//19-20-21-22-23/1-23/3-24min, 14//सालम, 15//सालम, 16//सालम,17//1-2-3-4-min-7min-8-9-10-11-12-13-14min-30/1min-30/2min-18-19-20-31-32-23-24min, 24//1-2-3-4min-7min-8-9-10-11-12-13-14-17min-18-19-20-21-22-23min, 25//सालम, 26//सालम, 27//1/3-2/3-3-4-5-6-7-8/1-13/1/3-14/1/3-14/2/3-15-16/1/1-16/1/2-17/1, 35//2/3-3-8min-7-6-15-14/3-16/1, 36//सालम, 37//1-2-3min-8min-9-10-11-12min-20min, 74-77-88-69-78-85-73-89min	31000000	27000000	5000000	14000	25000	NA	NA	10%	38750000	37200000	29700000	5500000	15400	27500	NA	NA	10%	40920000
		Public Utilites ,Open Space Aggriculture Zone(As Per Master Plan 2031)	16000000	15000000	5000000	9500	22500	NA	NA	10%	17600000	17600000	16500000	5500000	10450	24750	NA	NA	10%	19360000
19	Balola		30000000	25000000	5000000	16000	25000	NA	NA	NA	NA	36000000	27500000	5500000	17600	27500	NA	NA	NA	NA

20	Behrampur	AREA WITH RESI./COMME./INDUST./INSTL. ZONE'S Mustil No And Salam Mustil No 1-2-3- 4-5-12-13-14-15-16-17-18-19-20-30-31- 32-33-34-35-45 मुसिल सालम नै व 11//1- 4-7-8-9-10-11-12-13-14-17-18-19-20-21- 22-23-24, 21//1-2-3-4-7-8-9-10-11-12- 13-14-17min-18-19-20-21-22-23- 24min, 29//1-2-3-4min-7min-8-9-10- 11-12-13-14min-18min-19-20-21-22- 23min, 36//1 ता 16 min व 17 ता 25min, 37//1-2min-9min-10-11min-20, 44//1- 2-3-4min-7min-8min-9-10-11-12- 13min-20-21min, 46//5min-4 किला नम्बर R Zone के अन्तर है	40000000	25000000	5000000	15000	25000	NA	NA	NA	NA	44000000	27500000	5500000	16500	27500	NA	NA	NA	NA
		Public Utilites ,Open Space Aggriculture Zone(As Per Master Plan 2031)	16000000	15000000	5000000	9500	22500	NA	NA	NA	NA	17600000	16500000	5500000	10450	24750	NA	NA	NA	NA

Note:

1. Any land for which change of land use (CLU) has been obtained the following rate will be applicable: To
 - A. Residential Plotted Colony To Three times of Agriculture Collector rate .
 - B. Regisdential Group Housing To Four times of Agriculture Collector rate
 - C. Commercial To Five times of Agriculture Collector rate.
 - D. Ware House To Two times 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 Depth of 2 Acres.
3. Land Falling on Gurugram Sohna Road and NH-48 the value of land will be 25% more upto depth of 2 Acres.
4. Land less then 1000 Sq. Yd. will be treated as residential for stamp duty Collection.
5. Plot 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 falling on both P Plot and park facing stamp duty will be 20% extra


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Sr. No.	Multi Story Group Housing (Licensed) by Ddevelopers/Independent Floors	Collector Rates for the year of 2022	Proposed Collector Rates for the year of 2023-24
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing in sector 15, 27, 28, 30, 31-32A ,39 ,40, 41, 42, 43, 45, 46, 50, 51,52,53,54,55,56,57, (Licensed)	7000	7700
2	Flats in Group Housing Societies in Plots of Licensed Colonies In Sec-58,59,60,61,62,63,63A	5000	5500
3	Aralias, Mangnolia Camelia.	25000	27500
4	Carton	10500	11550
5	Crest, The Icon	12000	13200
6	Ambinece Island - Caitriona	10500	11550
	Ambinece Island - Lagoon	10500	11550
	Ambinece Island - Creacious	10500	11550
7	Laburnum, Unitech World Spa, Parsvnath Exotica, Exotica, Park Place, Belaire, Comelia, Vipul Belmonte, Central Park, Princeton, The Pinnacle	9000	9900
8	The Verandas	10500	11550
9	Palm Springs	11000	12100
10	The Summit	10000	11000
11	La-Lagoon Apartments	9500	10450
12	Sun City	9000	9900
13	Central Park	9500	10450
14	In Case of floor Licensed colonies/Huda	6500	7150
15	Group Housing Societies in Gwal Pahari	3000	3300
16	Any Religious Place (Temple/Mosque/Church etc.	11300 / Per Sq. Yard	12430 / Per Sq. Yard
17	Villa - DLF Phase I & Palm Springs	90000 Land Rate + 1450 Construction Cost	99000 Land Rate + 1450 Construction Cost
	Villa - Rest	85000 Land Rate + 1350 Construction Cost	93500 Land Rate + 1350 Construction Cost


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Sr. No.	Cost of Construction	Collector Rates for the year of 2022	Proposed Collector Rates for the year of 2023-24
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Constructed Area in Licensed Colonies & Hua Sector	1300	1300
2	Constructed Area in Rest of Sub- Tehsil wazirabad	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	Collector Rates for the year of 2022	Proposed Collector Rates for the year of 2023-24
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing Co-operative Societies All Sectors	7000	7000


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Sr. No.	Plots in Lincensed Colonyes	Collector Rates for the year of 2022				Proposed Collector Rates for the year of 2023-24			
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards) SCO/SCF	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards) SCO/SCF	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet)
1	Sushant Lok-I, Dlf-I	85000	165000	10000	7000	95000	181500	11000	7700
2	Dlf-II, IV, South City-I	80000	165000	10000	7000	100000	198000	12000	8400
3	Dlf-III, National Media Center	72000	165000	10000	7000	93500	181500	11000	7700
4	Garden Estate	66000	165000	9000	6600	75000	181500	9900	7260
5	DLF Phase -V Greenwood City, Nirvana-I	90000	165000	9000	6600	100000	181500	9900	7260
6	South City-II Suncity (Sec. 54), Rosewood City	66000	165000	9000	6600	75000	181500	9900	7260
7	Mayfield Garden, Ardee City, Sushant Lok -II & III (Adampur, Fatehpur)	60000	140000	9000	6600	70000	154000	9900	7260
8	Galleria Market	NA	NA	15000	10000	NA	NA	16500	11000
9	Licensed Colonies in Sec.- 58, 59, 60,62, 63,63A	36000	100000	5000	4500	45000	110000	5500	4950
10	Shopping Mall on Mehrauli Gurugram Road, Sahara Mall City Center Mall, Gurgaon Central Mall, MGF Metroplition Mall, Plaza Mall, Grand Mall, JMD Square Mall, Vipul Agora Mall, MGF Mega City Mall, JMD Super Mall Regent Mall, JMD Regent Plaza Mall.	NA	NA	12000	7300	NA	NA	14500	8800

11	Shopping Mall on Golf Course Road, Global Foyer Office, Vipul Business Center, Dell Tree Business Center, Fareportal Business Center, The Money Palnt, Anya Business Center, The Satate Mart (Banni) DLF Renew Hube, American Express Campus, One Horzon center, Hurzon Plaza Genpact Office, South Point Mall, Striker Skybar Mall, Exiotioka Center, Welldone Center, Paras Downtown Center, Center Plaza Mall, Lixic Business Office Orchid Center, Teknion Center Business Tower, Paras Tower, Time Center (Ninex) Mall, Vatika Mall, SAP Business center, Ocus Business Center, AIPA The Master Pices Center, Golf view Corporate Tower, Lepha Corp. I.Y. Center, Center Park, Ameya One Office, DLF Center, Court Office, Porsche Office, Tapusya Office, Centrum Plaza, Orchid Center Office, Banni Square	NA	NA	11000	7000	NA	NA	12100	7700
12	Shooping Mall on Golf Course Extn. Road, IERO Grand March, BPTP Culture Moments, Painior Urben Estates Square, Saplender Aid Tower	NA	NA	10000	6300	NA	NA	11000	6930
13	Shooping Mall on NH 48, Ambinance mall, Star Mall United Signature Tower II and III , BPTP Park Center Gateway Tower, Cyber Hub, DLF Square, Nastle Tower, Covergys.	NA	NA	13000	7500	NA	NA	14300	8250
14	Emmar MGF, The Icon, GH Emerald Green, The Crest, Carion	NA	NA	15000	9000	NA	NA	16500	9900
15	Other Area in Sub Tehsil Wazirabad	NA	NA	12000	9000	NA	NA	13200	9900

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Sr. No.	Huda Sectors	Collector Rates for the year of 2022				Proposed Collector Rates for the year of 2023-24			
		Residential (Rs. Per Sq. Yards)	Commercial SCO/SCF (Rs. Per Sq. yard)	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet)	Residential (Rs. Per Sq. Yards)	Commercial SCO/SCF (Rs. Per Sq. yard)	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet)
1	Sec-27, 28, 42, 43,	55000	165000	10000	7000	65000	181500	11000	7000
2	Sec- 15, 31-32A	52000	165000	9000	6600	65000	181500	11000	8000
3	Sec-30	52000	150000	9000	6600	65000	165000	9900	6600
4	Sec-41	50000	140000	8900	6300	65000	154000	9790	6300
5	Sec-25	NA	88000	9000	6600	NA	96800	9900	6600
6	Sec-29	NA	220000	12000	8000	NA	242000	13200	8000
7	Sec-40	52000	165000	9000	6600	65000	181500	9900	6600
8	Sec-40,53,54	52000	165000	9000	6600	65000	181500	9900	6600
9	Sec-39,45,46,47,50,51,52,55,56,57	50000	165000	10000	6600	60000	181500	11000	6600
10	Housing Board Colonies (Without Roof Right)	3800	8800	NA	NA	4500	9680	NA	NA
11	Housing Board Colonies (Plot Independent)	Cricle Rate of Particular Huda Sector will be applicable in which Sector Housing Board Falls				Cricle Rate of Particular Huda Sector will be applicable in which Sector Housing Board Falls			

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Sr. No.	Industrial	Collector Rates for the year of 2022			Proposed Collector Rates for the year of 2023-24		
		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	Collector Rates for the year of 2022			Proposed Collector Rates for the year of 2023-24		
		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
	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
	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
	Institutional /School Site in License Colony without Roof Right	NA	NA	4000	NA	NA	4000

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Sr. No.	Name of Colony	Collector Rates for the year of 2022		Proposed Collector 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	Civil Line (Jharsa)	58000	89500	66700	102925
2	Civil Line Backside	46000	83000	52900	95450
3	Friends Colony (Jharsa)	40000	77000	46000	88550
4	Kirti Nagar (Jharsa)	40000	47000	46000	54050
5	Patel Nagar (Jharsa)	31000	65000	44000	82000
6	Saraswati Kunj	28000	58200	32200	66930
7	Prem Puri (Jharsa)	22000	40000	25300	46000
8	Indra Colony	22000	44000	25300	50600
9	Chandan Nagar(Silokhra)	46000	50000	52900	57500
10	Saini Khera	33000	44000	37950	50600
11	Vijay Vihar (Silokhra)	46000	50000	52900	57500

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