

Rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2019-2020 w.e.f from 1/2/2020

Sr. No.	Name of Village	R-ZONE AREA	Rates for the year 2019-2020				Revised Rates of Land upto 2 Acre depth from NH-248A, NPR, Gurugram-Sohna Road 25%/ Major District Road 10%				Purposed 2nd Half Rates for the year 2019-2020				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		Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial		Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial							
1	Aklampur	MUSTIL NO. 1 TO 6, 11, 12 SALAM MUSTIL																						
2	Badshahpur	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)																						
	INSIDE R-ZONE, Commercial, Institutional & Industries Area	Out Side R-Zone & Commercial Area																						

6	Fazilpur Aharsa 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	16000000	12000	24000	20000000	16000000	12000	24000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
		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	Out Side R-Zone & Commercial Area	16000000	12000	24000	20000000	16000000	12000	24000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
7	Gairatpur Bass	OUT SIDE R-ZONE	11500000	6000	11000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
		Complete Village	30000000	18000	38000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
		INSIDE R-ZONE																			
		Hasanpur	9976500	11000	20000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
		Islampur	30000000	18000	38000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10	INSIDE R-ZONE	Complete Village																			
		Maidawas	28000000	17000	44000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
		INSIDE R-ZONE																			
11	INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 1-2-3-4-5-9-10-11-12-13-14-15-16-17-18-19-20-21-23-24-25-26-27-31-32-33-34-35-38-39-40-41-42-46-47-52-53-54-55-56-57-58-59-64-66-67-68-69-70-71-72 SALAM																			
		8//1-12-17-18-19-20-21-22-23-24																			
		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																			

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11	Maldawas INSIDE R-ZONE, Commercial, Institutional & Industries Area	36//4-5-6-7-8-13-14-15-16-17-18	16000000	17000	44000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
		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
12	Nangli Umarpur	INSIDE R-ZONE	30000000	13000	22000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	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	25000000	7000	11000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	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	23000000	9000	17500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
			8//5-6-15-16-25																		
			15//1-7-10-11-13-14-15-16-17-18-23-24-25																		
			16//1-2-3-4-5-6-7-8-9-10-13-12-13-14-15-16-17-18-19-20-21-22-23-24																		
			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																					
15	Sakarpur	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	12000000	9000	17500															
			OUT SIDE R-ZONE	7106000	5000	10000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
16	Tikil		OUT SIDE R-ZONE	15350000	7500	13000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Sl. No.	TK No.	Zone	Plot No.	Area (Sq. Yd.)	Rate	Stamp Duty	Other Charges	Total	Remarks	
17		Commercial, Institutional & Industries Area	MUSTIL NO. 6, 8, 9, 11, 12, 13, 14, 15, 17, 18 SALAM	30000000	18000	38000	25% Gurugr am Sohna Road	37500000	NA	NA
			5/1/2min-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							
		Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	18000000	18000	38000	25% Gurugr am Sohna	22500000	NA	NA

Note : 1. Any land for which change of land use (CLU) has been obtained the following rate will be applicable :-

- Residential Plotted Colony - Three times of Agriculture Collector rate
- Residential Group Housing - Four times of Agriculture Collector rate
- Commercial - Five time of Agriculture Collector rate
- Ware House - Two Time of agriculture Collector Rates
- Institutional Land - Three times of Agriculture Collector rate
- Land falling on SPAR the value of land will be 10% more upto 2 Acre depth.
- Land falling on Gurugram Sohna Road and NH-48 the value of land will be 25% more upto 2 Acre depth.
- Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection.


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Deputy Commissioner-cum-Registrar, Gurugram

Joint Sub Registrar
Sub - Tehsil Badshahpur

Rate List of Sub Tehsil Badshahpur for the Year 2019-2020 (w.e.f 10/2/2020)

Sr. No	Name of Colony	Rates for the Year of 2019-2020		% Increase	Purposed 2nd Half Rates for the Year of 2019-2020		% Increase
		(Residential) (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)		(Residential) (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	
1	Ramgarh Ki Dhani	17000	44000	0	17000	44000	0

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Rate List of Sub Tehsil Badshahpur for the Year 2019-2020 (w.e.f 10/2/2020)

Sr. No.	Plots in Licensed Colonies	Rates for the Year of 2019-2020				Purposed 2nd Half Rates for the Year of 2019-2020				% Increase
		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 Resort(Sec-33 & 48), Tatvam Villas (Plots) & All License Colony falling on Sohnna Road	50000	140000	10000	6600	50000	140000	10000	6600	0
2	Essencia (Ansal) Sec-67	33000	100000	7000	3600	33000	100000	7000	3600	0
3	Shopping Mall on Golf Course Road, Silvertown Mall, Universal Tower, Spaze	Na	Na	11000	7000	Na	Na	11000	7000	0
4	Shopping Mall on Golf Course Extn. Road, Spalonder Trade Tower, JMD Empire	Na	Na	10000	6300	Na	Na	10000	6300	0
5	Shopping Mall on NH 48	Na	Na	13000	7500	Na	Na	13000	7500	0
6	Shopping Mall on Sohnna 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, Space Corporate	Na	Na	10000	6600	Na	Na	10000	6600	0
7	Palm Drive, Emaried Hills, Victor Velly, Urban Cosmo Politian, Tulip White, Tulip Orange, Tulip Ivery, Tulip Violet, Tulip Purple, Success Tower	50000	140000	10000	6600	50000	140000	10000	6600	0
8	Rosewood City	60000	165000	9000	6600	60000	165000	9000	6600	0

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Sr. No.	Huda Sectors	Revised Rates for the Year of 2019-2020					Purposed 2nd Half Rates for the Year of 2019-2020					% Increase
		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	Sec- 33, 38, 47, 48, 49, 50	40000	165000	10000	6600	40000	165000	10000	6600	0		
2	Sec 62, 65, 66, 69, 70, 70A, 71, 72	32300	100000	6000	4500	32300	100000	6000	4500	0		
3	Sector 63, 63A, 64, 67, 67A, 68, 75, 76, 78	25500	85000	4000	3100	25500	85000	4000	3100	0		
4	Other area in Badshahpur Sub Tehsil	NA	NA	9000	6600	NA	NA	9000	6600	0		

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Rate list of Sub Tehsil Badshahpur for the year 2019-2020 w.e.f from..1.1.2019/2020..)				
Sr. No.	Cost of Construction	Rates for the Year of 2019-2020		% Increase
		(Rs. Per Sq. Feet)	Purposed 2nd Half Rates for the Year of 2019-2020 (Rs. Per Sq. Feet)	
1	Constructed Area in Licensed Colonies & Huda Sector	1300	1300	0
2	Constructed Area in Rest of Sub-Tehsil Badshahpur	700	700	0
3	Constructed Area in Industrial Area/Land	800	800	0
4	Constructed Area of Ware Houses	600	600	0

Sr. No.	Group Housing Co-operative Societies	Rates for the Year of 2019-2020		% Increase
		(Rs. Per Sq. Feet)	Purposed 2nd Half Rates for the Year of 2019-2020 (Rs. Per Sq. Feet)	
1	Group Housing Co-operative Societies All Sectors	3600	3600	0
2	Any Religious Place (Temple/Mosque/Church etc.)	11300	11300	0

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Rate list of Sub Tehsil Badshahpur for the year 2019-2020 w.e.f from..1.1.2019..31.12.2020.)

Sr. No.	Multi Story Group Housing (Licensed) by developers/independent Floors	Revised Rates for the Year of 2019-2020 (Rs. Per Sq. Feet)		Purposed 2nd Half Rates for the Year of 2019-2020 (Rs. Per Sq. Feet)	
1	Group Housing License Colony in Sector 33, 38, 47, 48, 49, 50	5000	5000	5000	5000
2	Group Housing License Colony in Sector 62, 65, 66, 69, 70, 71, 72, 70A	3300	3300	3300	3300
3	Group Housing License Colony in Sector 63, 63A, 64, 67, 67A, 68, 75, 76, 78	3100	3100	3100	3100
4	In Case of floor Licensed Colonies / Huda Sector	5500	5500	5500	5500
5	Central Park Resort, The Rooms, Tatvam Villas, Merlin, Golf Estate(M3M)	7000	7000	7000	7000

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Rate list of Sub Tehsil Badshahpur for the year 2019-2020 w.e.f from 10/11/2020									
Sr. No.	Industrial	Revised Rates for the Year of 2019-2020				Purposed 2nd Half Rates for the Year of 2019-2020			
		Commercial (Rs. Per Sq. Yards)	Constructed Building	% Increase	Commercial (Rs. Per Sq. Yards)	Constructed Building	% Increase		
1	Any Land converted into Industrial use	10000	Land Cost + 800/- Per Sq. Feet	0	10000	Land Cost + 800/- Per Sq. Feet	0		
Revised Rates for the Year of 2019-2020									
		Institutional (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)	% Increase	Institutional (Rs. Per Sq. Yards)	Constructed Building	Without Roof Right (Rs. Per Sq. Feet)	% Increase
1	Sec-32, 44	70000	Land Cost + 800/- Per Sq. Feet	NA	0	70000	Land Cost + 800/- Per Sq. Feet	NA	0
2	Institutional Plots/School Plots, Clubs, Hospitals etc. in Huda Sectors and Licensed Colonies.	28000	Land Cost + 800/- Per Sq. Feet	NA	0	28000	Land Cost + 800/- Per Sq. Feet	NA	0
3	Institutional Land / Plots in other Areas (Except Sr.No. 1&2)	22000	Land Cost + 800/- Per Sq. Feet	NA	0	22000	Land Cost + 800/- Per Sq. Feet	NA	0
4	Institutional/School site in License Colony without Roof Right	NA	NA	4000	0	NA	NA	4000	0

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