

**HARYANA SHEHRI VIKAS PRADHIKARAN,  
C-3, SECTOR-6, PANCHKULA-134109**

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To

1. All the Administrators,  
HSVP, (in the State).
2. Chief Town Planner,  
HSVP, Panchkula.

**No.HSVP-CCF-AO-I-Acctt-I-2018/ 73776-77**

**Dated: 13/04/2018**

**Subject: Fixation of rates/reserve price of Industrial plots in various Urban Estates of HSVP for the year 2018-19.**

1. Please refer to the subject cited above.
2. The following rates/reserve price have been approved in respect of Industrial plots for the year 2018-19.

(Rates ₹. per Sq. mtr.)

Sr. No	Name of the Industrial Estate	Approved rate per. sq.mtr. for the year 2018-19 (For FAR-1.5)
	<b>Administrator Faridabad</b>	
1.	Hathin	4500
	<b>Administrator Gurugram</b>	
2.	Rewari	11000
3.	Dharuhera	12000
	<b>Administrator Hissar</b>	
4.	Hissar 27-28	13500
5.	Bhiwani 21-16	7000
	<b>Administrator, Panchkula</b>	
6.	Panchkula- I & II	42000
	<b>Administrator, Rohtak</b>	
7.	Panipat 25 P-I	20000
8.	Panipat 25 P-II	20000
9.	Panipat 29 P-I	18000



Sr. No	Name of the Industrial Estate	Approved rate per. sq.mtr. for the year 2018-19 (For FAR-1.5)
10.	Panipat 29 P-II	18000
11.	Panipat 29 P-II (Dyeing Unit)	16500

3. As regard to rest of the Urban Estate i.e. 11 Urban Estates, the rates are to be kept at par with HSIIDC, the rates may be enquired from HSIIDC as and when the plots are to be sold through auction in these Urban Estates.
4. The additional price on account of Enhanced Compensation shall be added extra to the tentative price, in case of sale by allotment.
5. The differential amount to be charged in respect of old allotments on account of increased FAR as allowed under Haryana Building Code, 2016 shall be notified as per instruction no. 51 dated 15.02.2018 issued vide memo no. 29789 by HQ. as below:-
  - (i) If FAR of the industrial plot is increased from 75/100/125% to 150 or above, the charges per 25% of increase in FAR, may be worked out as under:-
  - (ii) Prevailing/current allotment rate per sqm of the industrial plot in an industrial estate, in the year when the increase in FAR is allowed on regularized, may be considered the base rate for working out the charges.
  - (iii) For the increase in FAR, 50% of the Base Rate as described in (ii) above, may be considered for working out augmentation charges per sqm.
  - (iv) The following formula may be applied to work out the charges for the increase in FAR.

$$\frac{(\text{Increase in FAR} * \text{Base Rate as in (ii) above}) \times 50\%}{\text{Base FAR at which plot was allotted}}$$

\*Increase in FAR will be accounted for in the denomination of 25% above the base FAR.

**For example:**

(a) In case of Udyog Vihar Gurugram

- Taking the base rate as Rs. 48,000/- per sqm. (Allotment rate of industrial plot for the year 2015-16).
- For increase in FAR from 125% to 150%



The rate of augmentation charges will be:

$$\frac{(25 \times 48,000)}{125} \times 50\% = \text{Rs. } 4800/- \text{ per sqm for 25\% increase in FAR.}$$

(b) In case of IE Kundli

- Taking the base rate as Rs. 13,000/- per sqm. (Allotment rate of industrial plot for the year 2015-16).
- For increase in FAR from 125% to 150%

The rate of augmentation charges will be:

$$\frac{(25 \times 13,000)}{125} \times 50\% = \text{Rs. } 1300/- \text{ per sqm for 25\% increase in FAR.}$$

6. The above rates are valid upto 31.03.2019.
7. This issues with the approval of Hon'ble C.M. Haryana vide order dated 04.04.18.

*Swinder*  
Accounts Officer,  
for Chief Administrator,  
HSVP, Panchkula. *h*

**CC:**

PS to CA HSVP for kind information of Chief Administrator, HSVP please.