

# HARYANA SHEHRI VIKAS PRADHIKARAN

To

1. All the Administrators,  
HSVP (in the State)
2. Chief Town Planner,  
HSVP, Panchkula.
3. Website of HSVP under policy – finance wing GM (IT)- instructions

Memo No.HSVP-CCF-AO-I-Acctt-I-2019/ 171744 Dated: 18/8/19

**Subject:-** Fixation of Rates/Allotment Price of Residential Plots and Group Housing Societies in various Urban Estate of HSVP for the year 2019-20.

1. Please refer to the subject cited above.
2. The Rates/Allotment Price for the sale of residential plots and Group Housing Societies to be sold by way of allotment in various urban Estates of HSVP for the year 2019-20 is as follows:-

Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
	(A)	Admn. Faridabad	
1.	2	Faridabad	35500
2.	3	Faridabad	50000
3.	4	Faridabad	47500
4.	7	Faridabad	47500
5.	8	Faridabad	47500
6.	9	Faridabad	55000
7.	14	Faridabad	80000
8.	18/18-A	Faridabad	59000
9.	28	Faridabad	60000
10.	15	Faridabad	80000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
11.	15-A	Faridabad	60000
12.	16	Faridabad	80000
13.	16-A	Faridabad	60000
14.	17	Faridabad	65000
15.	21-C-I-II-III	Faridabad	71000
16.	21-D	Faridabad	60000
17.	19	Faridabad	60000
18.	21 A	Faridabad	55000
19.	21 B	Faridabad	50000
20.	30	Faridabad	65000
21.	31	Faridabad	70000
22.	37	Faridabad	75000
23.	45	Faridabad	60000
24.	46	Faridabad	60000
25.	48	Faridabad	40000
26.	55	Faridabad	40000
27.	56-56A	Faridabad	35000
28.	62	Faridabad	27500
29.	64	Faridabad	27500
30.	65	Faridabad	27500
31.	76, 77 & 78	Faridabad	33000
32.	2	Palwal	25000
33.	12	Palwal	21500

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
	(B)	Admn. Gurugram	
34.	4-A	Dharuhera	39500
35.	6-P-I*	Dharuhera	39500
36.	6-P-II	Dharuhera	39500
37.	1 & 2	Gurugram	65000
38.	3 Part	Gurugram	62000
39.	4	Gurugram	65000
40.	5	Gurugram	65000
41.	6 Part	Gurugram	67500
42.	7 & 7 Extn.	Gurugram	60000
43.	9	Gurugram	60000
44.	9A	Gurugram	60000
45.	10	Gurugram	60000
46.	10-A	Gurugram	60000
47.	12A	Gurugram	60000
48.	14 & 17	Gurugram	86500
49.	15-I	Gurugram	86500
50.	15-II	Gurugram	86500
51.	21	Gurugram	70000
52.	22	Gurugram	70000
53.	23-23A	Gurugram	70000
54.	27	Gurugram	96000
55.	28	Gurugram	96000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
56.	30(P)	Gurugram	96000
57.	31-32A	Gurugram	96000
58.	37C	Gurugram	50500
59.	38	Gurugram	86500
60.	39	Gurugram	84000
61.	40	Gurugram	86500
62.	41 (P)	Gurugram	84000
63.	42	Gurugram	96000
64.	43	Gurugram	96000
65.	45	Gurugram	84000
66.	46	Gurugram	84000
67.	47	Gurugram	92500
68.	49-50	Gurugram	84000
69.	51	Gurugram	84000
70.	52	Gurugram	84000
71.	55-56	Gurugram	84000
72.	57	Gurugram	84000
73.	110A	Gurugram	62000
74.	Pataudi	Gurugram	23000
75.	MTS	Kosli	23000
76.	1 P-I	Narnaul	25000
77.	1 P -II	Narnaul	21000
78.	3 P-I	Rewari	55500

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
79.	3 P- II	Rewari	55500
80.	4 & 10	Rewari	45000
81.	18	Rewari	27000
82.	19	Rewari	27000
83.	5	Rewari	41000
84.	7	Rewari	23500
85.	N.M.T.	Rewari	49000
	(C)	Admn. Hissar	
86.	13	Bhiwani	22000
87.	23	Bhiwani	19500
88.	M.T.S	Bhiwani	22500
89.	BAWANI KHERA	Bhiwani	8000
90.	3 Part	Fatehabad	14500
91.	3 P-II	Fatehabad	14500
92.	M.T.S	Fatehabad	37000
93.	11 P	Fatehabad	23500
94.	1 & 4	Hissar	24000
95.	9 & 11	Hissar	30000
96.	13	Hissar	30000
97.	13 P-II	Hissar	23500
98.	14 P	Hissar	30000
99.	14 P-I	Hissar	30000
100.	33 P-I	Hissar	26000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
101.	15	Hissar	25000
102.	16 & 17 Part	Hissar	25000
103.	Police Lines	Hissar	30000
104.	Mela Ground	Hissar	20000
105.	3P, 5	Hissar	22000
106.	5 Defence	Hissar	15000
107.	5-6 P-II	Hansi	21000
108.	6 Part	Hansi	23000
109.	6	Jind	19500
110.	7	Jind	19500
111.	10	Jind	24500
112.	11	Jind	24500
113.	11 Extn.	Jind	19500
114.	8	Jind	20000
115.	9 Defence	Jind	20000
116.	20-I	Sirsa	16000
117.	20-II	Sirsa	13000
118.	M.T.S	Sirsa	14500
119.	19,20 Part-III	Sirsa	17500
120.	Sector-6	Agroha	14500
121.	M.T.S	Dabwali	12500
122.	Resi area-I,II & III	Kalanwali	11500
123.	MTS	Kalanwali	12000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
124.	Resi Area-III	Ellenabad	4500
125.	M.T.S	Adampur	21000
126.	M.T.S	Ratia	22500
127.	M.T.S	Bhattu	17000
128.	M.T.S	Tohana	22000
	(D)	Admn. Panchkula	
129.	1 Part	Ambala	33500
130.	7	Ambala	55500
131.	8	Ambala	23500
132.	9	Ambala	23500
133.	10	Ambala	17500
134.	26 Part	Ambala	24000
135.	27	Ambala	23500
136.	32,33,34	Ambala Cantt	13500
137.	34 Part	Ambala	24500
138.	MTS	Guhla-Cheeka	19500
139.	17	Jagadhari	44000
140.	15	Jagadhari	29000
141.	18 -P-I	Jagadhari	30500
142.	18-P-II	Jagadhari	26500
143.	17 P-II	Jagadhari	23000
144.	2 MDC	Panchkula	54500
145.	6 MDC	Panchkula	72000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
146.	4 MDC	Panchkula	65000
147.	2	Panchkula	77000
148.	4	Panchkula	77000
149.	6	Panchkula	82500
150.	7	Panchkula	82500
151.	8	Panchkula	82500
152.	9	Panchkula	82500
153.	10	Panchkula	82500
154.	11	Panchkula	77000
155.	12	Panchkula	80000
156.	12-A	Panchkula	80000
157.	15	Panchkula	77000
158.	17	Panchkula	77000
159.	19	Panchkula	36000
160.	21	Panchkula	68500
161.	21 P-II	Panchkula	61500
162.	21 P-III	Panchkula	56000
163.	23	Panchkula	52000
164.	25	Panchkula	66000
165.	26	Panchkula	66000
166.	27	Panchkula	61500
167.	28	Panchkula	61500
168.	31	Panchkula	61500



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Sr. No.	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
169.	27,28, 30	Pinjore	36000
170.	4	Naraingarh	19500
171.	2	Kurukshetra	18500
172.	3	Kurukshetra	18500
173.	4-II	Kurukshetra	18500
174.	4& 30-P	Kurukshetra	18500
175.	5	Kurukshetra	22000
176.	8	Kurukshetra	18500
177.	18	Kaithal	19000
178.	21	Kaithal	19000
179.	19 P-II/20	Kaithal	26500
180.	MTS	Kaithal	9500
181.	MTS	Pundri	11000
182.	MTS	Pehowa	21500
183.	4&5	Karnal	28000
184.	6	Karnal	37000
185.	7	Karnal	38000
186.	8-II	Karnal	38000
187.	8&9	Karnal	38000
188.	8 P-I	Karnal	38000
189.	12-II	Karnal	38000
190.	14-II	Karnal	38000
191.	16	Karnal	34000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
192.	32 & 9 (PART)	Karnal	38000
193.	33P	Karnal	38000
194.	1	Taraori	26500
	(E)	Admn. Rohtak	
195.	2	Bahadurgarh	33000
196.	9,9A	Bahadurgarh	35000
197.	13	Bahadurgarh	22000
198.	11	Bahadurgarh	19000
199.	10	Bahadurgarh	22000
200.	7	Gohana	23500
201.	6	Jhajjar	20000
202.	9	Jhajjar	19000
203.	6	Panipat	20500
204.	7&8	Panipat	18000
205.	11	Panipat	68500
206.	12	Panipat	68500
207.	13-17	Panipat	26500
208.	18	Panipat	25000
209.	24	Panipat	23000
210.	25, P-II	Panipat	41500
211.	40	Panipat	15000
212.	1	Rohtak	48000
213.	2 PART	Rohtak	38500

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Sr. No	Sector	Urban Estate	Approved rate for the year 2019-20 (₹ in per sqr. Mtr.)
1	2	3	4
214.	2, 3 PART	Rohtak	29000
215.	4 Part	Rohtak	29000
216.	6	Rohtak	38500
217.	5	Rohtak	38500
218.	7 & 8	Sonapat	29500
219.	12	Sonapat	32500
220.	13 PART	Sonapat	24000
221.	14	Sonapat	35500
222.	15	Sonapat	34500
223.	15 P- II, III, IV	Sonapat	34500
224.	15 Part & 16 Part	Sonapat	34500
225.	23	Sonapat	20500
226.	58	Sonapat	24000
227.	8 & 19	Sonapat	29500
228.	Aswarpur /patla (RGEC)	Sonapat	19000

It has further clarified that:-

- 3(i) **Sale by allotment:-** The above prices are applicable in respect of 8 Marla, 10 Marla & 14 Marla plots. 10% extra is to be added for 1 kanal plots, similarly to be reduced by 10% for plots less than 8 Marla.
- 3(ii) **Sale by e-auction:-** The Pradhikaran in its 118<sup>th</sup> meeting vide agenda item No. 19 has approved that the reserve price for all auctionable properties will be the Collector rate of the similar sites in the respective sector and accordingly instruction no. 62 have been issued vide this office letter no. HUDA-CCF-AO-I-Acctt-I/2019/130715-16 dated 22.07.2019 and will be applicable for all e-auctions to be held till 31.12.2019.

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- 3(iii) The sale of 'GP' (General Preference), 'P' (Preferential) and 'SP' (Special Preferential) shall be sold through open auction as circulated by memo No.UB-A-6-2016/46590-91 dated 11.08.2016.
- 3(iv) 10% extra is to be added for corner plots, if any.
- 3(v) The above rates at Sr.No.2 above are applicable for the Old FAR.
4. **The Nodal Rate for the residential plots will also be applicable for Group Housing Societies to be sold in future by allotment to the Government/Boards/Corporations.**
- 5.1 Attention is also invited to the instructions issued by the O/o CTP,HSVP vide memo. no. CTP/SB/Policy File-1/25022 dated 15.7.2016 about the adoption of Haryana Building code 2016 in HSVP and availability of additional FAR on payment of charges in case of residential plots.
- 5.2 Another policy guidelines have been issued by O/o Administrator, HSVP (H.Q) vide memo no. UB-A-6-2016/46585\*86 dated 11.08.2016 followed by memo.no.UB-A-6-2017/11878 dated 19.01.2017 notifying that in future, disposal of left out residential plots kept for last 5 years (excluding plots reserved for oustees) shall be by open auction. Such sale including oustees plots, shall be at the old FAR existing prior to implementation of Haryana Building Code, 2016 and additional FAR permissible under Haryana Building Code, 2016, shall have to be purchased separately by the allottee on payment of charges as approved by the Govt. from time to time. The existing rates for purchase as circulated vide memo. no. CTP/SB/Policy File-1/25022 dated 15.07.2016 are as below:-

Plot Size	Max. permissible coverage on each floor	FAR			Zone potential/Rate of purchasable FAR in ₹					
		Existing	Additional Purchasable	Total	Hyper	High-1	High-2	Medium	Low-I	Low-II
Upto 3-Marla	66	1.65	0.33	1.98	Nil	Nil	Nil	Nil	Nil	Nil
4-marla	66	1.65	0.33	1.98	1615	1295	970	810	650	485
6-Marla	66	1.45	0.53	1.98	2155	1725	1295	1080	865	650
8-Marla	66	1.45	0.53	1.98	2425	1885	1455	1240	970	755
10-marla	66	1.45	0.53	1.98	2690	2155	1615	1345	1080	810
14-Marla	60	1.30	0.50	1.80	3770	3015	2260	1885	1510	1130
1-kanal	60	1.20	0.60	1.80	5380	4305	3230	2690	2155	1615
2-kanal	60	1.00	0.80	1.80	8070	6460	4845	4035	3230	2425

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5.3 The potential Zones is as prescribed by the DGTCP office vide memo. No. 8/ 2/ 2016-2TCP dated 11.02.2016 on the subject indexation of mechanism for calculation of EDC for various potential zones in the State, as below:-

Sr.No	Potential Zones	
1.	Area forming part of the development plan of Gurugram-Manesar Urban Complex	Hyper
2.	Areas forming part of development plan of Faridabad-Ballabgarh Urban Complex, Part of Sohna Development Plan falling in Gurugram District, Areas forming part of development plan of Gwal Pahari.	High-1
3.	Periphery Controlled Areas of Panchkula, Sonipat-Kundli Urban Area Complex & Panipat.	High-II
4.	Areas forming part of development plan of Karnal, Ambala, Kurukshetra, Bahadurgarh, Hissar, Rohtak , Rewari, Bawal Palwal, Yamuna Nagar-Jagadhari Dharuhera, Prithla Ganaur, Hodal, the Urban Areas declared under clause(0) of Section 2 of the Haryana Development and Regulation of Urban Areas Act.1975 (8 of 1975) to cover the Controlled Areas declared under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act.1963 (Punjab Act 41 of 1963) in Faridabad District(excluding the Controlled Areas of Faridabad-Ballabgarh Complex and Oil Refinery Panipat (Baholi) in Panipat District.	Medium
5.	Bhiwani, Fatehabad, Jind, Kaithal Mahendergarh & Narnaul, Sirsa and Jhajjar	Low-I
6.	Gharaundha, Hansi, Assandh, Indri, Naraingarh, Narwana, Nilokheri-Taraori Ratia, Shahabad, Tohana, Talwandi Rana and any other town not appearing in any of the potential zone.	Low-II

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- 6.1 The sale of plots in new residential sectors to be floated in future shall be done as per the increased FAR permissible under the Haryana Building Code, 2016 as below:-

Plot Size	Maximum permissible coverage on each floor	Total
Upto 3-Marla	66	1.98
4-Marla	66	1.98
6-Marla	66	1.98
8-Marla	66	1.98
10-Marla	66	1.98
14-Marla	60	1.80
1- Kanal	60	1.80
2-Kanal	60	1.80

- 6.2 The sale (reserve price/tentative price) price should be calculated by adding the applicable rates for additional purchasable FAR notified by the office of DGTCP to the rates arrived at for the respective plot size on the basis of Sr.No.2 and 3 above, rounded off to next higher multiple of ₹500/-.
7. The additional price on account of Enhanced Compensation shall be added extra to the tentative price, in case of sale by allotment.
8. The above rate will be applicable only in case for sale by way of allotment
9. The above rates are valid upto 31.03.2020.
10. In case of sale of plots by allotment (i.e. not by auction), the allottee shall be liable to pay additional price (if determined in future under regulation 2(b) of Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978) on account of enhancement.
11. This issues with the approval of Hon'ble C.M, Haryana vide orders dated 05.09.2019.

  
Accounts Officer  
for Chief Administrator,  
HSVP, Panchkula

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