

Haryana Urban Development Authority, Panchkula.

No.HUDA.CCF.Acctt-I-2016/ 68892

Dated: 14.9.16

To

1. All the Administrators,
HUDA (in the State)
2. Chief Town Planner,
HUDA, Panchkula.
3. HUDA Website (under Policies -->Finance Wing)

Subject: Fixation of Reserve Price/Rates of Residential Plots in various Urban Estates of HUDA for the year 2016-17.

1. Please refer to the subject cited above.
2. The nodal reserve price for the sale of residential plots to be sold by way of auction and nodal tentative price for allotment to the oustees in various Urban Estates of HUDA for the year 2016-17 as follows:-

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ in per sqr mtr)
1.	2	Faridabad	21000
2.	3	Faridabad	20500
3.	4	Faridabad	20500
4.	7	Faridabad	24500
5.	8	Faridabad	28500
6.	9	Faridabad	35000
7.	14,	Faridabad	58500
8.	18-a	Faridabad	33000
9.	28	Faridabad	33500
10.	15	Faridabad	59500
11.	15-a	Faridabad	45500
12.	16	Faridabad	49000
13.	17	Faridabad	40500
14.	21-c-i-ii	Faridabad	48500

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
15.	21-d	Faridabad	33000
16.	21-c P-I & p-ii	Faridabad	48500
17.	21-c,iii	Faridabad	48500
18.	21 a	Faridabad	31000
19.	21 b	Faridabad	28500
20.	31	Faridabad	30000
21.	44 & 47	Faridabad-(1K)	14500
22.		Faridabad-(2K)	15000
23.	44-47	Faridabad GardenVilla	14500
24.	45	Faridabad	26500
25.	46	Faridabad	31500
26.	48	Faridabad	26500
27.	55	Faridabad	17500
28.	56-56A	Faridabad	23000
29.	62	Faridabad	17000
30.	64	Faridabad	14500
31.	65	Faridabad	16500
32.	76-77-78	Faridabad	27500
Palwal			
33.	2	Palwal	8500
34.	12	Palwal	16000
B) Administrator Gurgaon			
Dharuhera			
35.	4-A	Dharuhera	33500

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqm mtr)
36.	6-P--I	Dharuhera	33500
37.	6-P--II	Dharuhera	33500
Gurgaon			
38.	1 & 2	Gurgaon	48000
39.	3 (P)	Gurgaon	48000
40.	4	Gurgaon	48000
41.	5	Gurgaon	48000
42.	6(P)	Gurgaon	56000
43.	7 & 7 Extn.	Gurgaon	48000
44.	9	Gurgaon	48000
45.	9A	Gurgaon	48000
46.	10	Gurgaon	48000
47.	10-A	Gurgaon	48000
48.	12A	Gurgaon	48000
49.	14 & 17	Gurgaon	72000
50.	15-I	Gurgaon	72000
51.	15-II	Gurgaon	72000
52.	21	Gurgaon	53000
53.	22	Gurgaon	53000
54.	23-23A	Gurgaon	53000
55.	27	Gurgaon	96000
56.	28	Gurgaon	96000
57.	30(P)	Gurgaon	96000
58.	31-32A	Gurgaon	96000
59.	38	Gurgaon	81500
60.	39	Gurgaon	77000

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
61.	41 (P)	Gurgaon	81500
62.	42	Gurgaon	96000
63.	43	Gurgaon	96000
64.	45	Gurgaon	77000
65.	46	Gurgaon	77000
66.	47	Gurgaon	77000
67.	49-50	Gurgaon	77000
68.	51	Gurgaon	77000
69.	52	Gurgaon	77000
70.	55-56	Gurgaon	77000
71.	57	Gurgaon	77000
72.	Pataudi	Gurgaon	19000
73.	Govt. Land Scheme	Carter puri 23-23 A, Gurgaon	44000
Kosli			
74.	MTS	Kosli	19500
Narnaul			
75.	1 P-I	Narnaul	24000
76.	1 P -II	Narnaul	19500
Rewari			
77.	3 P-I	Rewari	48000
78.	3 P- II	Rewari	48000
79.	4 & 10	Rewari	38500
80.	18	Rewari	22000
81.	19	Rewari	22000
82.	5	Rewari	38500/-
83.	7	Rewari	22000
84.	M.T.S	Rewari	43500

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
C) Administrator			
Hissar			
Bhiwani			
85.	13	Bhiwani	14500
86.	23	Bhiwani	13000
87.	M.T.S	Bhiwani	12500
88.	BAWANI KHERA	Bhiwani	4000
Fatehabad			
89.	3(P)	Fatehabad	12000
90.	3 P-II	Fatehabad	12000
91.	Sec 11 Part	Fatehabad	20000
92.	M.T.S	Fatehabad	32000
Hissar			
93.	1 & 4	Hissar	12500
94.	9 & 11	Hissar	13000
95.	13	Hissar	20000
96.	13 P-II	Hissar	20000
97.	14(P)	Hissar	20500
98.	15	Hissar	16000
99.	16 & 17 (Part)	Hissar	16000
100.	Police Lines	Hissar	24000
101.	Mela Ground	Hissar	9000

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
102.	3P, 5	Hissar	18500
103.	5 Defence	Hissar	12500
104.	Sec8 & 9 (Part)	Hissar	19500
105.	14 P(I) & 33 P(I)	Hissar	19500
106.	Charkhi Dadri 8 & 9	Charkhi Dadri	16000
107.	7	Safidon	17500
Hansi			
108.	5-6 (Part-II)	Hansi	17500
109.	6(P)	Hansi	19500
Jind			
110.	6	Jind	12500
111.	7	Jind	16000
112.	10	Jind	21000
113.	11	Jind	21000
114.	11(extn)	Jind	13500
115.			
116.	8	Jind	13500
117.	9(defence)	Jind	14000
Sirsa			
118.	20-I	Sirsa	13500
119.	20-II	Sirsa	9000
120.	M.T.S	Sirsa	10000
121.	19,20 (Part-III)	Sirsa	15000

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
Agroha			
122.	Sector-6	Agroha	12000
M.T.S Area			
Dabwali			
123.	M.T.S	Dabwali	5000
Kalanwali			
124.	Resi rea-I, II & III	Kalanwali	9000
125.		M.T.S Kanlanwali	10000
Ellenabad			
126.	Resi Area-III	Ellenabad	3500
Adampur			
127.	M.T.S	Adampur	17500
Ratia			
128.	M.T.S	Ratia	19000
Bhattu			
129.	M.T.S	Bhattu	14500
Tohana			
130.	M.T.S	Tohana	18500
D) Adminiatrator Panchkula			
Ambala			
131.	1 (P)	Ambala	28500
132.	7	Ambala	48000
133.	8	Ambala	20000
134.	9	Ambala	20000

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
135.	10	Ambala	14000
136.	26(part)	Ambala	20500
137.	34(part)	Ambala	21000
138.	27(part)	Ambala	20000
Ambala Cantt			
139.	32,33,34	Ambala Cantt	11000
Guhla-Cheeka			
140.	MTS	Guhla-Cheeka	9500
Jagadhari			
141.	15	Jagadhari	18500
142.	17	Jagadhari	24000
143.	18 -PII	Jagadhari	18500
144.	17-II	Jagadhari	16000
Panchkula			
145.	2MDC	Panchkula	38500
146.	6MDC	Panchkula	52000
147.	4MDC	Panchkula	48000
148.	11	Panchkula	48000
149.	12	Panchkula	68000
150.	12-A	Panchkula	68000
151.	15	Panchkula	72000
152.	17	Panchkula	58000
153.	19	Panchkula	28000
154.	21(P-III)	Panchkula	40000
155.	21	Panchkula	58000
156.	21 P-II	Panchkula	58000
157.	23	Panchkula	32000

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
158.	25	Panchkula	56000
159.	26	Panchkula	56000
160.	27	Panchkula	52000
161.	28	Panchkula	52000
162.	31	Panchkula	52000
Taraori			
163.	1	Taraori	22500
Pinjore			
164.	27,28 &30	Pinjore	30500
Naraingarh			
165.	4	Naraingarh	16500
Kurukshetra			
166.	2	Kurukshetra	14000
167.	3	Kurukshetra	14000
168.	4-II	Kurukshetra	16000
169.	4& 30-P	Kurukshetra	14000
170.	5	Kurukshetra	16000
171.	8	Kurukshetra	14500
Kaithal			
172.	18	Kaithal	16500
173.	21	Kaithal	16500
174.	19 P-II/20	Kaithal	22500
175.	20	Kaithal	22500
176.	MTS	Kaithal	8000

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
Pundri			
177.	MTS	Pundri	9000
Pehowa			
178.	MTS	Pehowa	6500
179.	1 (Part)	Pehowa	14000
Karnal			
180.	4&5	Karnal	24000
181.	6	Karnal	32000
182.	7	Karnal	33000
183.	8-II	Karnal	33000
184.	8&9	Karnal	33000
185.	8(P-I)	Karnal	33000
186.	12-II	Karnal	33000
187.	14-II	Karnal	33000
188.	16	Karnal	29000
189.	32 & 9 (PART)	Karnal	33000
190.	33 (part)	Karnal	33000
E) Admininstrator Rohtak			
Bahadurgarh			
191.	2	Bahadurgarh	29000
192.	9,9A	Bahadurgarh	33500
193.	13	Bahadurgarh	21500
194.	10	Bahadurgarh	20000
195.	11	Bahadurgarh	21500

Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
Gohana			
196.	7	Gohana	14000
Jhajjar			
197.	6	Jhajjar	18000
198.	9	Jhajjar	18000
Panipat			
199.	6	Panipat	13000
200.	7&8	Panipat	13000
201.	11&12 PART-I	Panipat	58000
202.	11&12 PART-II	Panipat	58000
203.	12	Panipat	22000
204.	13-17	Panipat	15500
205.	18	Panipat	15500
206.	24	Panipat	15000
207.	40	Panipat	10000
Rohtak			
208.	1	Rohtak	30000
209.	2 PART	Rohtak	22000
210.	2,3 PART	Rohtak	22000
211.	2,3&4	Rohtak	18000
212.	27	Rohtak	16000
213.	4 PART	Rohtak	18000
214.	5 & 6	Rohtak	18000
215.	5	Rohtak	18000

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Sr.No.	Sector	Urban Estate	Approved rate for the year 2016-17 (₹ per sqr mtr)
Sonepat			
216.	7 & 8	Sonepat	18000
217.	12	Sonepat	17500
218.	13 PART	Sonepat	16500
219.	14	Sonepat	18500
220.	15	Sonepat	20000
221.	15 P-II, III	Sonepat	20000
	& IV		
222.	15 PART & 16 PART	Sonepat	20000
223.	23	Sonepat	13000
224.	58	Sonepat	20000
225.	8 & 19	Sonepat	23000
226.	Aswarpur /patla (R GEC)	Sonepat	16000

It has further clarified that:-

- 3 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.
- 4 10% extra is to be added for corner plot if any.
- 5 The above rates at Sr.No.2 above are applicable the Old FAR.
- 6 Attention is also invited to the instructions issued by the O/o CTP,HUDA vide memo. no. CTP/SB/Policy File-1/25022 dated 15.7.2016 about the adoption of Haryana Building code 2016 in HUDA and availability of additional FAR on payment of charges in case of residential plots.

- 7.1 Another policy guidelines have been issued by O/o Administrator, HUDA (H.Q) vide memo.no.UB-A-6-2016/46585-86 dated 11.8.2016 notifying that in future, disposal of left out residential plots kept for last 10 years (excluding plots reserved for oustees) shall be by open option. 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 15.7.2016 are as below:-

Plot Size	Max. permissible cover age 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

- 7.2 The potential Zones shall be 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 gurgaon-Manesar Urban Complex	Hyper
2.	Areas forming part of development plan of Faridabad-Ballabgarh Urban Complex, Part of Sohna Development Plan falling in Gurgaon 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 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- Ballabhgarh Complex and Oil Refinery Panipat (Baholi) in Panipat District.	Medium
5.	Bhiwani, Fatehabad, ind, Kaithal Mahendergarh & Narnaul, Sirsa and Jhajjar	Low-I
6.	Gharaundha, Hansi, Assandh, Indri, Naraubgarg, Narwana, Nilokheri-Taraori Ratia, Shahabad, Tohana, Talwandi Rana and any other town not appearing in any of the potential zone.	Low-II

8. The sale of 'GP' (General Preference), 'P' (Preferential) and 'SP' (Special Preferential) shall be through open auction as circulated by memo No.UB-A-6-2016/46590-91 dated 11.08.2016.

9.1 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

9.2 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/-.

10. The above rates are valid upto 31.3.2017.
11. 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.

This issues with approval of Hon'ble C.M. Haryana.

C.C:

0/c
Accounts officer
for Chief Administrator,
HUDA, Panchkula

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