

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

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-2018/ 82612

Dated: 26/4/18

Subject:- Fixation of Rates/Reserve Price of Residential Plots and Group Housing Societies in various Urban Estate of HSVP for the year 2018-19.

1. Please refer to the subject cited above.
2. The reserve price for the sale of residential plots and Group Housing Societies to be sold by way of auction and nodal tentative price for allotment to the oustees in various urban Estates of HSVP for the year 2018-19 is as follows:-

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
	(A)	Admn. Faridabad	
1.	2	Faridabad	32500
2.	3	Faridabad	43500
3.	4	Faridabad	43500
4.	7	Faridabad	43500
5.	8	Faridabad	43500
6.	9	Faridabad	49000
7.	14	Faridabad	65000
8.	18/18-A	Faridabad	54000
9.	28	Faridabad	54000
10.	15	Faridabad	70500
11.	15-A	Faridabad	54000

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
12.	16	Faridabad	59500
13.	16-A	Faridabad	54000
14.	17	Faridabad	59500
15.	21-C-I-II-III	Faridabad	65000
16.	21-D	Faridabad	54000
17.	19	Faridabad	54000
18.	21 A	Faridabad	38000
19.	21 B	Faridabad	38000
20.	30	Faridabad	59500
21.	31	Faridabad	59500
22.	37	Faridabad	65000
23.	45	Faridabad	45500
24.	46	Faridabad	49000
25.	48	Faridabad	32500
26.	55	Faridabad	32500
27.	56-56A	Faridabad	27000
28.	62	Faridabad	25000
29.	64	Faridabad	25000
30.	65	Faridabad	25000
31.	76, 77 & 78	Faridabad	30000
32.	2	Palwal	19500
33.	12	Palwal	19500
	(B)	Admn. Gurugram	
34.	4-A	Dharuhera	36000

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
35.	6-P-I	Dharuhera	36000
36.	6-P-II	Dharuhera	36000
37.	1 & 2	Gurugram	53000
38.	3 Part	Gurugram	53000
39.	4	Gurugram	53000
40.	5	Gurugram	53000
41.	6 Part	Gurugram	62000
42.	7 & 7 Extn.	Gurugram	53000
43.	9	Gurugram	53000
44.	9A	Gurugram	53000
45.	10	Gurugram	53000
46.	10-A	Gurugram	53000
47.	12A	Gurugram	53000
48.	14 & 17	Gurugram	79500
49.	15-I	Gurugram	79500
50.	15-II	Gurugram	79500
51.	21	Gurugram	58500
52.	22	Gurugram	58500
53.	23-23A	Gurugram	58500
54.	27	Gurugram	88000
55.	28	Gurugram	88000
56.	30(P)	Gurugram	88000
57.	31-32A	Gurugram	88000

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
58.	37C	Gurugram	46500
59.	38	Gurugram	79500
60.	39	Gurugram	77000
61.	40	Gurugram	79500
62.	41 (P)	Gurugram	77000
63.	42	Gurugram	88000
64.	43	Gurugram	88000
65.	45	Gurugram	77000
66.	46	Gurugram	77000
67.	47	Gurugram	85000
68.	49-50	Gurugram	77000
69.	51	Gurugram	77000
70.	52	Gurugram	77000
71.	55-56	Gurugram	77000
72.	57	Gurugram	77000
73.	110A	Gurugram	41000
74.	Pataudi	Gurugram	21000
75.	MTS	Kosli	21000
76.	1 P-I	Narnaul	23000
77.	1 P -II	Narnaul	19000
78.	3 P-I	Rewari	51000
79.	3 P- II	Rewari	51000
80.	4 & 10	Rewari	41000
81.	18	Rewari	22500

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
82.	19	Rewari	22500
83.	5	Rewari	37500
84.	7	Rewari	21500
85.	N.M.T.	Rewari	45000
	(C)	Admn. Hissar	
86.	13	Bhiwani	19500
87.	23	Bhiwani	17000
88.	M.T.S	Bhiwani	20500
89.	BAWANI KHERA	Bhiwani	5000
90.	3 Part	Fatehabad	13000
91.	3 P-II	Fatehabad	13000
92.	M.T.S	Fatehabad	34000
93.	11 P	Fatehabad	21500
94.	1 & 4	Hissar	13500
95.	9 & 11	Hissar	14000
96.	13	Hissar	21500
97.	13 P-II	Hissar	21500
98.	14 P	Hissar	22000
99.	14 P-I	Hissar	23500
100.	33 P-I	Hissar	23500
101.	15	Hissar	17000
102.	16 & 17 Part	Hissar	17000
103.	Police Lines	Hissar	26500
104.	Mela Ground	Hissar	13000

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
105.	3P, 5	Hissar	20000
106.	5 Defence	Hissar	13500
107.	5-6 P-II	Hansi	19000
108.	6 Part	Hansi	21000
109.	6	Jind	13500
110.	7	Jind	17000
111.	10	Jind	22500
112.	11	Jind	22500
113.	11 Extn.	Jind	14500
114.	8	Jind	14500
115.	9 Defence	Jind	15000
116.	20-I	Sirsa	14500
117.	20-II	Sirsa	10000
118.	M.T.S	Sirsa	11000
119.	19,20 Part-III	Sirsa	16000
120.	Sector-6	Agroha	13000
121.	M.T.S	Dabwali	5500
122.	Resi area-I,II & III	Kalanwali	10000
123.	MTS	Kalanwali	11000
124.	Resi Area-III	Ellenabad	4000
125.	M.T.S	Adampur	19000
126.	M.T.S	Ratia	20500
127.	M.T.S	Bhattu	15500
128.	M.T.S	Tohana	20000

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
	(D)	Admn. Panchkula	
129.	1 Part	Ambala	30500
130.	7	Ambala	51000
131.	8	Ambala	21500
132.	9	Ambala	21500
133.	10	Ambala	15000
134.	26 Part	Ambala	22000
135.	27	Ambala	21500
136.	32,33,34	Ambala Cantt	12000
137.	34 Part	Ambala	22500
138.	MTS	Guhla-Cheeka	10500
139.	17	Jagadhari	40500
140.	15	Jagadhari	26500
141.	18 -P-I	Jagadhari	28000
142.	18-P-II	Jagadhari	24000
143.	17 P-II	Jagadhari	21000
144.	2 MDC	Panchkula	50000
145.	6 MDC	Panchkula	65000
146.	4 MDC	Panchkula	59500
147.	2	Panchkula	70500
148.	4	Panchkula	70500
149.	6	Panchkula	76000
150.	7	Panchkula	76000
151.	8	Panchkula	76000

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
152.	9	Panchkula	76000
153.	10	Panchkula	76000
154.	11	Panchkula	70500
155.	12	Panchkula	73500
156.	12-A	Panchkula	73500
157.	15	Panchkula	70500
158.	17	Panchkula	70500
159.	19	Panchkula	30500
160.	21	Panchkula	63000
161.	21 P-II	Panchkula	56500
162.	21 P-III	Panchkula	43500
163.	23	Panchkula	35000
164.	25	Panchkula	60500
165.	26	Panchkula	60500
166.	27	Panchkula	56500
167.	28	Panchkula	56500
168.	31	Panchkula	56500
169.	27,28, 30	Pinjore	33000
170.	4	Naraingarh	17500
171.	2	Kurukshetra	17000
172.	3	Kurukshetra	17000
173.	4-II	Kurukshetra	17000
174.	4& 30-P	Kurukshetra	17000
175.	5	Kurukshetra	19500

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
176.	8	Kurukshetra	17000
177.	18	Kaithal	17500
178.	21	Kaithal	17500
179.	19 P-II/20	Kaithal	24000
180.	MTS	Kaithal	8500
181.	MTS	Pundri	10000
182.	MTS	Pehowa	19500
183.	4&5	Karnal	25500
184.	6	Karnal	34000
185.	7	Karnal	35000
186.	8-II	Karnal	35000
187.	8&9	Karnal	35000
188.	8 P-I	Karnal	35000
189.	12-II	Karnal	35000
190.	14-II	Karnal	35000
191.	16	Karnal	31000
192.	32 & 9 (PART)	Karnal	35000
193.	33P	Karnal	35000
194.	1	Taraori	24000
	(E)	Admn. Rohtak	
195.	2	Bahadurgarh	30000
196.	9,9A	Bahadurgarh	32000
197.	13	Bahadurgarh	17000
198.	11	Bahadurgarh	16000

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
199.	10	Bahadurgarh	18500
200.	7	Gohana	21500
201.	6	Jhajjar	15000
202.	9	Jhajjar	13000
203.	6	Panipat	18500
204.	7&8	Panipat	16500
205.	11	Panipat	63000
206.	12	Panipat	63000
207.	13-17	Panipat	24000
208.	18	Panipat	23000
209.	24	Panipat	21000
210.	25, P-II	Panipat	38000
211.	40	Panipat	13500
212.	1	Rohtak	35000
213.	2 PART	Rohtak	23500
214.	2, 3 PART	Rohtak	23500
215.	4 Part	Rohtak	20500
216.	6	Rohtak	20500
217.	5	Rohtak	19500
218.	7 & 8	Sonepat	27000
219.	12	Sonepat	29500
220.	13 PART	Sonepat	22000
221.	14	Sonepat	32500
222.	15	Sonepat	31500

Sr. No	Sector	Urban Estate	Approved rate for the year 2018-19 (₹ in per sqr. Mtr.)
1	2	3	4
223.	15 P- II, III, IV	Sonepat	31500
224.	15Part & 16 Part	Sonepat	31500
225.	23	Sonepat	18500
226.	58	Sonepat	22000
227.	8 & 19	Sonepat	27000
228.	Aswarpur /patla (RGEC)	Sonepat	17500

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 plots to be sold by way of e-auction, reserve price of which will be taken equal to nodal price as above for all plots irrespective of their sizes.
- 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/Reserve Price for the residential plots will also be applicable for Group Housing Societies to be sold in future by e - e-auction or for 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 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

- 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 ,	Medium

	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-Ballabhgarh Complex and Oil Refinery Panipat (Baholi) in Panipat District.	
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

- 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 DGTOP** 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 rates are valid upto 31.03.2019.
9. 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.
10. This issues with the approval of Hon'ble C.M, Haryana vide orders dated 17.04.2018


Accounts Officer
for Chief Administrator
HSVP, Panchkula. 

CC:-

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