

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 10/2/2020

Sr. No.	Village Name	Musli No.	Rate for the year of Agriculture Land (Rs. Per Acre)	Rate for the year Residential (Rs. Per Sq. Yards. Other Than Sector/Lease Area)	Rate for the Year 2018-19		Rate for the Year 2019-20		Rate for the Year 2019-20 2nd Half		% Decrease	
					Commercial (Rs. Per Sq. Yards)	Major Roads	Commercial (Rs. Per Sq. Yards)	Major Roads	Commercial (Rs. Per Sq. Yards)	Major Roads		
1	INSIDE R-ZONE, Commercial, Institutional & Industries Area	6/1/14/2/1 to 18/2, 23min 24/1 to 25.	14535000	6900	12500	NA	NA	20000000	6900	12500	NA	NA
		7/1/3/2/2/1 to 4/1,7/2 to 26.										
		8/1/2/1/min.										
		17/1/1/1/1 1/2/2 9/1 to 12/2/2 18/2 to 21 23/1/1/1 23/2/2.										
		18/1/1/1 to 25.										
		19/3 to 9 12/1 to 26.										
		21/1/506.										
		22/1/1/1 to 10/3 12/1 to 18 24/1 to 25/2/2 to.										
		23/1/1 to 14/1/2 19/2/1 to 27.										
		24/1/1/1 1/2 2/1 10/1/1 17 to 20/1 13/2/1 to 14/2 25/1.										
		31/1/10/2 11/1 19/2/1 to 22/1.										
		32/1/5/1/1 6/2 15/1 to 36 38										
		33/1/2 to 9/11/1 to 27/2										
		34/1/5/1 16 25/2.										
		35/1/5 6 15 16.										
		36/1/1 to 20/2 22 to 26.										
		37/1/1 to 25/2										
38/1/2/1 2/2 8/1 to 13/2 18/1/1/1 to 24/1												
40/1/20/1 to 21/2.												
41/1/1 to 20/2 22 to 25.												
42/1/1/1 to 16/2 18 19.												
43/1/3/1/1 to 7 15.												
44/1/40 to 5/2.												
45/1/1/1 11/2												
Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area		13000000	6900	12500	NA	NA	13000000	6900	12500	NA	NA
2	Baghanki	Total Area Outside R Zone	4743000	4400	7900	NA	NA	4743000	4400	7900	NA	NA
3	Bar Gurjar	Total Area Outside R Zone	5928750	4000	7900	NA	NA	5928750	4000	7900	NA	NA
4	Baslamhi	Total Area Outside R Zone	6324000	5600	10200	NA	NA	6324000	5600	10200	NA	NA
5	Bhokarka	Total Area Outside R Zone	5593000	3200	8000	NA	NA	5593000	3200	8000	NA	NA
6	Bhora Khurd	Total Area Outside R Zone	5593000	3200	8000	6991250	NA	5593000	3200	8000	6991250	NA
7	Bhuddka	Total Area Outside R Zone	5652500	3200	8100	NA	6217750	5652500	3200	8100	NA	6217750
8	Bilaspur	Total Area Outside R Zone	9069500	6600	28900	11336875	NA	9069500	6600	28900	11336875	NA
9	Binoia	Total Area Outside R Zone	8245000	5800	7400	10306250	NA	8245000	5800	7400	10306250	NA
10	Chandla Durgewas	Total Area Outside R Zone	6664000	5800	7500	NA	NA	7330400	5800	7500	NA	NA
11	Dhodri	Total Area Outside R Zone	5593000	3200	8000	NA	NA	5593000	3200	8000	NA	NA
12	Fakampur	Total Area Outside R Zone	5957000	4400	8800	NA	NA	6552700	4400	8800	NA	NA
13	Fazalwar	Total Area Outside R Zone	8976000	6500	12300	11220000	9873600	9873600	6500	12300	12342000	10860960
14	Gwallar	Total Area Outside R Zone	8160000	6500	14700	NA	NA	8160000	6500	14700	NA	NA
15	Kasan	Total Area Outside R Zone	8882500	7300	14500	NA	NA	8882500	7300	14500	NA	NA
16	Kharhart	Total Area Outside R Zone	5605000	5200	6100	NA	NA	5605000	5200	6100	NA	NA
17	Kherdi	Total Area Outside R Zone	5712000	4500	8200	NA	NA	5712000	4500	8200	NA	NA

9

COLLECTOR RATE OF THRSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 10/2/2020

18	INSIDE R-ZONE: Commercial, Institutional & Industries Area	31/1 to 25	17314500	9900	28900	21643125	NA	25000000	9900	28900	31250000	NA	25000000	9900	28900	31250000	NA	
		32/1/1/1 to 25																
		41/1 to 25																
		44/1 to 25																
		51/1/1 to 22																
		52/1 to 25																
		56/1 to 5																
		57/1 to 25																
		59/1/1/1 to 26																
		42/1/10/1, 10/2, 11/1, 11/2, 11/2, 11/2, 19 to 22																
		43/1 to 25																
		50/2/1 to 9/2, 12/1 to 19/2, 22 to 25																
		49/1 to 25																
		48/1 to 4, 8 to 13, 18 to 23																
		58/2, 16 to 19, 21 to 25																
		60/1 to 3, 9 to 12, 19 to 22																
		63/10, 11, 20																
		64/1 to 25																
65/1 to 10, 12 to 18, 25																		
67/2 to 8, 14																		
45/1/1, 1/2, 3, 4, 7 to 14, 17 to 24																		
30/1/9, 20/1, 20/2/1, 20/2/2, 11																		
24/20 to 22																		
23/3/1/1, 3/1/2, 3/1/3/2/1, 3/2/2, 7 to 9, 12 to 18, 24 to 53/16, 24, 25																		
13/2, 3 to 9, 12 to 18, 24, 25/1, 25/2																		
12/1, 17 to 25																		
24/1 to 10, 12 to 18, 24, 25																		
25/1 to 25																		
26/1 to 14, 17 to 23																		
Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area																	
19	Khohi	Total Area Outside R Zone	12112500	9700	17800	NA	NA	15000000	9900	28900	18750000	NA	15000000	9900	28900	18750000	NA	
20	Kukrola	Total Area Outside R Zone	9069500	6600	20600	11336875	NA	9069500	6600	20600	11336875	NA	9069500	6600	20600	11336875	NA	
21	Langra	Total Area Outside R Zone	4845000	4800	8900	NA	NA	4845000	4800	8900	NA	NA	4845000	4800	8900	NA	NA	
22	Manesar	Total Area Outside R Zone	17314500	12400	28900	21643125	NA	17314500	12400	28900	21643125	NA	17314500	12400	28900	21643125	NA	
23	Mokalwas	Total Area Outside R Zone	5605000	4200	5700	NA	NA	5605000	4200	5700	NA	NA	5605000	4200	5700	NA	NA	
24	Naharpur Kasan	Total Area Outside R Zone	14535000	12100	20200	NA	NA	14535000	12100	20200	NA	NA	14535000	12100	20200	NA	NA	
25	Nainwal	Total Area Outside R Zone	5593000	6400	12000	NA	NA	5593000	6400	12000	NA	NA	5593000	6400	12000	NA	NA	

5

10/2/2020

Naurangpur		COLLECTOR RATE OF TERISI, MANISAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 10/2/2020																				
27 INSIDE R-ZONE, Commercial, Institutional & Industries Area	4//6min, 7min, 13min to 25,	15181000	6400	16000	NA	NA	20000000	6400	16000	NA	NA	13000000	6400	16000	NA	NA	13000000	6400	16000	NA	NA	
	5//1 to 3, 8 to 25,																					
	7//11min, 12min, 19 to 23,																					
	8//1 to 4, 7min to 25,																					
	9//1 to 25,																					
	10//5min, 6min, 15min, 16min, 25min,																					
	11//5min, 6min, 15min, 16min,																					
	12//1 to 25,																					
	13//1 to 25,																					
	14//1 to 25,																					
	15//1, 2min, 8min to 13min,																					
	18//11, 19 to 23min,																					
	19//1 to 4min, 6min, 7 to 25,																					
	20//1 to 25,																					
	21//1 to 25,																					
	22//2 to 9, 12 to 18min, 23 min to 25,																					
	23//4 to 7,																					
	28//1 to 25,																					
	29//1 to 25,																					
	30//1 to 25,																					
	31//1 to 4min, 6min to 25,																					
	32//10min, 11min, 12min, 21, 22min,																					
	35//19/2, 20, 21, 21/2, 22/1, 22/2,																					
	Khasra No. 113, 114min,																					
	36//1min, 2min, 6 to 25,																					
	37//13 to 25,																					
	38//3, 9min, 12min to 16min, 23min, 24min, 25,																					
39//1 to 25min,																						
46//1 to 10min, 12 to 19, 22 to 25,																						
47//2 to 8, 13 to 18min, 23 to 25,																						
48//1 to 25,																						
49//1 to 25,																						
50//1 to 4, 6 to 25,																						
51// 11min, 12min, 17min to 25,																						
53//20min to 22min,																						
54//1min, 2min, 8min, 9min, 10 to 14min, 16min to 25,																						
55//1 to 25, 56//1 to 25,																						
57//1 to 25,																						
58//1 to 10, 11min, 12min, 13 to 16, 17min, 18min, 24min,																						
59//4min, 5, 6min,																						
69//10min, 12min, 17, 18min, 24min, 25min,																						
70//1 to 25,																						
71//1 to 25,																						
72//1 to 15, 16min, 17 to 23, 24min, 25min,																						
73//1, 2min, 9min, 10, 11min,																						
75//1, 2, 3, 4min, 8min, 9 to 12min, 19min, 20, 21min,																						
76//1 to 25,																						
77//3min, 4 to 9min, 12min, 13 to 18min, 23min, 24min, 25,																						
78//5min,																						
85//5min, 6min,																						
86//1 to 5min, 6min, 7 to 10min, 11min to 14min, 18min,																						
Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area																					

5

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 01/2/2020																	
28	Neorpur Bohra Nawada Fatehpur	Total Area Outside R Zone	5533500	4000	9500	NA	NA	5533500	4000	9500	NA	NA	5533500	4000	9500	NA	NA
		1/25,															
		27/12/1 to 13/3, 17/1 to 25,															
		3/1, 10/1 to 12, 19 to 22/2,															
		4/1, 11 to 26,															
		5/5/1 to 7, 13 to 19, 21/1 to 25/2,															
		9/1/1 to 25,															
		10/1/2/1 to 26,															
		11/1 to 2, 9 to 12, 19 to 23,															
		12/20 to 23,															
		13/1 to 6, 7/1/1 to 26,															
		14/1/1 to 25,															
		15/1/2 to 10/3, 12/1 to 25,															
		19/3 to 8/2, 13/1/1 to 18/2/2, 24/1 to 26,															
		20/1 to 26,															
		21/1/1 to 26, 46 to 47,															
		22/1/1 to 4, 8/1 to 8/2/2, 10/1/1 to 14/2, 17 to 24/2, 26,															
		23/1/1 to 3/2, 6/3, 8 to 9/3, 11/1 to 14, 17 to 24/2,															
		24/1/1/1 to 2/2, 9/1 to 12/2, 14/1 to 26, 57,															
		25/1 to 26,															
		26/2 to 7/2, 15/1 to 26, 25/1, to 25/2, 26,															
		27/5/1 to 5/2,															
		28/1 to 19, 22 to 26,															
		29/1/1/1 to 26/2,															
		30/1/1/1 to 3, 8/1 to 13/2, 19 to 22, 26,															
		31/1/1 to 2, 9 to 11, 20/1 to 21,															
		32/1/1 to 26/2,															
		33/3 to 8, 14 to 17, 25 to 25/2,															
		34/5/1 to 5/2,															
		35/1/1 to 14/2, 17 to 19, 23,															
		36/1, 2/1/min, 2/min, 9/min, 10/min, 11/min,															
		37/15/1, 15/2,															
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area						14000000	12100	24200	NA	NA	14000000	12100	24200	NA	NA
30	Parasoli	Total Area Outside R Zone	5533500	4000	7900	NA	NA	5533500	4000	7900	NA	NA	5533500	4000	7900	NA	NA
31	Pathvert	Total Area Outside R Zone	5533500	6400	15800	NA	NA	5533500	6400	15800	NA	NA	5533500	6400	15800	NA	NA
32	Rathiwās	Total Area Outside R Zone	7008250	5800	14900	8760313	NA	7008250	5800	14900	8760313	NA	7008250	5800	14900	8760313	NA
33	IMT Manesar Industrial Plot				13600	NA	NA			13600	NA	NA			13600	NA	NA

5

COLLECTOR RATE OF TEHSIL MANISAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 10/12/2020													
Sl. No.	Shirawan	Total Area Outside R Zone	7715000	5700	14700	9643750	NA	7715000	5700	14700	9643750	NA	
34	Shirawan	Musli No. 1 to 140, 141min, 143 to 179, 187min to 210, 211min, 301min, 302min, 303min, 304min, 305min, 307min, 308min, 309min, 310, 311min, 312min, 620min, 621min, 622 to 639, 640min, 643min, 644, 700 to 729, 765 to 769, 772 to 795, 435 to 438, 440 to 449, 456, 457, 460, 461, 465, 466, 458, 483, 489, 490, 491, 492, 493, 494, 495, 471 to 485, 508, 510 to 524, 525min, 526min, 528min, 567min, 568 to 570, 801 to 805, 821, 822, 829, 854, 869, 870, 871, 872, 873, 874, 877, 861, 864, 855, 866, 860, 855, 856, 857, 890 to 897, 908 to 914, 920 to 923, 927, 950 to 953, 970/1, 972/2 to 980, 982 to 1000, 1046 to 1054, 1057 to 1077, 1097 to 1107, 1313 to 1331, 1337 to 1344, 1345min, 1382 to 1399, 1336/1, 1336/2, 1336/3, 1405 to 1417, 1426 to 1429, 1435 to 1467, 1528, 1529, 1532, 1544min, 1545 to 1568, 1572 to 1610, 1612, 1614, 1617, 1618, 1669 to 1673, 1677 to 1682, 1685, 1687 to 1691, 1759, 1760, 1761, 1771, 1752, 1757, 1758, 1733, 1745, 1746, 1747, 1773 to 1789, 2192 to 2198, 2219 to 2227, 2230 to 2237, 2265, 2313, 2314, 2315min, 2310, 2311, 2312, 2316, 2317, 2300, 2330, 2327, 2328, 2324, 2320 to 2322, 142, 180, 182 to 187, 200 to 205, 211min, 212min, 213min, 214min, 215min, 2016 to 219, 224 to 228, 233, 234, 236, 237 to 251, 262, 263, 265 to 267, 272 to 274, 276 to 297, 300 to 302, 304min, 308min, 311min, 312, 313min, 314, 316, 317min, 323 to 335, 547, 548, 550, 551, 605 to 611, 615 to 621, 640min, 641 to 653, 655, 661 to 665, 670 to 689, 697, 370 to 374, 369, 352, 351/2, 414 to 418, 420 to 426, 430, 432, 505, 507, 531, 533 to 536, 528, 527, 540, 539, 537, 566, 565, 538, 558, 559, 584, 585, 578/1, 577, 576, 579, 580 to 582, 584, 944 to 947, 933, 932, 939, 936, 938, 992, 937, 931, 935, 930, 929, 928, 755 to 757, 758min 759min, 760, 754, 753	17314500	25000000	9100	16500	31250000	NA	25000000	9100	16500	31250000	NA
35	Shikohpur												
36	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031) Sidhrwall	Cut Side R-Zone & Commercial Area	7008250	5800	12400	8760313	NA	15000000	9100	16500	18750000	NA	

5

COLLECTOR RATE OF TEHSIL, MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 10/12/2019

37	INSIDE R-ZONE, Commercial, Institutional & Industries Area	42/1/4/3 to 18,23 to 25, 27.																			
		43/1/1/1/2 to 11/2/2, 19/2 to 22/1/2.																			
		47/1/1/2 min, 18 min, 19/1 min, 19/2 to 23.																			
		48/1/1 to 3/1, 8 to 27.																			
		52/1 to 8, 15 min to 16, 24/1 to 25.																			
		53/1/1 to 25.																			
		54/1 to 25.																			
		55/1/1 to 25.																			
		56/1/1/1 to 2/2, 9/1 to 11/2/2.																			
		57/1/2/1 to 4, 8 to 13, 18 to 22/2/2, 26.																			
		58/1 to 26.																			
		59/1/1 to 25/2/2.																			
		60/4/1 to 8, 13 to 18/2, 24 to 25.																			
61/5.																					
62/1 to 8/2.																					
63/1/1 to 17, 26 to 27.																					
64/1/1 to 2/2, 10/1 to 11/2.																					
49/1/1 to 25/2.																					
50/5/1/2 to 17, 19 to 25/2.																					
51/1/6/2, 23/3/2 to 25/2.																					
43/1/2/2 to 19/1, 23/2 to 26.																					
44/1/1/2, 19/2/1 to 23/2.																					
47/1/1/1 to 14, 18 min to 19/1 min																					
48/4/2 to 6/2 min																					
	Out Side R-Zone & Commercial Area																				
38	Sikanderpur Badha	Total Area Outside R Zone	15504000	9000	16300	NA	NA	13000000	9000	16300	NA	NA	13000000	9000	16300	NA	NA				
39	Tatarpur	Total Area Outside R Zone	4845000	3800	5700	NA	NA	4845000	3800	5700	NA	NA	4845000	3800	5700	NA	NA				
40	Udaypuri	Total Area Outside R Zone	6719250	4400	15800	NA	NA	6719250	4400	15800	NA	NA	6719250	4400	15800	NA	NA				

Note: 1. Any Land for which change of land use (CLU) has been obtained in (non-licensed colony) the following rates will be applicable

- A. Residential plotted colony-three times of Agricultural collector rates.
 - B. Residential Group Housing Colony Four times of the Agricultural collector rates.
 - C. Commercial - Five times of the Agricultural collector rates.
 - D. Warehouse - Two times of the collector rates of the Agricultural land
 - E. Educational/Institutional/College/Hospital/Club - Three times of the collector rates of the Agricultural land
 - F. Industrial land- 2.5 times the collector rates of the Agricultural land
- Value of the land falling on NH-48 will be 25% more upto the depth of 2 Acre from the road
 Value of the land falling on Pataudi-Tauru Road and Pachignon-Tauru road will be 10% more upto depth 2 Acre from the road
 land less than 1000sq. Yard will be treated as residential for stamp levying

Joint Sub Registrar
Manesar

Sub Registrar
Manesar

SDO (Invest
Curugram

Curugram

Deputy Commissioner-Cum
RegistrarCurugram

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 2019

Sr. No.	Cost of Construction	Rates for the year of 2018-19 (Rates Per Sq. Feet)	Revised Rates for the Year of 2019-20 (Rs. Per Sq. feet)	Revised Rates for the Year of 20, 2nd half (Rs. Per Sq. feet)	Rates for the year of 2019-20, 2nd half (Rs. Per Sq. feet)
1	Covered Area in Licensed Colonies & Huda Sector	1300	1300	1300	1300
2	Covered Area in Rest of Manesar Tehsil	700	700	700	700
3	Covered Area in Industrial Area/Land	800	800	800	800
4	Covered Area of Warehouse	600	600	600	600

Sr. No.	Group Housing Cooperative Societies/Independent Floors	Rates for the year of 2018-19 (Rates Per Sq. Feet)	Revised Rates for the year of 2019-20 (Rates Per Sq. Feet)	Rates for the year of 2019-20, 2nd half (Rates Per Sq. Feet)
1	Group Housing CO-operative Society Sec-1 IMT Manesar	Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D), M1(B)	3700	3700
		Sector 84, Metro Depot, ISBT	3600	3600
2	Group Housing Society, License Pvt Developer, Builders Other	3600	3600	3600
3	Private Developer / Builders Sector 36A	Private Developer / Builders Sector 90	5000	5000
4		Private Developer / Builders Sector 90	5000	5000
5	Independent Floors in Sec-1 IMT Manesar	3600	3600	3600
6	Independent Floors of Private Developer/ Builders In Sector	Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D), M1(B)	4500	4500
		Sector 84, Metro Depot, ISBT	4400	4400
	Private Developer / Builders Sector 79, 79(A), 79(B), 85, 86,	4400	4400	

Joint Sub Registrar
Manesar

Sub Registrar
Manesar

SDO (c), West
Gurugram

DHO
Gurugram

Deputy Commissioner-Cum
Registrar Gurugram

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f.....2019 10/2/2020

Sr.No.	Plot in Licensed Sector	Residential Rates Per Sq. Yard Year of 2018-19	Commercial Rates Per Sq. Yard Year of 2018-19	Revised Residential Rates Per Sq. Yard Year of 2019-20	Revised Commercial Rates Per Sq. Yard Year of 2019-20	Residential Rates Per Sq. Yard Year of 2019-20, 2nd half	Commercial Rates Per Sq. Yard Year of 2019-20, 2nd half	
1	Sector -1 IMT Manesar	20800	43000	20800	43000	20800	43000	
2	Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D), M1(B) Sector 84, Metro Depot ISBT	NH-48	32000	48000	32000	48000	32000	48000
		Dwarka Express						
3	Private Developer / Builders Sector 79, 79(A), 79(B), 84(Party), 85, 86, 87(Party), M1, M1(A), M1(C)	30000	46000	30000	46000	30000	46000	
4	Private Developer / Builders Sector 36A					33000	135000	
5	Private Developer / Builders Sector 90					25000	81000	

Joint Sub Registrar
Manesar

Sub Registrar
Manesar

SDO (West)
Gurgaon

SDO
Gurgaon

Deputy Commissioner-Cum
Registrar Gurgaon

Sr.No.	Commercial/Office /IT Space in Multistory Building by Developers/License	Commercial		Office/IT		Revised Commercial		Revised Office/IT	
		(Rs.Per Sq.Feet) Year of 2018-19	Space (Rs.Per Sq.Feet)Year 2018-19	Commercial (Rs.Per Sq.Feet) Year of 2019-20	Office/IT Space (Rs.Per Sq.Feet)Year 2019-20	Commercial (Rs.Per Sq.Feet) Year of 2019-20, 2nd half	Office/IT Space (Rs.Per Sq.Feet)Year 2019-20, 2nd half		
1	Sector -1-2, IMT Manesar Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D), M1(B)	4000	2700	4000	2700	4000	2700		
		NH-48 Dwarka Express							
2	Sector 84, Metro Depot ISBT	4500	3100	4500	3100	4500	3100		
3	Private Developer / Builders Sector 79, 79(A), 79(B), 84(Party), 85, 86, 87(Party), M1, M1(A), M1(C)	4400	3000	4400	3000	4400	3000		
	Private Developer / Builders Sector 36A					9000	6600		
	Private Developer / Builders Sector 90					6000	4500		
1	Institutional Institutional Plot/School Plot/hospital/Club in Huda Sectors and Licensed Colonies	Land Cost + 700 Per Sq.Feet	12800	12800	12800	12800	12800		

Joint Sub Registrar
Manesar

Sub Registrar
Manesar

SDO (c), Manesar
Gurugram

D.O.
Gurugram

Deputy Commissioner-Cum
Registrar Gurugram