



HARYANA URBAN
DEVELOPMENT AUTHORITY

Address: C-3 HUDA HQ Sector-6,
Panchkula

To

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

Memo No. HUDA-CCF-AO-I-Acctt-I-2017/ 73785

Dated: 26/4/17

Subject:- Fixation of Rates/Reserve Price of Residential Plots and Group Housing Societies in various Urban Estate of HUDA for the year 2017-2018.

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 HUDA for the year 2017-18 is as follows:-

Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
	(A)	Admn. Faridabad	
1.	2	Faridabad	30000
2.	3	Faridabad	40000
3.	4	Faridabad	40000
4.	7	Faridabad	40000
5.	8	Faridabad	40000
6.	9	Faridabad	45000
7.	14	Faridabad	60000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
8.	18/18-A	Faridabad	50000
9.	28	Faridabad	50000
10.	15	Faridabad	65000
11.	15-A	Faridabad	50000
12.	16	Faridabad	55000
13.	16-A	Faridabad	50000
14.	17	Faridabad	55000
15.	21-C-I-II-III	Faridabad	60000
16.	21-D	Faridabad	50000
17.	19	Faridabad	50000
18.	21 A	Faridabad	35000
19.	21 B	Faridabad	35000
20.	30	Faridabad	55000
21.	31	Faridabad	55000
22.	37	Faridabad	60000
23.	45	Faridabad	42000
24.	46	Faridabad	45000
25.	48	Faridabad	30000
26.	55	Faridabad	30000
27.	56-56A	Faridabad	25000
28.	62	Faridabad	23000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
29.	64	Faridabad	23000
30.	65	Faridabad	23000
31.	76, 77 & 78	Faridabad	27500
32.	2	Palwal	18000
33.	12	Palwal	18000
	(B)	Admn. Gurugram	
34.	4-A	Dharuhera	33500
35.	6-P-I	Dharuhera	33500
36.	6-P-II	Dharuhera	33500
37.	1 & 2	Gurugram	48000
38.	3 Part	Gurugram	48000
39.	4	Gurugram	48000
40.	5	Gurugram	48000
41.	6 Part	Gurugram	56000
42.	7 & 7 Extn.	Gurugram	48000
43.	9	Gurugram	48000
44.	9A	Gurugram	48000
45.	10	Gurugram	48000
46.	10-A	Gurugram	48000
47.	12A	Gurugram	48000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
48.	14 & 17	Gurugram	72000
49.	15-I	Gurugram	72000
50.	15-II	Gurugram	72000
51.	21	Gurugram	53000
52.	22	Gurugram	53000
53.	23-23A	Gurugram	53000
54.	27	Gurugram	80000
55.	28	Gurugram	80000
56.	30(P)	Gurugram	80000
57.	31-32A	Gurugram	80000
58.	37C	Gurugram	42000
59.	38	Gurugram	72000
60.	39	Gurugram	70000
61.	40	Gurugram	72000
62.	41 (P)	Gurugram	70000
63.	42	Gurugram	80000
64.	43	Gurugram	80000
65.	45	Gurugram	70000
66.	46	Gurugram	70000
67.	47	Gurugram	77000
68.	49-50	Gurugram	70000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
69.	51	Gurugram	70000
70.	52	Gurugram	70000
71.	55-56	Gurugram	70000
72.	57	Gurugram	70000
73.	110A	Gurugram	37000
74.	Pataudi	Gurugram	19000
75.	MTS	Kosli	19500
76.	1 P-I	Narnaul	21600
77.	1 P -II	Narnaul	17500
78.	3 P-I	Rewari	48000
79.	3 P- II	Rewari	48000
80.	4 & 10	Rewari	38500
81.	18	Rewari	21000
82.	19	Rewari	21000
83.	5	Rewari	35000
84.	7	Rewari	20000
85.	N.M.T.	Rewari	42000
	(C)	Admn. Hissar	
86.	13	Bhiwani	18000
87.	23	Bhiwani	16000
88.	M.T.S	Bhiwani	19000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
89.	BAWANI KHERA	Bhiwani	4500
90.	3 Part	Fatehabad	12000
91.	3 P-II	Fatehabad	12000
92.	M.T.S	Fatehabad	32000
93.	11 P	Fatehabad	20000
94.	1 & 4	Hissar	12500
95.	9 & 11	Hissar	13000
96.	13	Hissar	20000
97.	13 P-II	Hissar	20000
98.	14 P	Hissar	20500
99.	14 P-I	Hissar	22000
100.	33 P-I	Hissar	22000
101.	15	Hissar	16000
102.	16 & 17 Part	Hissar	16000
103.	Police Lines	Hissar	25000
104.	Mela Ground	Hissar	12000
105.	3P, 5	Hissar	18500
106.	5 Defence	Hissar	12500
107.	5-6 P-II	Hansi	17500
108.	6 Part	Hansi	19500
109.	6	Jind	12500

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
110.	7	Jind	16000
111.	10	Jind	21000
112.	11	Jind	21000
113.	11 Extn.	Jind	13500
114.	8	Jind	13500
115.	9 Defence	Jind	14000
116.	20-I	Sirsa	13500
117.	20-II	Sirsa	9000
118.	M.T.S	Sirsa	10000
119.	19,20 Part-III	Sirsa	15000
120.	Sector-6	Agroha	12000
121.	M.T.S	Dabwali	5000
122.	Resi area-I,II & III	Kalanwali	9000
123.	MTS	Kalanwali	10000
124.	Resi Area-III	Ellenabad	3500
125.	M.T.S	Adampur	17500
126.	M.T.S	Ratia	19000
127.	M.T.S	Bhattu	14500
128.	M.T.S	Tohana	18500
	(D)	Admn. Panchkula	
129.	1 Part	Ambala	28500

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
130.	7	Ambala	48000
131.	8	Ambala	20000
132.	9	Ambala	20000
133.	10	Ambala	14000
134.	26 Part	Ambala	20500
135.	27	Ambala	20000
136.	32,33,34	Ambala Cantt	11000
137.	34 Part	Ambala	21000
138.	MTS	Guhla-Cheeka	9500
139.	17	Jagadhari	38000
140.	15	Jagadhari	25000
141.	18 -P-I	Jagadhari	26000
142.	18-P-II	Jagadhari	22500
143.	17 P-II	Jagadhari	19500
144.	2 MDC	Panchkula	46000
145.	6 MDC	Panchkula	60000
146.	4 MDC	Panchkula	55000
147.	2	Panchkula	65000
148.	4	Panchkula	65000
149.	6	Panchkula	70000
150.	7	Panchkula	70000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
151.	8	Panchkula	70000
152.	9	Panchkula	70000
153.	10	Panchkula	70000
154.	11	Panchkula	65000
155.	12	Panchkula	68000
156.	12-A	Panchkula	68000
157.	15	Panchkula	65000
158.	17	Panchkula	65000
159.	19	Panchkula	28000
160.	21	Panchkula	58000
161.	21 P-II	Panchkula	52000
162.	21 P-III	Panchkula	40000
163.	23	Panchkula	32000
164.	25	Panchkula	56000
165.	26	Panchkula	56000
166.	27	Panchkula	52000
167.	28	Panchkula	52000
168.	31	Panchkula	52000
169.	27,28, 30	Pinjore	30500
170.	4	Naraingarh	16500
171.	2	Kurukshetra	16000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
172.	3	Kurukshetra	16000
173.	4-II	Kurukshetra	16000
174.	4& 30-P	Kurukshetra	16000
175.	5	Kurukshetra	18000
176.	8	Kurukshetra	16000
177.	18	Kaithal	16500
178.	21	Kaithal	16500
179.	19 P-II/20	Kaithal	22500
180.	MTS	Kaithal	8000
181.	MTS	Pundri	9000
182.	MTS	Pehowa	18000
183.	4&5	Karnal	24000
184.	6	Karnal	32000
185.	7	Karnal	33000
186.	8-II	Karnal	33000
187.	8&9	Karnal	33000
188.	8 P-I	Karnal	33000
189.	12-II	Karnal	33000
190.	14-II	Karnal	33000
191.	16	Karnal	29000
192.	32 & 9 (PART)	Karnal	33000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
193.	33P	Karnal	33000
194.	1	Taraori	22500
	(E)	Admn. Rohtak	
195.	2	Bahadurgarh	28000
196.	9,9A	Bahadurgarh	30000
197.	13	Bahadurgarh	16000
198.	11	Bahadurgarh	15000
199.	10	Bahadurgarh	17000
200.	7	Gohana	20000
201.	6	Jhajjar	14000
202.	9	Jhajjar	12000
203.	6	Panipat	17000
204.	7&8	Panipat	15000
205.	11	Panipat	58000
206.	12	Panipat	58000
207.	13-17	Panipat	22000
208.	18	Panipat	21000
209.	24	Panipat	19000
210.	25, P-II	Panipat	35000
211.	40	Panipat	12500
212.	1	Rohtak	33000

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Sr. No	Sector	Urban Estate	Approved rate for the year 2017-18 (₹ in per sqr. Mtr.)
1	2	3	4
213.	2 PART	Rohtak	22000
214.	2, 3 PART	Rohtak	22000
215.	4 Part	Rohtak	19000
216.	6	Rohtak	19000
217.	5	Rohtak	18000
218.	7 & 8	Sonepat	25000
219.	12	Sonepat	27000
220.	13 PART	Sonepat	20000
221.	14	Sonepat	30000
222.	15	Sonepat	29000
223.	15 P- II, III, IV	Sonepat	29000
224.	15Part & 16 Part	Sonepat	29000
225.	23	Sonepat	17000
226.	58	Sonepat	20000
227.	8 & 19	Sonepat	25000
228.	Aswarpur /patla (RGEC)	Sonepat	16000

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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.



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- 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-auction or for allotment to the Government/Boards/Corporations.**
- 5.1 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.
- 5.2 Another policy guidelines have been issued by O/o Administrator, HUDA (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:-

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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



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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-Ballabhgarh 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	Medium

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	District(excluding the Controlled Areas of Faridabad-Ballabgarh 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

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- 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 DGTCPC 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 above rates are valid upto 31.03.2018.



हरियाणा शहरी विकास प्राधिकरण

Tel : 0172-2569504

Website: www.huda.gov.in

Toll Free No. 1800-180-3030


E-mail id: ccfhuda@gmail.com

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8. 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.


Accounts Officer
for Chief Administrator,
HUDA, Panchkula.

CC:-

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