

प्रेषक

संयुक्त सब रजिस्ट्रार गौँछी।

सेवा में

कलेक्टर महोदय फरीदाबाद।

क्रमांक

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दिनांक:-

विषय:-

प्रस्तावित कलेक्टर रेट वर्ष 2020-21 के द्वितीय फेस -। हेतू निर्धारित करने बारे।

उपरोक्त विषय में आपको अनुरोध सहित अवगत कराया जाता है कि प्रस्तावित कलेक्टर रेट वर्ष 2019-20 निर्धारित प्रोफोर्मा में तैयार करके आपकी सेवा में आगामी कार्यवाही हेतू प्रेषित है। प्रस्तावित कलेक्टर रेट में मौजा सरूपुर, गौँछी व मुजेसर का निवासीय व इन्डस्ट्री का एक ही रेट फिक्स किया गया है।


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**COLLECTOR RATES SITUATED
WITHINSUB-TEHSIL GAUNCHI
DISTT. FARIDABAD FOR THE YEAR
2020-2021**

DETAILS OF COLLECTOR RAIES IN URBAN/RURAL AREA OF TEHSIL GAUNCHI.

Name of Village	Per Acre 2018-19	Per Acre 2019-20	Per Acre 2019-2020 Proposed	Decrease /Incr %	Residential (Per.Sq.Yds) 2018-19	Residential (Per.Sq.Yds) 2019-20	Residential (Per.Sq.Yds) 2020-21 Proposed	Commercial (Per.Sq.Yds) 2018-19	Commercial (Per.Sq.Yds) 2019-2020	Commercial (Per.Sq.Yds) 2020-2021 Proposed
Sarurpur	1,10,00,000	1,10,00,000	11000000	0%	10000	11000	11000	20000	20000	22000
Gauchhi	1,25,00,000	1,25,00,000	12500000	0%	16000	17000	17000	25000	25000	27500
Mujessar	1,50,00,000	1,50,00,000	15000000	0%	15000	16000	16000	40000	40000	44000
Jakhopur	50,00,000	50,00,000	5000000	0%	3000	4000	4000			
Bijopur	50,00,000	50,00,000	5000000	0%	3500	4500	4500			
FirozpurKalan	50,00,000	50,00,000	5000000	0%	4000	5000	5000			
Ladhiyapur	50,00,000	50,00,000	5000000	0%	3500	4500	4500			
Olli	50,00,000	50,00,000	5000000	0%	4000	5000	5000			
Bhanakpur	50,00,000	50,00,000	5000000	0%	4000	5000	5000			
Karnera	70,00,000	70,00,000	7000000	0%	4000	5000	5000			
Sikrona	70,00,000	70,00,000	7000000	0%	5500	6500	6500			
KabulpurBan gar	65,00,000	65,00,000	6500000	0%	3500	4500	4500			

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SUB TEHSIL GAUNCHI APPROVED - COLONY

RESIDENTIAL RATES

COMMERCIAL RATES

SR.NO.	NAME OF COLONY	OLD RATES 2018 2019	NEW RATES 2019 2020	NEW RATES 2020-2021 Proposed	Decrease %	OLD RATES 2018-2019	NEW RATES 2019-2020	NEW RATES 2020-2021 Proposed	Decrease %
1	JEEWAN CLY. I & II	15000	16000	16000	0	31000	32000	32000	0
2	PARWATIYA CLY.	16000	17000	17000	0	21000	22000	22000	0
3.	SANJAY CLY.	16000	17000	17000	0	21000	22000	22000	0
4.	Rajeev Colony	16000	17000	17000	0		22000	22000	0

COLLECTOR RATES OF INDUSTRIAL AREA

NAME OF INDL. AREA	2018-19					2019-20						2020-2021 Proposed						
	UP TO 1000 SQ.YDS	MORE THAN 1000 SQ.YDS TO ONE ACRE	MORE THAN 2500 SQ.YDS TO ONE ACRE	ONE ACRE & ABOVE BUT LESS THAN TWO ACRE	ABOVE TWO ACRE	UP TO 1000 SQ. YDS	MORE THAN 1000 SQ.YDS TO ONE ACRE	MORE THAN 2500 SQ.YDS TO ONE ACRE	ONE ACRE & ABOVE BUT LESS THAN TWO ACRE	ABOVE TWO ACRE	FOUR ACRE AND ABOVE	UP TO 1000 SQ.YDS	Inc/dec %	MORE THAN 1000 SQ.YDS TO ONE ACRE	MORE THAN 2500 SQ.YDS TO ONE ACRE	ONE ACRE & ABOVE BUT LESS THAN TWO ACRE	ABOVE TWO ACRE	FOUR ACRE AND ABOVE
MUJESSAR	5500	8500	7500	7000	6500	9500	8500	7500	7000	6500	6000	16000	68.42%	8500	7500	7000	6500	6000
GAUNCHI	9000	8500	7500	7000	6500	9500	8500	7500	7000	6500	6000	17000	78.9%	8500	7500	7000	6500	6000
SARURPUR	9000	8500	7500	7000	6500	9500	8500	7500	7000	6500	6000	11000	15.7%	8500	7500	7000	6500	6000

- Plot of Size less than 250 Sq Yds. Will not be considered Industrial unless supported by documentary proof

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**SUB TEHSIL GAUNCHI
HUDA – SECTOR**

RESIDENTIAL RATES

COMMERCIAL RATES

NAME OF SECTOR	NEW RATES 2018-2019	NEW RATES 2019-2020	NEW RATES 2020-2021 Proposed	Decrease /incr %	RESIDENTIAL RATES			Decrease/incr %	COMMERCIAL RATES			Decrease/incr %
					OLD RATES 2018-2019	NEW RAIES 2019 20	NEW RATES 2020-2021 Proposed		S.C.O/S.C.F 2018-2019	S.C.O/S.C.F 2019-2020	S.C.O/S.C.F 2020 2021 Proposed	
SECTOR-22	22000	23000	23000	0	48000	49000	49000	0	46000	47000	47000	0
SECTOR-23	21000	22000	22000	0	48000	49000	49000	0	46000	47000	47000	0
SECTOR-55	22000	23000	23000	0	33000	34000	34000	0	31000	32000	32000	0
SECTOR-56 & 56A	16000	17000	17000	0	33000	34000	34000	0	31000	32000	32000	0


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COLLECTOR RATE REGISTRATION PERPOSES IN SUB TEHSIL GAUNCHI DELHI MATHURA ROAD HIGHWAY

SR. NO.	AREA	INDUSTRIAL 2018-2019	INDUSTRIAL 2019-2020	INDUSTRIAL 2020-2021 Proposed	Decrease/incr %	COMMERCIAL 2018-2019	COMMERCIAL 2019-2020	COMMERCIAL 2020-2021 Proposed	Decrease/incr %
1	UP TO 1000 SQ. YDS	41000	42000	42000	0	58000	59000	59000	0
2	MORE THAN 1000 SQ. YDS TO 2000 SQ. YDS	31000	32000	32000	0	48000	49000	49000	0
3	MORE THAN 2000 SQ. YDS UP LESS THAN 1 ACRE	26000	27000	27000	0	43000	44000	44000	0
4	1 ACRE AND ABOVE UP TO 2 ACRE	21000	22000	22000	0	28000	29000	29000	0
5	MORE THAN 2 ACRE ON DEHLI MATHURA RAOD	21000	22000	22000	0	28000	29000	29000	0

SUB TEHSIL GAUNCHI -HOSPITAL/ EDUCATIONAL / INSTUTIONAL/ NURSING HOME

SR. NO.	AREA	COLLECTOR RATE FOR 2018-2019	COLLECTOR RATE FOR 2019-2020	COLLECTOR RATE FOR 2020-2021 Proposed	Decrease/incr %
	SECTOR & OTHER				
1	UP TO 1000 SQ. YDS	19000	20000	20000	0
2	1000 SQ. YDS TO 2000 SQ. YDS	17000	18000	18000	0
3	2000 SQ. YDS TO 1 ACRE	14000	15000	15000	0
4	1 ACRE AND ABOVE	12000	13000	13000	0
5	2 ACRE AND ABOVE	9000	10000	10000	0

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SUB TEHSIL GAUNCHI (COMMERCIAL COMPLEX)

COMMERCIAL COMPLEX


SR. NO.	COMMERCIAL COMPLEX AREA IN BALLABGARH	COLLECTOR RATE FOR 2018-2019(PER SQ.FT.)	COLLECTOR RATE FOR 2019-2020 (PER SQ.FT.)	COLLECTOR RATE FOR 2020-2021 (PER SQ.FT.) Proposed	Decrease/incr %
1	BASEMENT	4800	5800	5800	0
2	GROUND FLOOR	5800	6800	6800	0
3	FIRST FLOOR	5300	6300	6300	0
4	SECOND FLOOR	5000	6000	6000	0
5	THIRD FLOOR	4800	5800	5800	0
6	FOURTH FLOOR		5500	5500	0

If the complex is approved only the corresponding collector rate will be 1000/- less than the rates for the commercial complex.


COVERED AREA.

SR.NO.	COLLECTOR RATE FOR 2018-2019(PER SQ.FT.)	COLLECTOR RATE FOR 2019-20 (PER SQ.FT.) FOR CONSTRUCTION UP TO 5 YEAR OLD	COLLECTOR RATE FOR 2019-2020 (PER SQ.FT.) FOR CONSTRUCTION MORE THAN 5 YEAR OLD	COLLECTOR RATE FOR 2020-2021 (PER SQ.FT.) FOR CONSTRUCTION MORE THAN 5 YEAR OLD Proposed	Decrease/incr %
RESIDENTIAL	1200	1200	1400	1200	0%
W/DOWN/ SHED	700	700	900	900	0%
SHOP/ COMMERCIAL	1200	1000	1300	1300	0%

Onus that the construction is more than 5 year old will be on the Executants. In the absence of any documentary proof from the executants, construction will be treated having been done within 5 year.


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FLATS

R. NO.	RATE OF CONSTRUCTED COVERED AREA	COLLECTOR RATE FOR 2018-2019 (PER SQ.FT.)	COLLECTOR RATE FOR 2019-2020 (PER SQ.FT.)	COLLECTOR RATE FOR 2019-2020 (PER SQ.FT.)	COLLECTOR RATE FOR 2020-2021 (PER SQ.FT.) Proposed	Decrease/incr %
	ALL GROUP HOUSING CO-OPERATIVE SOCIETY, BALLABGARH	2700	2700	3200	3200	0
	HOUSING BOARD	3200	3200	3700	3700	0
	FLATS IN OTHER LICENSED COLONY BALLABGARH	3200	3200	3700	3700	0

FLOOR WISE

RATE OF CONSTRUCTED COVERED AREA	COLLECTOR RATE FOR 2018-2019 (PER SQ.FT.) G. F	COLLECTOR RATE FOR 2019-2020 (PER SQ.FT.) G. F	COLLECTOR RATE FOR 2020-2021 (PER SQ.FT.) G. F Proposed	COLLECTOR RATE FOR 2018-19 (1 st floor) (PER SQ.FT.)	COLLECTOR RATE FOR 2019-2020 (PER SQ.FT. FIRST FLOOR	COLLECTOR RATE FOR 2020-21 (1 st floor) (PER SQ.FT.) Proposed	COLLECTOR RATE FOR 2018-2019 (PER SQ.FT. SECOND FLOOR	COLLECTOR RATE FOR 2019-2020 2 nd (PER SQ.FT.)	COLLECTOR RATE FOR 2020-2021 2 nd (PER SQ.FT.) Proposed	Dec. %
FLOOR IN HUDA SECTOR	4200	4700	4700	4000	4500	4500	4000	4000	4000	0%
FLOOR IN OTHER AREA D.L.F. AND BALLABGARH	3700	4200	4200	3500	4000	4000	3300	3300	3300	0%

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Note:-

1. The circle rate of Agriculture land on National Highway/Delhi Mathura road to depth of two acres will be extra 50% of rate mentioned in the list.
2. The circle rate of agriculture land on State Highway/schedule road to the depth of two acres will be 40% extra of the mentioned in the list.
3. The circle rate on other road will be 25% extra of the mentioned in the list.
4. Proof of construction to be shown at the time of registration work.
5. Up to 25 Sq. Yds. Will be treated as commercial.
6. 1000 sq. yds. And below be registered as per provisions of FCR standing order 74 as amended from time to time.
7. Salaab land will be 1/3 of collector rate of ordinary agriculture land rate of the concerned village.
8. The circle rate of land which has been converted for non agriculture purpose will be 1.5 times of circle rate of agriculture land of that revenue
9. The collector circle rate for 3rd floor and 4th floor will remain same as 2nd floor.


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