

# Circle rates for premium housing set to see big hike

In Most Areas, Per Sq Ft Rate May Go Up From ₹8k To ₹17k

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**Gurgaon:** If you're planning to invest in premium housing in the city, the new year hasn't brought good tidings.

The Gurgaon administration on Monday proposed higher circle rates, which decide how much you pay during registration of properties, in the city. The steepest hikes — more than double the existing rate — will affect those investing in upscale condominiums along Golf Course Road, such as Parsvnath Exotica, The Verandas, Palm Springs, Park Place, Belaire, Camellias, Vipul Belmonte and Central Park, and in DLF 5. In most of these areas, the circle rate is likely to see an increase from the existing Rs 8,000 per sq ft to a maximum of Rs 17,000 per sq ft.

The administration has invited objections and suggestions from residents till January 10, following which the circle rates will be finalised and notified.

Circle rate is the minimum price at which a property is transferred in government records. Since the government collects stamp duty on the basis of the circle rate, it's at the registration stage that a buyer will have to cough up a higher amount. So, if a buyer purchases a 4,000 sqft apartment at the current circle rate of Rs 8,000 per sq ft, the total cost comes out to be Rs 3.2 crore. If stamp duty of 7% is levied on the cost, that's Rs 22 lakh. If the circle rate is hiked to Rs 17,000 per sq ft, the assumed cost of this flat will double, as will stamp duty.

Property experts said this would have a negative impact on luxury real estate transactions. "This is going to increase the burden on the potential

## SUGGESTIONS INVITED TILL JAN 10



Sectors and licensed colonies	Present circle rate	Proposed circle rate
Residential properties in Laburnum, Unitech World Spa, Parsvnath Exotica, The Verandas, Palm Springs, Exotica, Belaire, Vipul Belmonte, Central Park	₹8,000 per sq feet	₹17,000 per sq feet
Ambience Island	₹10,000 per sq ft	₹13,000 per sq ft
Floors in licensed colonies and HSVP areas	₹5,500 per sq ft	₹10,000 per sq ft
Residential plots in licensed colonies of Sushant Lok-1 and DLF-1	₹77,000 per sq yard	₹85,000 per sq yard
Residential properties in DLF-2, DLF-4 and South City-1	₹72,000 per sq yard	₹1,20,000 per sq yard
DLF-3 and National Media Centre	₹66,000 per sq yard	₹95,000 per sq yard
Group housing societies in sectors 15, 27, 28, 30, 31, 32A, 39, 40, 41, 42, 43, 45, 46, 50, 51, 52, 53, 54, 55, 56 and 57	₹5,000 per sq feet	₹12,000 per sq feet
Residential properties in Mayfield Garden, Ardee City, Sushant Lok-2 and Sushant Lok-3 (Adampur, Fatehpur)	₹50,000 per sq yard	₹70,000 per sq yard

buyer as the market rate in these areas is less than the proposed circle rate. The administration seems to be only concerned about revenue from stamp duty," said a property expert. Stamp duty is the amount that goes to the government.

The circle rate proposed for group housing societies in Gwal Pahari has also been doubled from the existing Rs 3,000 per sq ft to Rs 7,000 per sq ft. The proposed circle rate for the group housing societies in Sector 15, 27, 28, 30, 31, 32A, 39, 40, 41, 42, 43, 45, 46, 50, 51, 52, 53, 54, 55, 56 and 57 is also more than double, from the existing Rs 5,000 per sq feet to Rs 12,000 per sq feet.

"The circle rate for Huda builder floors and floors in the licensed colonies has been proposed to hike from the existing Rs 5,500 per sq ft to Rs

10,000 per sq ft. This is not at all viable. The circle rates should be in fact reduced by 10%. There is no flow of money in the market and the market needs to be revived. The small buyer of floors is being unnecessarily burdened," said Ramesh Singla, president, Gurugram Home Developers and Plot Holders Association.

A district administration official told TOI the new circle rates were proposed considering the existing real estate market. "We have invited objections and feedback from the public. They can submit their suggestions till January 10, following which we will convene a meeting to decide on the final rates." While the circle rate proposed for the residential plots in licensed colonies of Sushant Lok-I and DLF 1 is Rs 85,000 per square yard as against the existing

Rs 77,000 per square yard, the rate for commercial plots in these colonies is proposed to be Rs 1.81 lakh per square yard from the existing Rs 1.61 lakh per square yard. Similarly, the circle rates proposed for residential properties in DLF 2 and South City 1 is Rs 1,20,000 per square yard from the existing Rs 72,000 per square yard.

The rates proposed for residential areas in DLF 3 and National Media Centre is Rs 95,000 per square yard against the existing rate of Rs 66,000 per square yard.

Also, the circle rate for residential properties in Garden Estate, DLF Phase-V Greenwood City, Nirvana-I, South City-II, Suncity (Sector 54), Rosewood City has been proposed at Rs 80,000 per square yard. It is currently Rs 60,000 per square yard.