

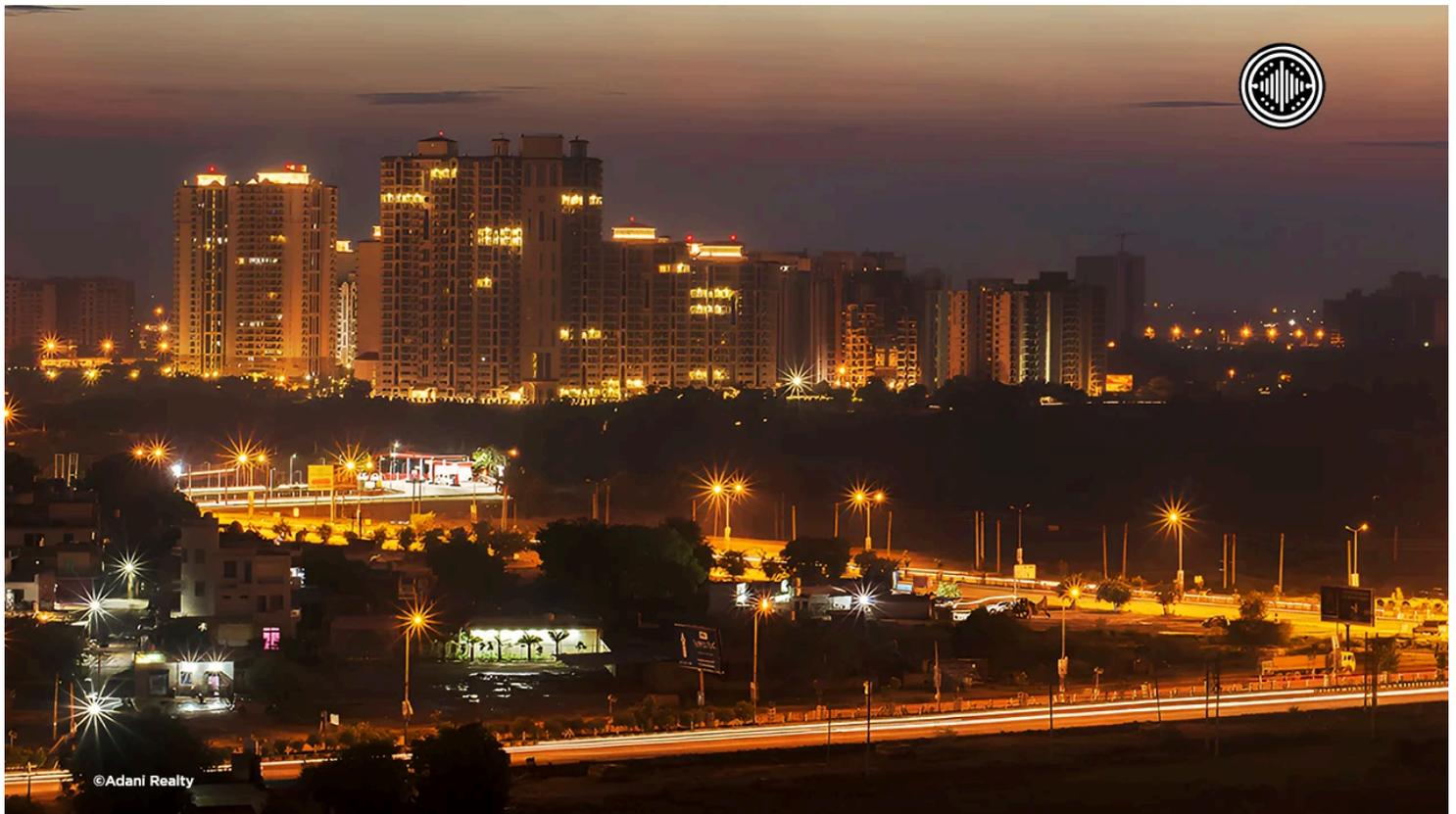
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Gurgaon District Proposes Significant Circle Rate Increases Across Residential and Agricultural Zones

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– Categories: Real Estate



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The Gurgaon district administration has proposed a wide-ranging hike in circle rates, which are government-set minimum property values used to calculate stamp duty and registration fees. The proposed increases range from 8% to 77% in residential areas, with agricultural land rates facing hikes as steep as 145%. The revision reflects efforts to align official

property valuations with current market conditions amid ongoing real estate growth in the region.

Premium localities such as the DLF sectors and areas near the Dwarka Expressway are expected to see moderate increases, generally between 10% and 20%. These zones are among Gurgaon's most sought-after addresses, experiencing consistent demand from homebuyers and investors alike.

The circle rate adjustment process, overseen by the district administration, is part of an annual review of property valuations. Authorities have opened the draft rate list for public feedback, allowing residents, developers, and other stakeholders to submit objections or suggestions until July 31. The administration will consider these inputs before finalizing the new rates for the financial year 2025–26.

Real estate professionals have expressed mixed reactions to the proposed hikes. Some experts believe the updated rates bring official valuations closer to actual market prices, which could help reduce discrepancies that sometimes lead to undervaluation and tax losses. On the other hand, there are concerns that significant increases may impact housing affordability, potentially slowing down transactions in certain segments.

Agricultural land, often converted for development in Gurgaon's expanding urban footprint, faces the most substantial rate increases, with some areas seeing official valuations more than double. This move is likely to affect landowners and developers, influencing both land acquisition costs and future project pricing.

The proposed changes come amid continued interest from both domestic and foreign investors in Gurgaon's real estate market, driven by infrastructure improvements and the city's proximity to the national capital region (NCR). Adjusted circle rates may also impact investment strategies and financing terms in the sector.

Once finalized, the new rates will apply to all property transactions registered within the district for the coming financial year. The administration has encouraged public participation in the consultation process to ensure transparency and balance in the rate-setting exercise.

This proposal marks a significant development in the regulation of Gurgaon's property market, signaling a closer alignment between government valuations and market realities

while highlighting ongoing challenges related to housing affordability in a rapidly growing urban center.