

भारत सरकार
Government of India
आवास एवं शहरी गरीबी उपशमन मंत्रालय
Ministry of Housing and Urban Poverty Alleviation
राष्ट्रीय भवन निर्माण संगठन
National Buildings Organisation

Residential Housing Property Market Rates & Rental Rates

Statement showing the **Residential Housing Property Market Rates and Rental Rates** per Sq.ft in Circle/Area Name ----- of -----city.

Circle/Area Name in the City	Market Rates per Sq.ft (in Rs.)	Rental Rates per Sq.ft (in Rs.)
A		
B		
C		
D		
E		

This information has to be collected from all circles as notified by city Municipal Administration, However, in case the numbers of notified circles are quite high in the city it is suggested to select any five areas/circles from the list of circle notified by the city administration following the below mentioned criteria.

1. The highest income area/circle (areas where the residential property price per sq/ft is highest in the city),
2. An area/circle falls between highest income and middle income area.
3. An area/circle in the city falls under in middle income areas.
4. An area/circle in the city fall between lowest income area and middle income areas.
5. An area/circle in the city falls under lowest income area in the city.

DES has to choose/identify five areas from the list of notified circle by the city administration following the above norms and one Property dealer from each area has to be identified and data has to be collected on **Market Rates per Sq.ft** along with **Rental Rates per Sq.ft. from the same property dealer.**

Name of Property dealer:

Address:

Contact No & Mail ID (If available):

Guidelines for data collection

Residential Housing Property Circle Rate: The data has to be collected in the format at Annexure- V.

- This information has to be collected from the office of Registrar/Sub Registrar where the sale and purchase registration takes place in the city.
- The data needs to be collected from Registrar /Sub Registrar office or any other office where the state/city government notifies these rates in the city on quarterly basis.
- DES officials/officials deputed by DES will visit the last working day of the every quarter in the financial year and collect the data from the concerned officials in the Registrar /Sub Registrar office.
- It is to be mentioned that these circle rates are not revised frequently, DES official has to collect this rate on quarterly basis. Circle Rates are notified for the city according to categorization decided by state/city administration from time to time. In case there is no change during the year the same rate may be repeated for all quarters.

Residential Housing Property Market and Rental Rates: The data has to be collected in the format at Annexure V-I.

This information has to be collected from all circles as notified by City Municipal Administration, However, in case the numbers of notified circles are quite high in the city it is suggested to select any five areas/circles from the list of circle notified in the city which represents:

1. The highest income area/circle (area where residential property price per sq/ft is highest in the city)
2. An area/circle falls between highest income and middle income area.
3. An area/circle in the city falls under in middle income areas.
4. An area/circle in the city fall between lowest income area and middle income areas.

5. An area/circle in the city falls under lowest income area in the city.

- DES has to choose /identifies at least five areas from the list of notified circles by the city administration following the above norms.
- This exercise i.e. identifying five areas, DES has to choose after analysing the circle rates list of the city.
- One Property dealer from each area has to be identified and requisite data has to be collected on **Market Rates per Sq.ft** along with **Rental Rates per Sq.ft.** using separate from **the same property dealer.**
 - The data on **Market and Rental Rates** has to be collected on quarterly basis i.e. last working day of the quarter.
 - The unit in which the data collected must be uniform, if data available in other units then convert them into rate per sq. ft.
 - DES officials will visit the last working day of the every quarter in the financial year and collect the data from the identified area/circle and Property Dealers in area/circle.
 - Identified area/circle in the city will be the same for data collection for every quarter, it will not be changed.