



GOVERNMENT OF JAMMU & KASHMIR
OFFICE OF THE CHAIRPERSON DISTRICT VALUATION COMMITTEE
(DEPUTY COMMISSIONER) UDHAMPUR

Phone No: - 01992-270212, Fax No: - 01992-271845, E-mail id: - udhampur@nic.in

No.DCU/SQ/SDR/2017-18/4904-9

Dated: 29-03-2017

Sub:- Notification of Market Value Guidelines and Rates of Immovable Property for the Year 2017-18 for District Udhampur.

NOTIFICATION

Whereas, to finalize and approve the market value and rates for the year **2017-18** in District Udhampur under section 74 read with section 27-A of the Jammu & Kashmir Stamp Act, Smvt. 1977 (Vol. XL of 1977), Tehsil level Sub-District Valuation Committee under the Chairmanship of Assistant Commissioner, Revenue Udhampur in respect of Tehsil Udhampur, Majalta, Panchari and Mounгри and Sub Divisional Magistrate, Basantgarh in respect of Tehsil Basantgarh, Sub Divisional Magistrate Dudu in respect of Tehsil Latti, Sub Divisional Magistrate Ramnagar in respect of Tehsil Ramnagar and Sub Divisional Magistrate Chenani in respect of Tehsil Chenani were directed to assess and recommend fresh Stamp Duty Rates for the year **2017-18** to the District Level Committee.

Whereas, The Sub-District Valuation Committees for Tehsil Udhampur, Panchari, Mounгри, Majalta, Chenani, Latti, Basantgarh & Ramnagar have submitted the proposed stamp duty rates for the year of **2017-18** after conducting meetings at Tehsil level vide Nos. ACRU/SQ/2016-17/2685-91 dated: 19-01-2017, TMJA/SQ/2692 dated 04-01-2017, 1568/OQ dated 16-02-2017, SDM/D/315 dated 29-01-2017, SDM/B/693 dated 12-12-2016, and SDMR/LA/2016-17/576 dated 21-02-2017.

Whereas, the District Valuation committee (DVC) headed by Deputy Commissioner, Udhampur examined the proposal in depth in a meeting held on 04-03-2017 and further submitted its recommendations for approval to Divisional Valuation Board (DVB) headed by Divisional Commissioner vide this office No. DCU/SDR/2016-17/SQ/4503-07 dated: 04-03-2017.

Whereas, Divisional Valuation Board (Divisional Commissioner), Jammu has accorded their approval with regard to the rates in respect of District Udhampur under the Jammu & Kashmir Stamp Act, Smvt. 1977 (Vol. XL of 1977) in a meeting held on 23-03-2017 for the year 2017-18 and asked that the District Valuation Committee, Udhampur to notify these rates for the year 2017-18 in terms of sub-rule (1) of rule (4) of

SRO 303 dated: 04-10-2011 read with the SRO 379 dated: 22-12-2012. These rates shall remain in force from 1st April 2017 to 31st March 2018.

Whereas, after thorough deliberations, the Divisional Valuation Board issued Minutes vide No. CSSJ/734-55 dated 25-03-2017 of the meeting held on 23-03-2017 in the meeting hall of Divisional Commissioner Jammu as under:

1. It was decided in the meeting that the rates proposed shall be rounded off to the nearest ten thousand figures.
2. For Jammu District, a hike of 5% in the rates of land Urban area was approved keeping in view the low rate of inflation and already high rates in the urban areas where very high stamp duty rates could lead to avoidance of sale deeds and consequent loss to the state revenue whereas in rural areas, a hike of 10% across the board was approved.
3. For Samba district, minimum hike of 50% in Urban and 25% in rural areas as the land prices in Samba district were very low as compared to the adjoining areas of Jammu district was approved except for Tehsil Ghagwal where rates of property shall be the same as proposed by the District Valuation Committee.
4. For Udhampur District, the proposal of District Valuation Committee for no hike in the rates in the urban area of Tehsil Udhampur was accepted. But, for all other areas of the District the hike proposed by the District Valuation Committee was approved except that it would not exceed the limit of 10% maximum.
5. In Rajouri , Poonch, Kathua and Reasi district, a general hike of 10% in both rural and urban areas was approved.
6. For Ramban district, a general hike of 5% in the rates of land in urban and rural areas was approved.
7. In Kishtwar and Doda districts, the rates of land proposed by the District Valuation Committee were approved without any change.
8. For the rates in form-II, the rates of prevailing PWD schedule of rate (SRO) by CE, R&B, Jammu shall apply to all the district of Jammu Division.
9. The rates of un-Cultivable land if not specified, the rates of un-irrigated land of the area will be applicable.
10. In urban areas where the nature of land has not been classified as residential or commercial, the rates of residential or commercial would be applicable depending on the land use of the said land as defined in the master plan of the area.
11. All the Deputy Commissioners of respective district are directed to make the necessary changes as per above decisions and notify the approved rates in terms of Rule 4 of SRO 303 dated: 04-10-2011 read with SRO 379 dated: 22-12-2011. Also upload the same on their websites and provide the copy of the same to the Registrars/ Sub-Registrars of their districts. This exercise should be completed by 31st of March. 2017.

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In pursuance to the minutes of meeting of Divisional Valuation Board held on 23-03-2017 bearing No. CSSJ/734-55 dated 25-03-2017, the notified stamp duty rates for the Immovable Property for the Year 2017-18 for District Udhampur are notified as Annexure "A".

Whereas, so far as classification of land falling in notified urban areas having master plan, the use permitted shall be the basis for calculation of the Stamp duty but where there is no master plan for a notified urban area the recourse of provisions of section 31 & 32 of Jammu & Kashmir Stamp Act Svt. 1977 will be applicable for calculation of the Stamp Duty Rates.

Whereas, With regard to stamp duty fixation for land falling partially within the notified areas, the stamp duty rates in the urban areas of villages will be assessed as per the Khasra No's notified by the Government for the Urban Local Bodies and the remaining areas shall be assessed as per Stamp Duty Rates for rural areas.

Whereas, the Divisional Valuation Board approved that the rates of the prevailing PWD Schedule of Rates (SOR) for Jammu Division, fixed by the CE R&B Jammu shall be applicable while determining the value of a building as per Form-II of Jammu and Kashmir Preparation of Revision of Market Value Guidelines Rules, 2011 (SRO 303 of 2011).

Encl:-


Chairperson
District Valuation Committee
(Deputy Commissioner)
Udhampur

Copy to the:-

1. Chairman, Divisional Valuation Board, (Divisional Commissioner), Jammu for kind of information.
2. Deputy Commissioner of Stamps, Divisional valuation Board, Jammu for information.
3. District Registrar, Udhampur for favor of information and necessary action.
4. Manager, Govt. Printing Press, Jammu for publication of the notification in Govt. Gazette with the request that copy of the same be conveyed to this office for record and reference.
5. District Information Officer, Udhampur with the request that this notification be published at least in two local leading newspaper and press cutting of the same be furnished to this office for record and reference.
6. Tehsildar Udhampur, Ramnagar, Chenani, Basantgarh, Mounгри, Panchari, Latti and Majalta for information and provide a copy of the same to their respective Sub Registrars.

**Notified for Market value Guidelines of Urban Plots for the year 2017-18
Tehsil Udhampur**

S. No	Name of City	Ward No.	Name of Mohalla/ Colony/ Society/ Street	Existing		Notified	
				Residential	Commercial	Residential	Commercial
1	2	3	4	5	6	7	8
1	Udhampur	1.Subhash Nagar	Subhash Nagar, Bhart Nagar, & Jakhaini.	43.89	70.66	43.89	70.66
2	Udhampur	2.Indra Nagar	Indra Nagar, Chenani Project & complex	43.89	70.66	43.89	70.66
3	Udhampur	3.Id Gah	Id Gah & Old Jail Complex	43.89	70.66	43.89	70.66
4	Udhampur	4.Adarsh Colony	Adarsh Colony & Court Road	43.89	70.66	43.89	70.66
5	Udhampur	5.Barrian	Barrian, New Barrian, Old Microwave & New Shajalta	43.89	94.5	43.89	94.5
6	Udhampur	6.Karan Nagar	Karan Nagar	43.89	70.66	43.89	70.66
7	Udhampur	7.Garrison Talab	Garrison Talab & Karlai Suki	43.89	70.66	43.89	70.66
8	Udhampur	8.Ram Kala Kendra	Ram Kala Kender, Waziran Mandir & Gurdawara Gali	66.36	94.5	66.36	94.5
9	Udhampur	9.Arya Smaj Gali	Arya Smaj Gali, Lambi Gali & Beotra Gali	66.36	94.5	66.36	94.5
10	Udhampur	10.Shiv Nagar	Shiv Nagar, Old telegraph & Mohalla Acharya	66.36	94.5	66.36	94.5
11	Udhampur	11.Raghunath Pura	Raghunath Pur & Shiv Nagar.	66.36	94.5	66.36	94.5
12	Udhampur	12.Geeta Bhawan	Geeta Bhawan, Shitla Mandir & Pabbian Mohalla.	66.36	94.5	66.36	94.5

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13	Udhampur	13.Lambi Gali	Lambi Gali & District Hospital	66.36	94.5	66.36	94.5
14	Udhampur	14.Talab Sailain	Talab Sailain & Bal Ashram	66.36	94.5	66.36	94.5
15	Udhampur	15.Shakti Nagar	Shakti Nagar, Karlai Kangloo & Karlai Suki	66.36	94.5	66.36	94.5
16	Udhampur	16.Chabutra	Chabutra, Mohalla Pachyala & Dina Nagar.	66.36	94.5	66.36	94.5
17	Udhampur	17.Christian Colony & Omara	Christian Colony, Omara, Omara-New & Salain Talab	66.36	94.5	66.36	94.5
18	Udhampur	18.Dallah	Dallah & Gangera	54.6	82.11	54.6	82.11
19	Udhampur	19.Rount	Rount, Shiv Nagar & Sambal	43.89	70.66	43.89	70.66
20	Udhampur	20.Sangoor *	Sangoor & Sail Sallan, Omala, Thali, Chari & Swail	43.89	70.66	43.89	70.66
21	Udhampur	21.Kallar Hirmiti	Kallar Hirmiti & Thanda Paddar, Nagrota, Karlai Khalki & Dandyal.	43.89	70.66	43.89	70.66

Notified for Market value Guidelines of Urban Plots for the year 2017-18, Tehsil Rannagar

S. No	Name of City	Ward No.	Name of Mohalla/ Colony/ Society/ Street	Value of Plot per Kanal (in Lacs)		Notified Value of Plot per Kanal (in Lacs)	
				Residential	Commercial	Residential	Commercial
1	Rannagar	W.No 1	Chugli Chouri	8.35	61	9.185	56.10
2	Do	W.No 2	Panditon ka Mohalla	8.5	51	9.35	56.10
3	Do	W.No 3	Kaisotra Mohalla	8.5	51	9.35	56.10
4	Do	W.No 4	Pakhetra Mohalla	8.5	51	9.35	56.10

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5	Do	W.No 5	Jandial Mohalla	8.5	54	9.35	59.40
6	Do	W.No 6	Kharka Mohalla	8.5	54	9.35	59.40
7	Do	W.No 7	Patwari Mohalla	8.5	51	9.35	56.10
8	Do	W.No 8	Phalla Mohalla	8.5	38.5	9.35	42.35
9	Do	W.No 9	Suka Talab	8.5	24.2	9.35	26.62
10	Do	W.No 10	Adhyapak Nagar	8	25.5	8.80	28.05
11	Do	W.No.11	Gratbhati	6.5	25.5	7.15	28.05
12	Do	W.No 12	Nouji	6.5	25.5	7.15	28.05
13	Do	W.No 13	Gundhian	6.5	19.5	7.15	21.45

Notified for Market value Guidelines of Urban Plots for the year 2017-18, Tehsil Chenani

S. No	Name of City	Ward No.	Name of Mohalla/ Colony/ Society/ Street	Existing Value of Plot per Kanal (in Lacs)		Notified Value of Plot per Kanal (in Lacs)	
				Residential 1	Commercial 1	Residential	Commercial
1	Chenani	Chenani Ward No 1	Mada (Partially)	5.8	10.5	6.38	11.55
			Batna (Partially)				
2	Chenani	Chenani Ward No 2	Chenani	5.8	10.5	6.38	11.55
3	-do-	Chenani Ward No 3	Chenani	5.8	10.5	6.38	11.55
4	-do-	Chenani Ward No 4	Chenani	5.8	10.5	6.38	11.55
5	-do-	Chenani Ward No 5	Chenani	5.8	10.5	6.38	11.55

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6	-do-	Chenani Ward No 6	Chenani	5.8	10.5	6.38	11.55
7	-do-	Chenani Ward No 7	Chenani	5.8	10.5	6.38	11.55

Sd/-

Chairperson
District Valuation Committee
Deputy Commissioner
Udhampur

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Notified For Market value Guidelines of Agriculture Land for the year 2017-18 Tehsil Udhampur

S. No.	Tehsil	Name of Patwar Halqas	Name of villages	Existing Value per Kanal (in Lacs)			Stamp duty rates Notified for the year 2017-18			% Hike		
				Irrigated	Un-irrigated	Value for small pieces of land in rural areas (per Kanal)	Irrigated	Un-irrigated	Value for small pieces of land in rural areas (per Kanal)	% Hike (Irrigated)	% Hike (un-irrigated)	% Hike (value of small pieces of land)
1	Udhampur	Jakhain	Jakhain Rural	10.4	7.63	16.63	11.44	8.393	18.293	10	10	10
2	-Do-		Shojakta Rural	10.4	7.63	16.63	11.44	8.393	18.293	10	10	10
3	-Do-	Dhanori	Dhanori Rowarli	5.78	4.05	9.96	6.358	4.455	10.956	10	10	10
4	-Do-		Dhanori Parli	3.62	3.02	5.75	3.982	3.322	6.325	10	10	10
5	-Do-	Sambal	Sambal Rural	3.99	3.38	6.04	4.389	3.718	6.644	10	10	10
6	-Do-		Sui	3.62	2.76	5.75	3.982	3.036	6.325	10	10	10
7	-Do-		Rakh Tanday	3.47	2.76	5.49	3.82	3.04	6.04	10	10	10
8	-Do-	Chakher	Chakher	3.99	3.02	6.04	4.39	3.32	6.33	10	10	10
9	-Do-		Chakher Sundli	3.62	2.42	5.75	3.98	2.66	6.33	10	10	10
10	-Do-	Laddan	Laddan	3.62	3.32	5.75	3.982	3.652	6.325	10	10	10
11	-Do-		Hansoo	3.31	3.03	5.49	3.64	3.33	6.04	10	10	10

12	-Do-				2.89	2.31	4.98	3.18	2.54	5.48	10	10	10	10
13	-Do-	Ossu			2.76	2.2	4.57	3.04	2.42	5.03	10	10	10	10
14	-Do-	Rakh Kotli			2.76	2.2	4.57	3.04	2.42	5.03	10	10	10	10
15	-Do-	Pakhlat			1.15	0.92	1.75	1.27	1.01	1.92	10	10	10	10
16	-Do-	Dhar Gaddian			1.15	0.92	1.75	1.27	1.01	1.92	10	10	10	10
17	-Do-	Omala			4.23	3.47	6.61	4.653	3.817	7.271	10	10	10	10
18	-Do-	Thali Rural			4.23	3.38	6.3	4.65	3.72	6.93	10	10	10	10
19	-Do-	Chanthal			3.47	2.42	5.99	3.82	2.66	6.589	10	10	10	10
20	-Do-	Cheri rural			3.47	2.71	5.35	3.82	2.98	5.885	10	10	10	10
21	-Do-	Swall Rural			4.23	3.32	6.3	4.65	3.65	6.93	10	10	10	10
22	-Do-	Sangoor			3.78	3.16	7.88	4.158	3.476	8.668	10	10	10	10
23	-Do-	Bishal Jattan			2.52	1.26	4.14	2.772	1.386	4.554	10	10	10	10
24	-Do-	Bishal Rajulian			2.52	1.26	4.14	2.772	1.386	4.554	10	10	10	10
25	-Do-	Nawah			2.52	1.26	4.14	2.772	1.386	4.554	10	10	10	10
26	-Do-	Kah			2.52	1.26	3.76	2.772	1.386	3.036	10	10	10	10
27	-Do-	Mansu			2.52	1.26	4.14	2.772	1.386	4.554	10	10	10	10

28	-Do-	Barrian	Rakh Kathiela Rural	5.78	4.05	9.55	6.36	4.46	10.5	10	10	10	10
29	-Do-	Jib	Jib	6.3	3.78	10.38	6.93	4.16	11.418	10	10	10	10
30	-Do-	Rehmbal	Rehmbal	12.6	10.08	20.68	13.86	11.09	22.748	10	10	10	10
31	-Do-		Khatrari	12.6	10.08	20.68	13.86	11.09	22.748	10	10	10	10
32	-Do-	Padanoo	Padanoo	6.3	3.78	10.38	6.93	4.46	11.418	10	10	10	10
33	-Do-		Kalia	6.04	3.6	10.38	6.45	3.96	11.418	10	10	10	10
34	-Do-	Badali	Badali	6.65	5.44	10.72	7.315	5.984	11.792	10	10	10	10
35	-Do-		Deli Chak	6.04	4.83	9.96	6.45	5.31	10.956	10	10	10	10
36	-Do-		Manpa	6.04	4.83	9.96	6.45	5.31	10.956	10	10	10	10
37	-Do-	Sansoo	Sansoo	5.78	4.62	9.55	6.358	5.082	10.505	10	10	10	10
38	-Do-		Rakh Sansoo	5.78	4.62	9.55	6.07	4.85	10.03	5	5	5	5
39	-Do-		Kotli Pain	5.78	4.62	9.55	6.07	4.85	10.5	5	5	5	10
40	-Do-		Megain	5.78	4.62	9.55	6.07	4.85	10.5	5	5	5	10
41	-Do-	Bali	Bali (Upper)	2.21	1.76	3.64	2.32	1.85	4	5	5	5	10
42	-Do-		Bali (Lower)	2.31	1.85	3.8	2.54	2.04	4.18	10	10	10	10
43	-Do-		Ladey	2.31	1.85	3.8	2.54	2.04	4.18	10	10	10	10

44	-Do-	Manta	Manta	1.16	0.92	1.82	1.22	0.97	1.91	5	5	5
45	-Do-		Moud	1.83	1.47	3.11	2	1.62	3.42	10	10	10
46	-Do-		Chattara	1.98	1.66	3.32	2.08	1.74	3.49	5	5	5
47	-Do-		Toldi	2.08	1.74	3.47	2.29	1.91	3.82	10	10	10
48	-Do-	Ladha	Ladha	1.1	0.88	1.84	1.16	0.92	1.93	5	5	5
49	-Do-		Dhar Ladha	1.1	0.83	1.84	1.16	0.87	1.93	5	5	5
50	-Do-	Samroli	Samroli	2.42	1.82	4.42	2.662	2.002	4.862	10	10	10
51	-Do-		Narsoo	2.42	1.82	4.42	2.662	2.002	4.862	10	10	10
52	-Do-		Chundi	1.1	0.83	1.84	1.16	0.87	1.93	5	5	5
53	-Do-	Chirdi	Chirdi	1.1	0.83	1.84	1.16	0.87	2.02	5	5	10
54	-Do-		Kither	1.66	1.1	2.72	1.83	1.21	2.99	10	10	10
55	-Do-	Roun	Roun	2.83	2.42	4.42	3.113	2.662	4.862	10	10	10
56	-Do-		Breedian	2.31	1.74	3.97	2.54	1.91	4.37	10	10	10
57	-Do-	Garnal	Garnal	3.82	2.9	5.35	3.82	2.9	5.35	0	0	0
58	-Do-		Devla	3.02	2.42	4.98	3.322	2.662	5.478	10	10	10

59	-Do-		3.02	2.42	4.98	3.322	2.668	5.478	10	10	10
60	-Do-		1.58	1.31	2.18	1.738	1.441	2.398	10	10	10
61	-Do-	Battal	2.6	2.37	3.8	2.86	2.61	4.18	10	10	10
62	-Do-	Darsoo	1.1	0.78	1.93	1.16	0.82	2.12	5	5	10
63	-Do-		1.1	0.78	1.93	1.16	0.82	2.12	5	5	10
64	-Do-	Malhar	2.65	2.05	4.16	2.915	2.255	4.576	10	10	10
65	-Do-		1.75	1.33	2.77	1.93	1.46	3.047	10	10	10
66	-Do-		1.75	1.33	2.77	1.93	1.46	3.047	10	10	10
67	-Do-		1.75	1.33	2.77	1.93	1.46	3.047	10	10	10
68	-Do-		1.75	1.33	2.77	1.93	1.46	3.047	10	10	10
69	-Do-	Ballian	6.36	5.2	10.88	6.996	5.72	11.968	10	10	10
70	-Do-		5.78	4.62	10.36	6.358	5.082	11.396	10	10	10
71	-Do-		6.36	5.2	10.45	6.996	5.72	11.495	10	10	10
72	-Do-		6.36	5.2	10.45	6.996	5.72	11.495	10	10	10

73	-Do-					6.36	5.2	10.45	6.596	5.72	11.495	10	10	10
74	-Do-	Rathian				6.94	5.68	11.16	7.634	6.248	12.276	10	10	10
75	-Do-		Loundana			6.94	5.68	11.16	7.634	6.248	12.276	10	10	10
76	-Do-		Phengyal			6.94	5.68	11.16	7.634	6.248	12.276	10	10	10
77	-Do-	Kashirah				4.83	3.02	7.56	5.313	3.322	8.316	10	10	10
78	-Do-		Priyan			4.23	2.66	6.93	4.65	2.93	7.623	10	10	10
79	-Do-		Gordi			4.23	2.66	6.93	4.653	2.926	7.623	10	10	10
80	-Do-		Channi			4.23	2.66	6.93	4.653	2.926	7.623	10	10	10
81	-Do-	Kawah				2.31	1.74	3.8	2.54	1.91	4.18	10	10	10
82	-Do-		Barial			2.89	2.31	4.77	3.18	2.54	5.247	10	10	10
83	-Do-	Jaganoo				3.18	2.6	5.12	3.5	2.73	5.63	10	5	10
84	-Do-		Rakh Jaganoo			2.21	1.66	3.64	2.43	1.74	4	10	5	10
85	-Do-		Ser			1.74	1.37	2.71	1.83	1.44	2.98	5	5	10
86	-Do-		Marore			1.74	1.37	2.71	1.83	1.44	2.98	5	5	10
87	-Do-	Thanoa				1.74	1.1	2.71	1.83	1.16	2.98	5	5	10
88	-Do-		Bepi lot			1.74	1.1	2.71	1.83	1.16	2.98	5	5	10

