



Government of Jammu & Kashmir
Office of the Chairperson District Valuation Committee
(Deputy Commissioner)
Udhampur

No:- DC/Udh/SDR/2015-16/SQ/5158-70

Dated:-26-03-2015

Sub:- Notification of Market Value Guidelines and Rates of Immovable Property for the Year 2015-16 for District Udhampur.

NOTIFICATION

Whereas, to finalize and approve the market value and rates for the year 2015-16 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 2015-16 to the District Level Committee.

Whereas, Sub-District Valuation Committee at Tehsil level vide their letter Nos. ACR/U/SQ/SDR-2015-16/4966 dated :10-03-2015, 405-406/SDM/C/2015 dated 10-03-2015, SDM/Dudu/2014-15/38 dated:09-03-2015, SDM/B/451 dated: 10-03-2015 & SDMR/134-35/N dated 07-02-2015 has recommended their findings in respect of Tehsil Majalta, Udhampur Mounгри and Panchari and in respect of Tehsil Chenani, SDM Chenani, in respect of Tehsil Latti, SDM Basantgarh in respect of Tehsil Basantgarh and SDM Ramnagar in respect of Tehsil Ramnagar have assessed and recommended the findings to the District level committee respectively.

Whereas, the District Valuation committee (DVC) headed by Deputy Commissioner, Udhampur examined the proposal in depth in a meeting held on 22-03-2015 and further submitted its recommendations for approval to Divisional Valuation Board (DVB) headed by Divisional Commissioner vide this office No. DCU/SDR/2015-16/SQ/5061-65 dated: 22-03-2015.

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 23-03-2015 for the year 2015-16 and asked that the District Valuation Committee, Udhampur shall notify these rates for the year 2015-16 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 2015 to 31st March 2016.


Whereas, after thorough deliberations, the Divisional Valuation Board also approved that in rural areas, the rates of the 'Un-irrigated lands' shall be applicable to 'Uncultivable lands' if, the rates for 'uncultivable land' have not been proposed by the District Valuation Committee. In urban areas where the nature of the land is not already 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.

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:-


District Collector
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 favour 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.

**OFFICE OF THE CHAIRPERSON
DISTRICT VALUATION COMMITTEE
(DEPUTY COMMISSIONER) UDHAMPUR**

To

The Chairman,
Divisional Valuation Board,
Divisional Commissioner,
Jammu.

No:- DCU/SDR/2015-16/SQ/5061-65

Dated:- 22-03-2015

Sub:- Preparation & Revision of Market Value for Stamp Duty Rates 2015-16.

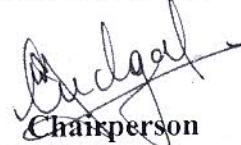
Sir,

In reference to the subject cited above and in pursuance to SRO 303 dated: 4th October, 2011 reads with the SRO 379 dated: 22nd December 2011, SRO304 dated 4th October 2011 and letter received from the office of the Deputy Commissioner of Stamps, Convener Divisional Valuation Board, Jammu bearing No: CSSJ/528-39 dated: 05-02-2015. The Sub-District Valuation Committees for Tehsils Udhampur, Majalta, Panchari, Mounгри, Chenani, Latti Basantgarh & Ramnagar have submitted the proposed stamp duty rates for the year of 2015-16 after conducting meetings at Tehsil level vide Nos. ACR/U/SQ/SDR-2015-16/4966 dated :10-03-2015, 405-406/SDM/C/2015 dated 10-03-2015, SDM/Dudu/2014-15/38 dated:09-03-2015, SDM/B/451 dated: 10-03-2015 & SDMR/134-35/N dated 07-02-2015 respectively.

Accordingly, a meeting of District Valuation Committee has been convened by the undersigned on 16-03-2015 and the Stamp Duty Rates of District Udhampur, for the year 2015-16, approved by the committee are hereby enclosed and submitted to your goodself for kind perusal and necessary approval.

Encl:- 9 Leaves.

Yours faithfully,



**Chairperson
District Valuation Committee
(Deputy Commissioner)
Udhampur**

Copy to the:-

1. Financial Commissioner (Rev.) J&K Govt., Jammu.
2. Principal Secretary to Govt., Finance Department, J&K Govt. Jammu.
3. Commissioner/Secretary to Govt., Revenue Department, Civil Secretariat Jammu.
4. Deputy Commissioner Stamps Jammu.

Market value Guidelines of Urban Plots for the year 2015-16
District Udhampur

S. No	Name of City/ Town	Ward No.	Name of Mohalla/ Colony/ Society/ Street	Value of Plot per Kanal (in Laes)	
				Residential	Commercial
1	2	3	4	5	6
1	Udhampur	1.Subhash Nagar	Subhash Nagar, Bhart Nagar, & Jakhaini.	41.8	67.3
2	Do	2.Indra Nagar	Indra Nagar, Chenani Project & Complex.	41.8	67.3
3	Do	3.Id Gah	Id Gah & Old Jail Complex	41.8	67.3
4	Do	4.Adarsh Colony	Adarsh Colony & Court Road	41.8	67.3
5	Do	5.Barrian	Barrian, New Barrian, Old Microwave & New Shajalta	41.8	90
6	Do	6.Karan Nagar	Karan Nagar	41.8	67.3
7	Do	7.Garrian Talab	Garrian Talab & Karlai Suki	41.8	67.3
8	Do	8.Ram Kala Kendra	Ram Kala Kender, Waziran Mandir & Gurdawara Gali	63.2	90
9	Do	9.Arya Smaj Gali	Arya Smaj Gali, Lambi Gali & Beotra Gali	63.2	90
10	Do	10.Shiv Nagar	Shiv Nagar, Old telegraph & Mohalla Acharya	63.2	90
11	Do	11.Raghunath Pura	Raghunath Pur & Shiv Nagar.	63.2	90
12	Do	12.Geeta Bhawan	Geeta Bhawan, Shitla Mandir & Pabbian Mohalla.	63.2	90
13	Do	13.Lambi Gali	Lambi Gali & District Hospital	63.2	90
14	Do	14.Talab Sailain	Talab Sailain & Bal Ashram	63.2	90
15	Do	15.Shakti Nagar	Shakti Nagar, Karlai Kangloo & Karlai Suki	63.2	90
16	Do	16.Chabutra	Chabutra, Mohalla Pachyala & Dina Nagar.	63.2	90
17	Do	17.Christian Colony & Omara	Christian Colony, Omara, Omara-New & Salain Talab	63.2	90
18	Do	18.Dallah	Dallah & Gangera	52	78.2
19	Do	19.Rount	Rount, Shiv Nagar & Sambal	41.8	67.3
20	Do	20.Sangoor	Sangoor & Sail Sallan, Omala, Thali, Chari & Swail	41.8	67.3
21	Do	21.Kallar Himiti	Kallar Himiti & Thanda Paddar, Nagrota, Karlai	41.8	67.3

MUNICIPAL COMMITTEE CHENANI

1	Chenani	Ward No:- 1	Madha(Juzbi) & Batna(Juzbi)	5.25
2	Chenani	Ward No:2	Chenani	5.25
3	Chenani	Ward No:3	Chenani	5.25
4	Chenani	Ward No:4	Chenani	5.25
5	Chenani	Ward No:5	Chenani	5.25
6	Chenani	Ward No:6	Chenani	5.25

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