



**GOVERNMENT OF JAMMU & KASHMIR
(DEPUTY COMMISSIONER) UDHAMPUR**

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Sub:- Notification of Market Value Guidellnes and Rates of Immovable Property for the Calendar Year 2023 for District Udhampur.

Ref:- CSSJ/22-23/339 dated 31-12-2022 Issued by Deputy Commissioner Stamps, Convener Divisional Valuation Board Jammu.

NOTIFICATION

In exercise of the powers vested to me in terms of sub-rule (2) of Rule -4 of SRO-303 dated 04-10-2011 and SRO-379 dated 22-12-2011 of J&K Perpetration and Revision of Market Value Guidelines Rules, 2011 read with SRO-221 of 2018 dated 18-05-2018 and SO 616 dated 21-11-2022 issued by the Finance Department, J&K Government and also on the basis of the approval conveyed by the Divisional Valuation Board under Rule-3 of SRO-379 dated 22-12-2011 vide No. CSSJ/22-23/339 dated 31-12-2022 with minutes of meeting held on 27-12-2022 & 30-12-2022 under the Chairmanship of Divisional Commissioner Jammu as Chairman; the rates of the immovable property of Udhampur District for the Calendar Year – 2023 are hereby notified as shown in the statements appended to this notification.

It is further notified that for the rates in form II, the rates of prevailing PWD schedule of rate (SOR) issued by Chief Engineer (R&B), Jammu shall apply to District Udhampur inter-alia other Districts of Jammu Division. 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 respective Master Plan of the area.

These rates shall remain in force w.e.f. 01-01-2023 to 31-12-2023.

Encs: 32 lvs

No. DCU/SQ/SDR/2023/7279-7304

Dated:- 31-12-2022

DIP/J-13847/22 DT. 05-01-22

**Krittika Jyotsna, IAS
Deputy Commissioner,
(Chairman District Valuation Committee)
Udhampur.**

Form-I							
Notified Market Value Guidelines of Urban Plots for the year 2023 in District Udhampur.							
S. No	Name of City/Tehsil	Ward No.	Name of Mohalla/ Colony/ Society/ Street	Existing(2022) Value of Plot per Kanal (In Rs)		Notified(2023) Value of Plot per Kanal (in Rs)	
				Residential	Commercial	Residential	Commercial
1	2	3	4	5	6	7	9
1	Udhampur	1.Subhash Nagar	Subhash Nagar, Bharat Nagar, & Jakhain.	4786000	7854000	4786000	7854000
2	Udhampur	2.Indra Nagar	Indra Nagar, Chenani Project & complex	4786000	7854000	4786000	7854000
3	Udhampur	3.Id Gah	Id Gah & Old Jail Complex	4786000	7854000	4786000	7854000
4	Udhampur	4.Adarsh Colony	Adarsh Colony & Court Road	4786000	7854000	4786000	7854000
5	Udhampur	5.Barrian	Barrian, New Barrian, Old Microwave & New Shajalta	4786000	9950000	4786000	9950000
6	Udhampur	6.Karan Nagar	Karan Nagar	4786000	7854000	4786000	7854000
7	Udhampur	7.Garrian Talab	Garrian Talab & Karlai Suki	4786000	7854000	4786000	7854000
8	Udhampur	8.Ram Kala Kendra	Ram Kala Kender, Waziran Mandir & Gurdawara Gali	6834000	9925000	6834000	9925000
9	Udhampur	9.Arya Smaj Gali	Arya Smaj Gali, Lambi Gali & Beotra Gali	6834000	9925000	6834000	9925000
10	Udhampur	10.Shiv Nagar	Shiv Nagar, Old telegraph & Mohalla Acharya	6834000	9925000	6834000	9925000
11	Udhampur	11.Raghunath Pura	Raghuath Pur & Shiv Nagar.	6834000	9925000	6834000	9925000
12	Udhampur	12.Geeta Bhawan	Geeta Bhawan, Shitta Mandir & Pabbian Mohalla.	6834000	9925000	6834000	9925000
13	Udhampur	13.Lambi Gali	Lambi Gali & District Hospital	6834000	9925000	6834000	9925000
14	Udhampur	14.Talab Sailain	Talab Sailain & Bal Ashram	6834000	9925000	6834000	9925000
15	Udhampur	15.Shakti Nagar	Shakti Nagar, Karai Kangloo & Karlai Suki	6834000	9925000	6834000	9925000

Notified(2023) Value of Plot per Kanal (in Rs)							
S. No	Name of City/Tehsil	Ward No.	Name of Mohalla/ Colony/ Society/ Street	Existing(2022) Value of Plot per Kanal (In Rs)		Notified(2023) Value of Plot per Kanal (in Rs)	
				Residential	Commercial	Residential	Commercial
16	Udhampur	16.Chabutra	Chabutra, Mohalla Pachyala & Dina Nagar.	6834000	9925000	6834000	9925000
17	Udhampur	17.Christian Colony & Omara	Christian Colony, Omara, Omara-New & Salain Talab	6834000	9925000	6834000	9925000
18	Udhampur	18.Dallah	Dallah & Gangera	5722000	8600000	5722000	8600000
19	Udhampur	19.Rount	Rount, Shiv Nagar & Sambal	4786000	7854000	4786000	7854000
20	Udhampur	20.Sangoor *	Sangoor & Sail Sallan, Omala, Thali, Chari & Swail	4786000	7854000	4786000	7854000
21	Udhampur	21.Kallar Himiti	Kallar Himiti & Thanda Paddar, Nagrota, Karlai Khalki &	4786000	7854000	4786000	7854000

Notified for Market value Guidelines of Urban Plots for the year 2023 Tehsil Ramnagar							
1	Ramnagar	W.No 1	Chigli Chouri	Existing(2022) Value of Plot per Kanal (in Rs)		Notified(2023) Value of Plot per Kanal (in Rs)	
				Residential	Commercial	Residential	Commercial
1	Ramnagar	W.No 1	Chigli Chouri	1323000	6946000	1521500	7987900
2	Ramnagar	W.No 2	Panditon ka Mohalla	1348200	6946000	1550400	7501700
3	Ramnagar	W.No 3	Kalsotra Mohalla	1348200	6946000	1550400	7501700
4	Ramnagar	W.No 4	Pakhetra Mohalla	1348200	6946000	1550400	7501700
5	Ramnagar	W.No 5	Jandial Mohalla	1373400	7497000	1579400	8096800
6	Ramnagar	W.No 6	Kharka Mohalla	1348200	7387000	1550400	7978000
7	Ramnagar	W.No 7	Patwani Mohalla	1348200	6946000	1550400	7501700
8	Ramnagar	W.No 8	Phalla Mohalla	1335600	5292000	1535900	5715400
9	Ramnagar	W.No 9	Suka Talab	1386000	3528000	1593900	3810200
10	Ramnagar	W.No 10	Adhyapak Nagar	1323000	3749000	1521500	4048900
11	Ramnagar	W.No.11	Gratbhati	1071000	3749000	1231700	4048900
12	Ramnagar	W.No 12	Nouji	1071000	3749000	1231700	4048900
13	Ramnagar	W.No 13	Gundhian	981750	2866000	1129000	3095300

Form-II																		
Name of District	Ward No.	Name of Mohalla/ Colony/ Society/ Street	Value of Built up properties per Sq. Mtr. (in Rs.) for the year 2023 in District Udhampur															
			If roof made of R.C.C				If roof made of R.C.C. Girder				If roof made of Asbestos sheets/ Tin sheets/ English tiles				If roof made of Kacha/Bamboo			
			Residential	Shop	Office	Godown	Residential	Shop	Office	Godown	Residential	Shop	Office	Godown	Residential	Shop	Office	Godown
1	2	3	4				5				6				7			
Udhampur			23595	20086	26257	20086	23595	20086	26257	20086	15730	15730	15730	15730	8107	8107	8107	8107
1. Provisions for depreciation.			= As per affidavit, deduct 1% per year subject to maximum 15%.															
2. Provisions for Multistory buildings.			Same as upto six storeyed.															
3. Provisions for transfer of roof			Category of the building changed accordingly.															
4. Other Provisions.			Already included in the rates adopted for valuation															
S. No	Particulars									Rates								
1	Value of Tube Well (Mini Tube well) 200 mm dia									Rs. 21.71 Lacs								
	Value of Tube Well (Mini Tube well) 150 mm dia									Rs. 4.40 Lacs								
2	Pump House									8.80 Lacs(12×15)								
3	Value of Dug Well									Rs.55.00 lacs (06 Mtr Dia)								
4	Value of Well(stone masonry)									Rs.6.05 lacs (Rs. 44,000/sqm)								
5	Other provision									Rs. 50.00 Lacs (Machinery & other Electric Works)								

Form III									
Notified Market Value Guidelines of Rural Areas for the year 2023 In District Udhampur									
S. No.	Tehsil	Patwar Halqa	Village	Value per Kanal (In Rs)					
				Irrigated		Un-Irrigated		Value for Small Pieces of Land in rural areas upto 500 Sq meter (per Sq Meter)	
				Existing (2022)	Notified (2023)	Existing (2022)	Notified (2023)	Existing (2022)	Notified (2023)
1	Udhampur	Udhampur	Omara (R)	0	0	2376000	2661000	Nil	5152000
2	Udhampur		Jakhain Rural	1764000	1976000	1261000	1412000	Nil	4105000
3	Udhampur	Jakhain	Shajalta Rural	1763000	1975000	1261000	1412000	Nil	4105000
4	Udhampur		Dhanori Rowarli	964000	1041000	688000	743000	Nil	2123000
5	Udhampur		Dhanori Parli	658000	711000	534000	577000	Nil	1335000
6	Udhampur		Sambal Rural	745000	834000	643000	720000	Nil	1624000
7	Udhampur		Sui	686000	768000	507700	569000	Nil	1552000
8	Udhampur		Rakh Tanday	463000	500000	371000	400000	Nil	907000
9	Udhampur		Chakher	745000	834000	567000	635000	Nil	1552000
10	Udhampur	Chakher	Chakher Sundli	677000	731000	443000	478000	Nil	1497000
11	Udhampur		Laddan	608000	657000	538000	581000	Nil	1312000
12	Udhampur		Hansoo	495000	535000	450000	486000	Nil	1027000
13	Udhampur		Kotlibala	443000	478000	352000	380000	Nil	939000
14	Udhampur		Ossu	442000	477000	342000	369000	Nil	867000
15	Udhampur	Ossu	Rakh Kotli	422000	456000	337000	364000	Nil	850000
16	Udhampur		Pakhlai	180000	194000	139000	150000	Nil	329000
17	Udhampur	Pakhlai	Dhar Gaddian	180000	194000	139000	150000	Nil	329000
18	Udhampur		Omala Rural	918000	1028000	756000	847000	Nil	2056000
19	Udhampur		Thali Rural	867000	971000	717000	803000	Nil	1708000
20	Udhampur		Chanthal	867000	936000	717000	774000	Nil	1564000
21	Udhampur		Cheri Rural	755000	846000	595000	685000	Nil	1695000
22	Udhampur		Swail Rural	917000	1027000	737000	847000	Nil	1996000
23	Udhampur	Sangoor	Sial Sallan Rural	615000	689000	513000	575000	Nil	1837000

Value per Kanal (In Rs)									
S. No.	Tehsil	Patwar Halqa	Village	Irrigated		Un-Irrigated		Value for Small Pieces of Land in rural areas upto 500 Sq meter (per Sq Meter)	
				Existing (2022)	Notified (2023)	Existing (2022)	Notified (2023)	Existing (2022)	Notified (2023)
24	Udhampur	Bishal Jattan	Bishal Jattan	567000	612000	189000	204000	Nil	765000
25	Udhampur		Bishal Rajullian	377000	407000	189000	204000	Nil	765000
26	Udhampur	Bishal Jattan	Nawah	377000	407000	189000	204000	Nil	765000
27	Udhampur		Kah	377000	407000	189000	204000	Nil	510000
28	Udhampur		Mansu	377000	407000	189000	204000	Nil	765000
29	Udhampur	Barrian	Rakh Kathiالا Rural	826000	892000	578000	624000	Nil	1763000
30	Udhampur	Jib	Jib	1138000	1229000	689000	744000	Nil	2404000
31	Udhampur	Rehmbal	Rehmbal	2174000	2435000	1725000	1932000	Nil	4562000
32	Udhampur		Khatrari	2051000	2215000	1676000	1810000	Nil	4204000
33	Udhampur	Padanoo	Padanoo	991000	1070000	637000	688000	Nil	1930000
34	Udhampur	Padanoo	Kalta	885000	956000	551000	595000	Nil	1858000
35	Udhampur	Badali	Badali	1136000	1227000	926000	1009000	Nil	2251000
36	Udhampur		Deli Chak	900000	972000	742000	801000	Nil	1837000
37	Udhampur	Badali	Manpa	935000	1010000	772000	834000	Nil	1919000
38	Udhampur	Sansoo	Sansoo	972000	1050000	778000	840000	Nil	1894000
39	Udhampur		Rakh Sansoo	964000	1041000	756000	816000	Nil	1927000
40	Udhampur		Kodi Pain	883000	954000	688000	743000	Nil	1805000
41	Udhampur		Megain	883000	954000	688000	743000	Nil	1805000
42	Udhampur		Bali (Upper)	336000	363000	281000	303000	Nil	754000
43	Udhampur	Bali	Bali (Lower)	362000	391000	299000	323000	Nil	892000
44	Udhampur	Manta	Ladey	365000	394000	296000	320000	Nil	758000
45	Udhampur		Manta	185000	200000	151000	163000	Nil	365000
46	Udhampur		Moud	306500	331000	249000	269000	Nil	6711000
47	Udhampur		Chattara	318000	343000	278000	300000	Nil	664000
48	Udhampur		Toldi	347000	375000	278000	300000	Nil	760000
49	Udhampur	Ladha	Ladha	180000	194000	139000	150000	Nil	365000
50	Udhampur		Dhar Ladha	180000	194000	139000	150000	Nil	365000