


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

Phone No: - 01992-270212, Fax No: - 01992-271845, E-mail Id: - udhampur@nic.in, squdjhampur@gmail.com

Sub:- Notification of Market Value Guidelines 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.

**Encls: 32 Ivs
No. DCU/SQ/SDR/2023/7279-7304**

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

DIP/J-13847/22 DT. 05-01-22
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.Arash Colony | Arash Colony & Court Road | 4786000 | 7854000 | 4786000 | 7854000 |
| 5 | Udhampur | 5.Barian | Barian, New Barian, 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 & Karla Suki | 4786000 | 7854000 | 4786000 | 7854000 |
| 8 | Udhampur | 8.Ram Kala Kendra | Ram Kala Kendra, Waziran Mandir & Gurdaawara Gali | 6834000 | 9925000 | 6834000 | 9925000 |
| 9 | Udhampur | 9.Arya Smaj Gali | Arya Smaj Gali, Lambi Gali & Beetra 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 | Raghunath Pura & 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, Karla Kangloo & Karla Suki | 6834000 | 9925000 | 6834000 | 9925000 |

| 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 Pachalya & Dina Nagar. | 6834000 | 9925000 | 6834000 | 9925000 |
| 17 | Udhampur | 17.Christian Colony & Omara | Christian Colony, Omara, Omara-New & Sailain Talab | 6834000 | 9925000 | 6834000 | 9925000 |
| 18 | Udhampur | 18.Dallah | Dallah & Ganger | 5722000 | 8600000 | 5722000 | 8600000 |
| 19 | Udhampur | 19.Rount | Rount, Shiv Nagar & Sambal | 4786000 | 7854000 | 4786000 | 7854000 |
| 20 | Udhampur | 20.Sangoor * | Sangoor & Sial Sallan, Omala, Thali, Chari & Swail | 4786000 | 7854000 | 4786000 | 7854000 |
| 21 | Udhampur | 21.Kalla Himiti | Kalla Himiti & Thanda Paddar, Nagrota, Karla Khalki & | 4786000 | 7854000 | 4786000 | 7854000 |

Notified for Market value Guidelines of Urban Plots for the year 2023 Tehsil Ramnagar

| 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 | Ramnagar | W.No 1 | Chigili 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 | Patwari 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 |

| 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 |
| Notified for Market value Guidelines of Urban Plots for the year 2023 Tehsil Ramnagar | | | | | | | |
| 1 | Chenani | W.No.1 | Mada Partially | 989000 | 1953000 | 1048340 | 2109240 |
| 2 | Chenani | W.No.2 | Battna Partially | 959000 | 1915000 | 1016540 | 2068200 |
| 3 | Chenani | W.No.3 | Chenani | 963000 | 1909000 | 1020780 | 2061720 |
| 4 | Chenani | W.No.4 | Chenani | 963000 | 1909000 | 1020780 | 2061720 |
| 5 | Chenani | W.No.5 | Chenani | 963000 | 1909000 | 1020780 | 2061720 |
| 6 | Chenani | W.No.6 | Chenani | 963000 | 1909000 | 1020780 | 2061720 |
| 7 | Chenani | W.No.7 | Chenani | 963000 | 1909000 | 1020780 | 2061720 |

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 | |

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