

Government of Jammu & Kashmir
OFFICE OF THE DEPUTY COMMISSIONER, BARAMULLA

Notification No:- DCB/SQ/01-34
Dated: - 01.04.2016

In terms of Rule 4(2)(C) of J & K Preparation and Revision of Market Value Guidelines Rules, 2011 and pursuant to the approval accorded by the Divisional Valuation Committee Vide No. 1290/1312/DCK/Stamps Dated: 29.03.2016, the Market Rates of land in Urban and Rural areas and Structures in respect of Urban areas of District Baramulla for the year 2016-17 are hereby notified as under forming:-

Annexure 'A': Form I in respect of Urban plots.

Annexure 'B': Form II in respect of Urban built-up properties (Structures)

Annexure 'C': Form III in respect of Agriculture land.

These Rates shall come into force with effect from 1st of April 2016 and shall remain valid up to 31st of March 2017.

No. DCB/SQ/Market Rate/2016-17/01-34

Dated: 01.04.2016


Deputy Commissioner,
Baramulla

Copy to the:

1. Chief Secretary, J & K Government Jammu for information.
2. Financial Commissioner (Revenue) J & K Jammu for information.
3. Principal Secretary to Government Finance Department J & K Srinagar for information.
4. Divisional Commissioner Kashmir (Chairman Divisional Valuation Board) for information
5. Secretary to Government Revenue Department J & K Srinagar.
6. Commissioner of Stamps J & K Srinagar
7. Addl. Inspector General of Stamps Kashmir.
8. Principal District and Session Judge Baramulla/District Registrar Convener District Valuation Committee for information and necessary action.
9. Deputy Commissioner Stamps Kashmir.
10. Addl. Deputy Commissioner Baramulla.
11. Deputy Director Information Kashmir for information and necessary action.
12. General Manager Government Press Srinagar for publication in next issue of Government Gazette.
13. Assistant Commissioner Revenue Baramulla for information
14. Sub Divisional Magistrate Sopore/Uri/Pattan/Gulmarg for information and necessary action
15. All Tehsildars of District Baramulla for information and necessary action.
16. Record file.

Annexure "C"

FORM III

Government of Jammu & Kashmir

OFFICE OF THE DEPUTY COMMISSIONER BARAMULLA

Statement showing the position of rates of land village wise (Rural) under the J&K Stamp Act Svt.1997 B.K for District Baramulla for the Financial Year 2016-17

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
1) Tehsil Baramulla					
1.	Khanpora	Khanpora		10.00	1977
2.		Malyarpora		10.00	1977
3.		Baramulla		10.00	1977
4.	Khawjabagh	Kantbagh		14.00	2767
5.		Khawjabagh	19.00	21.00	4152
6.		Gutiyar		11.00	2174
7.		Fatehpora		10.00	1977
8.		Frasthar		9.00	1779
9.	Ushkura	Ushkura		7.00	1384
10.	Takisultan	Takisultan		4.50	889
11.		Hajibal		2.50	494
12.		Jalshree		2.50	494
13.		Khadiniyar	3.00	3.50	692
14.	Heewan	Heewan	3.50	4.50	890
15.		Lateefabad		1.00	198
16.		Fategrah	3.50	4.50	890
17.		Mirher	3.50	4.50	890
18.		Shreernabad	3.50	4.50	890
19.	Kitchama	Kitchama	4.50	3.50	890
20.		Gantmulla Bala	3.50	2.50	692
21.		Gantmulla Payeen	3.50	3.50	692
22.		Jogiyar	2.50	3.50	692
23.		Zumzumpora	3.50	4.50	890
24.		Budmulla	3.50	3.50	692
25.	Malpora	Malpora	3.50	3.50	692
26.		Audoora	3.50	3.50	692
27.		Gulistan	2.50	3.50	692
28.		Namblan	2.50	3.50	692
29.	Lalpora	Lalpora	1.00	2.00	395

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
30.		Dangerpora	2.00	2.00	395
31.		Bulbulabad	2.00	2.00	395
32.		Taripora Wansaran	1.00	1.00	198
33.		Rajpora thandkashi	1.00	1.00	198
34.		Nowgam Kandi	1.00	2.00	395
35.		Naorang	1.00	1.00	198
36.	Delina	Delina	15.50	16.50	3262
37.	Kanispora	Kanispora	24.00	25.00	4943
38.		Singhpora		12.00	2372
39.		Johama	12.00	13.00	2570
40.	Nowpora Jagir	Nowpora Jagir	11.00	12.00	2372
41.		Khushalpora	13.50	14.50	2867
42.	Nadihal	Nadihal	5.50	5.50	1087
43.		Sadipora		5.50	1087
44.		Nowgam	5.50	5.50	1087
45.	Chakloo	Chakloo	5.50	6.50	1285
46.		Janbazpora	9.00	9.00	1780
47.	Sheerwaniabad	Sheerwaniabad	10.50	7.50	2076
48.		Pouchter	10.50	7.50	2076
49.		Kalenderpora	5.50	5.50	1087
50.	Kaitangan	Khaitangan	5.50	5.50	1087
51.		Wahdatpora (Hudpora)		5.50	1087
52.		Veerinar		4.50	890
53.		Mohmoodabad		4.50	890
54.		Katianwali		5.50	1087
55.		Gohan Lari Jungle		4.50	890
2) Tehsil Wagoora					
1.	Wagoora	Wagoora	8.00	9.00	1779
2.		Watergam	8.00	9.00	1779
3.		Durhama	6.50	8.00	1581
4.	Vizer	Vizer	6.50	8.00	1581
5.	Jhangirpora	Jhangirpora	8.00	9.00	1779
6.		Najibat		5.50	1087

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
7.	Mangam	Mangam	4.50	5.50	1087
8.		Tangwari Payeen	4.50	5.50	1087
9.		Tangwari Bala	3.50	4.00	790
10.	Chandoosa	Chandoosa		6.00	1186
11.		Shumlaran		3.50	692
12.		Wahdina	4.50	4.50	988
13.		Bandi Payeen	3.00	4.00	790
14.	Kachwamaqam	Kachwamaqam	5.00	6.00	1186
15.		Daru Frastwari	5.00	7.00	1384
16.		Wagila	5.50	5.50	1087
17.		Walraman		3.50	692
18.	Sultanpora Kandi	SultanporaKandi	5.00	5.00	988
19.		Doubdugh	3.50	3.50	692
20.		Nilsar		3.50	692
21.		Murantangwari	5.00	5.00	988
22.		Sheerpora Gavgaran	5.00	5.00	988
3) Tehsil Kreeri					
1	Kreeri	Kreeri	8.00	9.00	1779
2		FrastharTilgam	4.50	4.50	890
3		Dolipora	4.50	5.50	1087
4		Waripora Bala	4.50	4.50	890
5		Waripora Payeen	4.50	4.50	890
6		Khisipora	4.50	5.50	890
7		Saloosa	6.50	6.50	1285
8		Sochipora	5.50	6.50	1285
9		Karewa Kreeri	4.50	5.50	1087
10	vizer	Hail jagir	6.50	8.00	1582
11		Thindima	6.50	8.00	1582
12	Reshipora	Reshipora	10.00	10.00	1977
13		Dulatpora	10.00	10.00	1977
14		Chandkote	10.00	11.00	2175
15	Kalantra Bala	Kalantra Bala	4.50	5.50	1087
16		Kalantra Payeen	4.50	5.50	1087
17		Kakothal	4.50	4.50	890

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			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
18		Burzawachan	4.50	4.50	890
19		Shiekhpora	5.50	5.50	1087
20	Dandmoh	Dandmoh	3.50	4.50	890
21		Nagbal	3.50	4.50	890
22		Kohlina	3.50	4.50	890
23		Bandi Bala	0.00	3.50	692
24		Takia Yousuf Shah	2.50	3.50	692
4) Tehsil Sopore					
1.	Sopore	Dranambal	8.00	10.50	2046
2.	Nowpora Kalan	Nowpora Kalan	11.50	12.50	2471
3.		Muzbug	9.00	10.50	2046
4.	Arapora	Adipora	10.50	12.50	2471
5.		Chinkipora	10.50	11.50	2273
6.		Arapora	10.50	11.50	2273
7.	Sangrama	Sangrama	10.50	12.50	2471
8.		Lalad	10.50	12.50	2471
9.		Amargarh	10.50	15.00	2965
10.	SeerJageer	SeerJageer	8.00	12.50	2471
5) Tehsil Dangerpora					
1.	Dangerpora	Dangerpra	7.50	10.00	2000
2.		Saidpora	7.50	10.00	2000
3.	Warpora	Warpora	7.50	10.00	2000
4.		Pethbug	5.50	9.00	1550
5.		Janwara	7.50	10.00	2000
6.	Watlab	Watlab	4.50	5.50	900
7.		Hathlangoo	4.50	5.50	900
8.		Magraypora	4.50	5.50	900
9.	Botnigoo	Botnigoo	4.50	5.50	900
10.		Rampora Rajpora	1.50	2.50	350
11.	Hardushiva	Hardushiva	5.50	6.50	900
12.	Duroo	Duroo	5.50	6.50	900
13.		Sempora	5.50	6.50	900
14.	Mundji	Mundji	4.50	5.50	900
15.		Mulmapanpora	4.50	5.50	900

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			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
16.		Takya KhanMohd	4.50	5.50	900
17.		Muqam –I – Shaheed Mir	3.50	4.50	650
18.		Cheerhar	1.50	2.50	250
6) Tehsil Khoie (Panzipora)					
1.	Krankshivan	Krankshivan	9.00	12.00	3030
2.		Panzipora	10.00	12.00	2430
3.		Gundbaqir	10.00	12.00	2430
4.	Wagub.	Wagub.	10.00	12.00	2430
5.		Putkhah Muqam	9.00	10.00	3030
6.		Check Hygam	7.50	9.00	1520
7.		Choorra	9.00	12.00	3030
8.	Tarzoo	Tarzoo & Amberpora	9.00	12.00	3610
9.	Hygam	Hygam	9.00	12.00	3030
10.		Rekh Hygam	4.50	5.50	1210
11.	Bulgam	Bulgam	9.00	10.00	3030
12.		Trumbgund	9.00	10.00	2120
13.		Renji	9.00	10.00	2120
7) Tehsil Zaingair (Bomai)					
1.	Seeloo	Seeloo	6.50	7.50	1300
2.		Boharipora	7.50	9.00	1400
3.		Brath	5.50	7.50	1300
4.		Gund Brath	5.50	7.50	1300
5.	Edipora	Edipora	4.50	7.50	1300
6.		Bomai	4.50	5.50	1100
7.		Mulpora Pandithan	3.50	4.50	900
8.		Yamberzalwari	1.50	2.50	700
9.		Goripora Darpora	5.50	6.50	1100
10.		Rashid-abad	4.50	5.50	900
11.		Khirman Reshian	3.50	3.50	700
12.	Wadoora	Wadoora	5.50	7.50	1400
13.		Zonipora	4.50	5.50	1000
14.		Logripora	4.50	5.50	1000
15.	Tujar Pehlihar	Tujar Pehlihar	4.50	5.50	1000
16.		Nathipora	7.50	9.00	1400

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			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
17.	Harwan	Harwan	4.50	5.50	900
18.		Lathishort	3.50	4.50	800
19.		Nowpora Tujar	3.50	4.50	700
20.	Zaloora	Zaloora	3.50	4.50	700
21.		Sagipora	4.50	5.50	900
8) Tehsil Rafiabab (Rohama)					
1.	Rohama	Rohama	5.50	8.00	1522
2.	Chij Hama	Chij Hama	5.50	6.00	1087
3.		Tregapora	5.50	6.50	1304
4.		Logriwal Pora	5.50	6.50	1304
5.		Sariparabudan	3.50	5.50	1087
6.	Shutloo	Shutloo	7.50	7.50	1522
7.		Maqboolabad	7.50	7.50	1522
8.	Panzala Gundbal	Panzala Gundbal	2.00	2.00	434
9.		Huma Dub	1.00	2.00	434
10.		Patoosa	2.00	3.00	652
11.	Wanpora	Wanpora	2.00	3.00	652
12.		Khushipora	2.00	3.00	652
13.		Dachanpora	1.00	3.00	652
14.		Bata pora Najar	2.00	3.00	652
15.	Balhama	Balhama Thakanpora	1.00	2.00	434
16.		Ladu-Ladoora	1.00	2.00	434
17.		Kutru Naribal	1.00	1.00	217
18.		Ladi Angan	1.00	1.00	217
19.	Syalkote	Syalkote	1.00	1.00	217
20.		Braman	1.00	1.00	217
21.		Khah Moh	1.00	2.00	434
22.		Bran Dub	1.00	2.00	434
23.		Galibal	1.00	1.00	217
9) Tehsil Dangiwachha					
1.	Harduchanam	Harduchanam	2.00	2.00	440
2.		Waripora	2.00	2.00	440
3.		Sangrampora	2.00	2.00	440
4.		Madina hachinar	2.00	2.00	400

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			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
5.		Hachipora(Adilbagh)	2.00	2.00	400
6.		Chapdaji	2.00	2.00	390
7.	Zethan	Zethan	2.00	2.00	440
8.		Hunru	1.00	2.00	400
9.		Kungroosa	2.00	2.00	400
10.		Pakhwara	2.00	2.00	400
11.		Ahanger pora	1.00	2.00	400
12.		Dugripora	1.00	1.00	380
13.		Dalri	1.00	2.00	380
14.		Satrina	2.00	2.00	380
15.	Bakhipora Batapora	Bakhipora Batapora	2.00	2.00	440
16.		Fajipora	1.00	2.00	440
17.		Sain	1.00	2.00	410
18.		Sheikh pora	1.00	2.00	410
19.	Chatoosa	Chatoosa	2.00	2.00	440
20.		Tanga Mula	1.00	2.00	330
21.		Pazwal Pora	1.00	2.00	330
22.		Dazna	1.00	2.00	330
23.		KitarDaji	1.00	1.00	310
24.		Now pora	1.00	2.00	310
25.		Doni Wari	1.00	1.00	260
26.		Hamam	1.00	1.00	230
27.		Markote	1.00	1.00	230
28.	Dangiwacha	Dangiwacha	5.50	8.00	1100
29.		Margipora Bala	4.50	5.50	990
30.		Margipora Payeen	4.50	5.50	990
31.		Gund Karim Khan	5.50	8.00	990
32.	Rawoocha	Rawoocha	3.50	4.50	750
33.		Sonian Saidnar	2.00	3.50	550
34.	Yarbug	Yarbug	3.50	4.50	700
35.		Chraligund	3.50	4.50	700
36.		Doligund (Hub Gund)	3.50	4.50	700
37.		Dandoosa	3.50	4.50	700
38.	Fidarpora	Fidarpora	3.50	4.50	780

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S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
39.		Manchanpora	3.50	4.50	780
10)Tehsil Watergam					
1	Watergam	Drusu Khalsa	3.50	6.00	1044
2.		Drusu Jagir	3.50	5.00	1044
3.		Watergam bala	7.00	8.00	2300
4.		Watergam payeen	7.00	8.00	2300
5.		Rehmat abad	7.00	8.00	1150
6.	Behrampora	Behrampora	4.50	7.00	1600
7.		Malagonipora	4.50	6.00	1150
8.	Chatloora	Chatloora	4.50	6.00	1150
9.		Hib dangerpora	4.50	6.00	1200
10.		Gundmulraj	4.50	6.00	1150
11.		Laisar	3.50	5.00	1190
12.	Ladoora	Ladoora	6.00	8.00	2300
13.		Shogpora	6.00	9.00	1380
14.		Feroz pora	7.00	9.00	1850
15.	Reban Rohama	Reban Rohama	6.00	8.00	2300
16.	Achabal	Achabal	6.00	8.00	2300
17.		Chotipora	6.00	8.00	2300
18.		Kartargrah	6.00	8.50	2400
19.		Yadipora Lorihama	6.00	8.00	1700
20.	Hadipora	Hadipora	6.00	8.00	2300
21.		Parraypora	6.00	8.00	2300
11)Tehsil Pattan					
1	Pattan	Pattan	8.00	9.00	1742
2	Nehalpora	Nehalpora	5.50	8.00	2323
3		Pakipora	4.50	5.50	1452
4	Palhalan	Palhallan	14.50	18.00	4065
5		Saderbal	14.50	18.00	4065
6	Wanigam Payeen	Wanigam Payeen	5.50	8.00	2323
7		Khamibyar	7.50	9.00	1742
8		Neelofar	3.50	4.50	1161
9		Palpora	5.50	8.00	2904
10	Tapper Waripora	Tapper Waripora	9.00	10.00	2904

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			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
11		Bochoo	8.00	10.00	1922
12		Poshnag	4.50	7.50	2904
13	Hamrey	Hamrey	8.00	10.00	2032
14		Andergam	9.00	12.00	2323
15		Chanderhama	9.00	10.00	1922
16		Gund Chanderhama	7.50	9.00	1742
17	Goushbugh	Goushbugh	9.00	12.00	2904
18		Sultanpora	9.00	12.00	2323
19		Ussan Khoie	10.00	12.00	2032
20		Lolipora	9.00	12.00	2613
21		Uglar	10.00	12.00	2323
22		Chakoo	871
23	Khanpeth	Khanpeth	5.50	8.00	1672
24		Duslipora	5.50	8.00	580
25		Rakh Doslipora	5.50	8.00	1452
26		Harinara	5.50	8.00	580
27		Devar Yakhmanpora	4.50	5.50	1452
28	Singhpora	Singhpora	4.50	5.50	1452
29		Hartrath	4.50	5.50	1452
30		Gund Ibrahim	1.50	3.50	580
31		Baliharan	4.50	5.50	1452
32	Matipora	Matipora	4.50	5.50	871
33		Rakh Buran	4.50	5.50	871
34		Om Buran	4.50	5.50	1452
35	Mirgund	Mirgund	4.50	5.50	1452
36		Mirchmar	4.50	5.50	1452
37		Chanibal	4.50	5.50	1452
38	Malmoh	Malmoh	12.00	13.00	2904
39		Agri Kalan	14.50	16.50	3774
40		Mehrajpora Kungamdara	4.50	8.00	1742
41		Tantraypora	3.50	5.50	1452
42		Tongiharan	3.50	5.50	1452
43		Malbushan	9.00	10.00	2904
44	Nowlari	Nowlari	6.00	9.00	1452

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			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
45		Seerabad Khor	9.00	10.00	2323
46		Goom Ahmadpora	5.50	7.50	1742
47	Gund Kh.Qasim	Gund Kh.Qasim	4.50	5.50	1452
48		Kanterbugh	4.50	5.50	871
49		Budibugh	5.50	7.50	1161
50		Habak Tangoo	4.50	5.50	1161
51		Arapora	4.50	5.50	1452
52		Archanderhama	9.00	10.00	2323
53	Hanjiwara	Hanjiwara	10.00	12.00	2613
54	Sheerpora Bangil	Sheerpora Bangil	4.50	5.50	2032
55		Mamoosa	3.50	4.50	1694
56		Kanloo	3.50	4.50	1694
57	Tilgam	Tilgam	3.50	4.50	1452
58		Chanderseer	3.50	4.50	1161
59		Dardpora	2.50	3.50	1160
60		Khargam	3.50	4.50	1452
61	Wanigam Bala	Wanigam Bala	3.50	4.50	1452
62		Malikpora	3.50	4.50	1452
63		Behrampora (Kumgamdara)	3.50	3.50	1161
64		Dargam	3.50	3.50	1161
65		Resripora	3.50	3.50	1161
66		Hurhundpora	3.50	3.50	1161
67	Sari Warpora	Sari Warpora	4.50	5.50	1442
68		Sochi palpora	4.50	5.50	1442
69		Gudwani	4.50	5.50	1694
70		Dondara	4.50	5.50	1694
71		Sero Gowa Dangerpora	4.50	5.50	1694
12) Tehsil Uri					
1.	Dulanja	Dulanja	4.50	5.50	880
2.		Hard Kamal Kote	4.50	5.50	1050
3.		Kandi Brajala	4.50	5.50	1050
4.		Bandi	4.50	5.50	1050
5.		Shahdara	4.50	5.50	1050
6.		Chapper	4.50	5.50	1050

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
7.	Paranpillan	Paranpillan	5.50	5.50	1100
8.		Dachi	4.50	5.50	1050
9.		Busgran	4.50	5.50	1050
10.		Sultan Daki	5.50	5.50	1150
11.	Gingal	Gingal	5.50	7.50	1750
12.		Dawaran	5.50	7.50	1750
13.		Dhani Syedan	5.50	5.50	1250
14.		Choolan kalsan	4.50	5.50	1150
15.		Daragutliyan	4.50	5.50	1150
16.		Zamboor Pattan	4.50	5.50	1100
17.	Garkote	Garkote	5.50	7.50	1450
18.		Lalgam	9.00	13.00	2578
19.		Saidpora	5.50	5.50	1430
20.		Balkote	5.50	5.50	1430
21.	Nambla	Nambla	5.50	7.50	1480
22.		Sahooraa	4.50	5.50	990
23.		Hathlanga	4.50	5.50	990
24.		Silikote	4.50	5.50	990
25.	Uri	Uri	9.00	14.00	2870
26.		Peeristan	10.00	13.00	2582
27.		Thajal	5.50	5.50	1260
28.		Tulwari	5.50	5.50	1260
29.		Charunda	5.50	880
30.		Batgran	0.00	5.50	880
31.	Jabla	Jabla	5.50	7.50	1540
32.		Sukhdar	4.50	5.50	1100
33.		Gohalan	0.00	5.50	1260
34.		Bardan	0.00	4.50	880
35.	Dardkote	Dardkote	5.50	5.50	1260
36.		Nowpora	5.50	8.00	1870
37.		Salamabad	5.50	8.00	1870
38.		Ramgie	5.50	6.50	1540
39.	Isham	Isham	5.50	6.50	1540
40.		Chakra	5.50	6.50	1430

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
41.		Uroosa	5.50	6.50	1430
42.		Gowaltha	5.50	5.50	1260
43.		Nawa Runda	4.50	5.50	1260
44.		Bran Bhat	3.00	3.50	1050
45.		Ashnji	3.00	3.50	1050
13) Tehsil Boniyar					
1.	Sheerwanipora	Sheerwanipora	4.50	5.50	1080
2.		Niloosa	4.50	5.50	1080
3.	Bijhama	Bijhama	4.50	5.50	1080
4.		Braripora	4.50	5.50	1080
5.		Muqam peran	4.50	5.50	1080
6.		Kathal hil Pathri	4.50	5.50	1080
7.		Mayan	4.50	5.50	1080
8.	Bagna Noorkhah	BagnaNoorkhah	4.50	5.50	1080
9.		Kanchan	4.50	5.50	1080
10.		Salamabad Dachna	4.50	5.50	1080
11.	Limber	Limber	4.50	5.50	1080
12.		Athishampora	4.50	5.50	1080
13.		Azadpora	4.50	5.50	1080
14.		Nowgran	4.50	5.00	1080
15.		Pringle	4.50	5.50	1080
16.		Warikhah	4.50	5.50	1080
17.	Pehlipora	Pehlipora	5.50	6.50	1100
18.		Ijara	5.50	6.50	1100
19.		Bimyar	5.50	6.50	1100
20.	Zahempora	Zahempora	5.50	6.50	1100
21.		Naganari	5.50	6.50	1100
22.		Manzgam	5.50	6.50	1100
23.		Peernia	5.50	6.50	1100
24.	Nowshara	Hundi Nowshara	4.50	5.50	1080
25.		Gird Nawah	4.50	5.50	1080
26.		Shaladajan	4.50	5.50	1080
27.		Javind	4.50	5.50	1080
28.		Challa	4.50	5.50	1080

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
29.		Bela Slamabad	4.50	5.50	1080
30.		Prankutran	4.50	5.50	1080
31.		Batangi	4.50	5.50	1080
32.		Bernate	4.50	5.50	1080
33.	Trikanjan	Trikanjan	4.50	5.50	1080
34.		Darakujan	3.50	4.50	870
35.		Dudran	3.50	4.50	870
36.		Jabdi	3.50	4.50	870
37.		Banali	3.50	4.50	870
38.		Chootali	3.50	4.50	870
39.		Gager Hill	3.50	4.50	870
40.		Baden	3.50	4.50	870
41.		Maidanan	3.50	4.50	870
42.		Salasan	3.50	4.50	870
43.		Lari	3.50	4.50	870
44.		Bacchi	3.50	4.50	870
45.	Rampora	Rampora	4.50	5.50	1080
46.		Boniyar	4.50	5.50	1080
47.		Hiller Pernia	4.50	5.50	1080
48.		Uran Bowa	4.50	5.50	1080
49.		Mohra	4.50	5.50	1080
50.		Manchikrond	4.50	5.50	1080
51.		Bandi Brahamana	4.50	5.50	1080
14) Tehsil Tangmarg					
1.	Ferozpora	Ferozpora	6.50	7.50	1320
2.		Gulmarg
3.	Druroo	Druroo	5.50	5.50	1100
4.		Treran	3.50	4.50	660
5.		Shrai	3.50	4.50	660
6.		Ratnipora Payeen	3.50	3.50	660
7.	Chandilooraa	Chandilooraa	7.50	9.00	1540
8.		Wahipora	7.50	9.00	1540
9.		Badipora	3.50	6.50	660
10.		Chackthan Chanpora	3.50	3.50	660

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
11.		Sulinda	3.50	3.50	660
12.		Katipora	3.50	4.50	660
13.		Chek Mirza Jamadar	3.50	4.50	660
14.	Hajibal	Hajibal	3.50	4.50	660
15.		Fajpora	3.50	4.50	660
16.		Mul bangil	3.50	4.50	660
17.	Hardumadam	Hardumadam	3.50	4.50	660
18.		Tokalpora	2.00	3.50	440
19.		Khichipora	3.50	4.50	660
20.		Gutlipora	3.50	4.50	660
21.		Zeran	3.50	5.50	660
22.		Batoo	2.00	3.50	440
23.		Budipora	3.50	4.50	660
24.		Warpura Wanpora	3.50	4.50	660
25.	Hariwatno	Hariwatno	6.50	7.50	1320
26.		Kumpora	2.00	3.50	440
27.		Mirchipora	2.00	3.50	440
28.		Panditpora Bala	2.00	3.50	440
29.	Hayatpora	Hayatpora	4.50	5.50	880
30.		Atipora Zehkar	3.50	4.50	660
31.		Bichipora	3.50	4.50	660
32.		Sonlipora	3.50	3.50	660
33.		Kuthipora	3.50	3.50	660
34.		Rawathpora	4.50	5.50	880
35.		Ratnipora bala	4.50	5.50	880
36.	Khaipora bala	Khaipora bala	3.50	4.50	660
37.		Hoom	3.50	4.50	660
38.		Nadrigund	3.50	4.50	660
39.		Tantrapora	3.50	4.50	660
40.		Kharnipora	3.50	4.50	660
41.		Teetran	3.50	4.50	660
42.		Bisnipora	2.00	2.50	440
43.	Mugalpora	Mugalpora	3.50	3.50	660
44.		Khipora Payeen	3.50	3.50	660

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
45.		Kanihama	3.50	3.50	660
46.		Sheerpora Telgam	3.50	3.50	660
47.		Harnow Kawcheck	3.50	3.50	660
48.	Hardichloo	Hardichloo	3.50	3.50	660
49.		Devdargar	3.50	3.50	660
50.		Watalpora	3.50	3.50	660
51.		Haypora	3.50	3.50	660
52.		Pazalpora	3.50	3.50	660
53.		Darvashpora	3.50	3.50	660
54.		Zespora	3.50	3.50	660
55.		Sagri Batpora	3.50	3.50	660
56.		Kohlar	3.50	3.50	660
57.	Chandil	Chandil	3.50	3.50	660
58.		Wanigam	3.50	3.50	660
59.		Tumberhama	3.50	3.50	660
60.		Darhama	3.50	3.50	660
61.		Kulhama	3.50	3.50	660
62.	Dewpora Dardpora	Dewpora Dardpora	2.00	3.50	660
63.		Buderkote	2.00	3.50	440
64.		Gogaldara	0.50	1.00	120
65.		Darakasi	2.00	3.50	440
15) Tehsil Kunzar					
1.	Kunzar	Kunzar	10.00	12.00	1980
2.		Devbugh	5.50	5.50	1100
3.		Panditpora Payeen	4.50	5.50	880
4.		Hardubani	5.50	5.50	1100
5.		Mangloora	5.50	7.50	1100
6.		Takya Batpora	7.50	10.00	1540
7.		Gokhama	6.50	7.50	1320
8.		Chandibugh Narikhar	5.50	5.50	1100
9.		Reram	6.50	7.50	1320
10.		Kunchipora	6.50	7.50	1320
11.	Hardshoora	Hardshoora	4.50	5.50	880
12.		Mirpora	3.50	4.50	660

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
13.		Turkbatpora	3.50	4.50	660
14.		Khamendarpora	3.50	4.50	660
15.	Mulgam	Mulgam	3.50	4.50	660
16.		Kralwath	3.50	4.50	660
17.		Rambirpora Bala	3.50	4.50	660
18.		Malpora Sangram	3.50	4.50	660
19.		Awlara	3.50	4.50	660
20.		Gund Muqsood	3.50	4.50	660
21.	Lalpora	Lalpora	4.50	8.50	660
22.		Dohobiwan	8.00	9.00	1540
23.	Chukar	Chukar	5.50	7.50	1100
24.		Behrampora	5.50	7.50	1100
25.		Uchilipora	5.50	7.50	1100
26.		Bewia	5.50	7.50	1100
27.		Check Cheratram	5.50	7.50	1100
28.		Rawanpora	5.50	7.50	1100
29.		Katibugh	4.50	5.50	880
30.	Yall	Yall	3.50	4.50	660
31.		Sonium	3.50	4.50	660
32.		Krishama	3.00	4.00	660
33.		Nigerpora Maghama	3.50	4.50	660
34.		Check Narayan Das	3.50	4.50	660
35.	Wailoo kralpora	Wailoo kralpora	4.50	5.50	880
36.		Baba khaipora	3.50	5.50	660
37.		Gundaripora	3.50	4.50	660
38.		Mohamoodpora	3.50	5.50	660
39.		Wahigund	3.50	4.50	660
16) Tehsil Kawharama					
1.	Waripora Bangil	Waripora Bangil	14.50	16.50	2860
2.		Barzulla	5.50	7.50	1100
3.		Chichilora	12.00	13.00	2420
4.		Goigam	5.50	7.50	1100
5.		Roshanabad (Pinjora)	5.50	7.50	1100
6.		Tarhama	5.50	7.50	1100

			Proposed Rate for the Year 2016-17		
S.No	Patwar Halqa	Name of village	Value of land per Kanal		Value for small pieces of land in rural areas up to 500 Sq. Meter (per Sq. Meter) in Rupees
			Irrigated	Un-irrigated	
			Rs in Lacs	Rs in Lacs	
7.		Utikoo	5.50	7.50	1100
8.	Harduaboora	Hardu Aboora	5.50	7.50	1100
9.		Kharpora	3.50	5.50	660
10.		Haripora	3.50	4.50	660
11.	Ogmona	Ogmona	3.50	4.50	660
12.		Bungam	3.50	4.50	660
13.		Pariswani	3.50	4.50	660
14.	Karhama	Karhama	5.50	5.50	1100
15.		Gonipora	5.50	5.50	1100
16.		Heing	3.50	4.50	660
17.		Kashmatipora	3.50	3.50	660
18.		Ussan Bangil	4.50	5.50	880
19.	Gund-Dalwash	Gund-Dalwash	5.50	4.50	1100
20.		Malwah	3.50	4.50	660
21.		Bun-Sharen	4.50	3.50	880
22.	Bun-Gund	Bun-Gund	4.50	4.50	880
23.		Larkipora	4.50	4.50	880

Sd/-
Deputy Commissioner,
Baramulla

MARKET VALUE GUIDELINES OF URBAN BUILT PROPERTIES

Name of City	Ward NO	Name of Mohalla/ Colony/ Society/ Street	Value Built-up property per Sqm in Rupees					Shop	Office	Godown
			If roof made of RCC	If roof made of Girder	If roof made of asbestos sheets/tin sheets/English tiles	If roof made of kacheha/Bamboo	If roof made of kacheha/Bamboo			
1	2	3	4	5	6	7	8	9	10	
<u>Baramulla</u>	All Urban Areas of District Baramulla									
a) Single storey			19435	19456	15916	11789	19435	19456	15916	
b) Double storey			30434	30464	23527	26105	30434	30464	23527	
c) Three storey			42150	42193	33197	21965	42150	42193	33197	

For attic floor an allowance equal to 30% (thirty percent) of the rates assessed for the floor immediately under it may be allowed.

- 1 Provision for depreciation @ 1% P.A of total cost after 5 years of age.
- 2 Provision for multistoried buildings vide B & C above mentioned.
- 3 Provision for transfer of roof.
- 4 Other provision:-

- a) Sanitary @ 1.58 lacs per point S.T. and sockage pit+0.35 lacs for each additional sanitary point with common septic tanks and sockage.
- b) Electric fittings.

- i) Heating point @ one thousand five hundred per point.
 - ii) Fan point @ two thousand five hundred per point.
 - iii) Light point @ seven hundred and forty five per point.
5. Extra for Marble stone _____ @Rs. 90/Sft.
 6. Extra for Marble chip flooring _____ @Rs. 40/Sft
 7. Extra for Kota stone flooring _____ @Rs. 76/Sft.
 8. Extra for verified tile flooring _____ @ Rs. 95/Sft.
 9. Extra for Ceramic Galazed tiles _____ @ Rs. 68/Sft.
 10. Extra for Miled steel grills for windows _____ @Rs. 66/Sft.

Note:- Framed as per rate schedule of rental/valuation of structures issued by the Chief Engineer R&B Kashmir vide order NO:502 of 2012-13 dated:23.03.2013.

(Signature)
 Superintending Engineer
 PWD (R&B) Circle, Baramulla/Kup