



Government of Jammu & Kashmir  
DIVISIONAL COMMISSIONER, KASHMIR, SRINAGAR  
Phone/Fax: (0194)- 2487777, 2477775, 2452558, 2455357  
Website: [www.kashmirdivision.nic.in](http://www.kashmirdivision.nic.in)  
Email : divcomk@gmail.com

**Subject: Minutes of the meeting of Divisional Valuation Board for finalization of land rates in Kashmir Division under the provisions of J&K Preparation and Revision of Market Value Guide Lines Rules.**

A meeting regarding the finalization of Stamp duty rates of land was held on 21-12-2019 under the chairmanship of Divisional Commissioner, Kashmir, (Chairman, and Divisional Valuation Board) in the meeting hall of Divisional Commissioner, Kashmir. Besides the Chairman, the following members of the Divisional Valuation Board, Kashmir attended the meeting:

- 01 Additional Inspector General of Registrations
- 02 Chief Engineer, R&B, Kashmir
- 03 Regional Director (Central) Survey and Land Record, Srinagar
- 04 Director, Agriculture, Kashmir
- 05 Deputy Commissioner of Stamps, Kashmir
- 06 Chief Town Planner, Srinagar.
- 07 District Forest Officer, Urban, on behalf of Chief Constervator of Forests Kashmir

All other Deputy Commissioners of Kashmir Valley attended the meeting through video conference except Deputy Commissioner Srinagar who attended the meeting in person. At the outset, the Chair impressed upon the participants that during the previous year, the instructions conveyed with respect to preparation of land rates should be borne in mind while preparing this years rates and all the principles for determination of market value as envisaged in SRO 304 should be adopted. The Deputy Commissioner, Stamps (member secretary) gave briefing of the proposals of the different Districts of Kashmir Division and put forward the proposals submitted by the District Valuation Committees of various districts. The Chair interacted with the respective Deputy Commissioners through video conference and discussed the proposals threadbare. It was impressed upon by the Divisional Commissioner, Chairman Divisional Valuation Board that the rates of the land should not be lowered except in the cases where there are plausible reasons to do so. He also enjoined upon all the Deputy Commissioners that the rates adopted should in no way hinder the acquisition process in their respective districts. The district wise details are as under:-

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### District Srinagar

19 The members of the Divisional Valuation Board informed that the rates proposed and submitted by Deputy Commissioner, Srinagar were examined and it was found that the Valuation Committee has over all in aggregate increased the rates by 10% to 20% over the previous year rates i.e. 2019. However, in areas where substantially increase has been proposed keeping in view the potential of area and increased prevailing market rates, the Divisional Valuation Board approved such proposed hikes also. The proposal thus was discussed, deliberated upon and were accordingly approved by the Divisional Valuation Board.

### District Budgam

The District Valuation Committee, Budgam has given a hike of 5 to 15% as compared to the rates of preceeding year i.e. 2019. However, in certain areas where the hike has been given substantially, the Divisional Valuation Board decided that in these cases the hike will be restricted to 20% only. The proposal thus was discussed, deliberated upon and accordingly approved by the Divisional Valuation Board.

### District Kupwara

The District Valuation Committee of Kupwara has given a hike of 5% approximately as compared to rates of preceding year i.e. 2019. Thus the proposal was discussed, deliberated and accordingly approved by the Divisional Valuation Board.

### District Anantnag

The District Valuation Committee, Anantnag has given a hike of 5 to 7 % hike as compared to the rates of preceeding year. Thus the proposal was discussed, deliberated upon and accordingly approved by the Divisional Valuation Board.

### District Pulwama

The Deputy Commissioner, Pulwama informed that 2 to 10 % hike has been increased as compared to the rates of preceding year i.e. 2019. The 10% hike has been adopted alongside 15 meters of the National Highway. The proposals as submitted by the District Valuation Committee were examined threadbare by the Board members were accordingly approved as such by the Divisional Valuation Board.

### District Kulgam

The Deputy Commissioner, Kulgam informed that 6%, 7% and 5% hike has been increased in residential, commercial and agriculture category respectively in

district Kulgam. The proposals as submitted by the District Valuation Committee of district Kulgam were deliberated upon and examined by the members of the Divisional Valuation Board and accordingly approved.

### **District Shopian**

The proposals as submitted by the District Valuation Committee of District Shopian were deliberated upon in the meeting of Divisional Valuation Board and the District committee has given a hike of 5 to 10% over the rates of preceding year i.e. 2019. The proposals were accordingly approved by the Divisional Valuation Board.

### **District Baramulla**

The Deputy Commissioner, Baramulla informed that 5 to 10% hike has been increased with the respect to rates of preceding year i.e 2019. The proposals as submitted by the District Valuation Committee were examined threadbare by the Board members and were accordingly approved by the Divisional Valuation Board.

### **District Bandipora**

The Deputy Commissioner, Bandipora informed that about 5% hike has been proposed with respect to rates of preceeding year i.e. 2019. The proposals as submitted by the District Valuation Committee of District Bandipora were discussed and deliberated upon by the members of the Divisional Valuation Board and were accordingly approved.

### **District Ganderbal**

The Deputy Commissioner, Ganderbal informed that about 2 to 3% hike has been proposed. The proposals as submitted by the District Valuation Committee of District Ganderbal were discussed and deliberated upon by the members of the Divisional Valuation Board and were accordingly approved.

The valuation rates in the build up areas proposed by the Roads and Buildings Department have also been approved by the members of the Divisional Valuation Board in respect of all the Districts of the Valley.

The rates shall be effective from 1<sup>st</sup> January, 2020 to 31<sup>st</sup> of December, 2020. Accordingly, all the Deputy Commissioners (District Collectors) were directed to notify the same as per rule 4(2(\*C)) of J&K Preparation and Revision of Market Value Guidelines Rules, 2011 after making necessary rectification as suggested above in some districts and upload the approved stamp rates for the year 2020 on their respective official websites on 31<sup>st</sup> December, 2019 (evening) for the information of all.

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✓ Further, DIO, NIC Srinagar will create a link from the official website of Divisional Commissioner's office for accessing the stamp rates of all districts. All Deputy Commissioners and DIO, NIC Srinagar will submit the compliance report in this regard on 1<sup>st</sup> January, 2020.


  
Deputy Commissioner of Stamps

  
Director, Agriculture, Kashmir

  
Chief Engineer, (R&B)

  
Chief Conservator of Forests

  
Chief Town Planner

  
Regional Director Land Records

  
Addl. Inspector General of Registrations.

  
Divisional Commissioner,  
(C & T)  
Divisional Valuation Board, Kashmir

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DT: 31/12/19.