

Office of the Deputy Commissioner Kulgam

Mini Secretariat complex Kulgam

Notification No: 01-DCK of 2017

Dated 31-03-2017

In pursuance of sub-Rule 2 (C) Rule 04 of the Jammu and Kashmir, preparation and revision of Market value Guidelines Rules 2011, the Market value Guidelines of Urban plots, Urban built-up properties & Agriculture Land in District Kulgam, are hereby notified as per Annexure –Form-1(Market Value Guidelines of Urban Plots),Form-ii(Market Value Guidelines of built-up properties) and Form iii(Market Value Guidelines of Agriculture Land) as per approval accorded by the Divisional Valuation Board Kashmir Vide No.DIVCOM/LAS-649/III/2658 Dated 31-03-17.

The market value Guidelines so notified shall be valid with effect from 01-04-2017 to 31-03-2018.

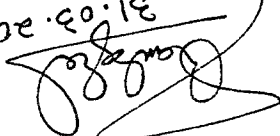
NO: DCK/1001-1022/16

Dated: 31/03/2017

Kulgam

Deputy Commissioner

(Shokat Ajaz Bhat) KAS


31.03.2017

Copy for information to the:

1. Advocate General J & K Jammu.
2. Financial Commissioner Revenue J & K Jammu.
3. Divisional commissioner Kashmir Srinagar.
4. Chief conservator Forests J & K Jammu.
5. Commissioner of Stamps J & K Jammu.
6. Director Agriculture Kashmir.
7. District Registrar Kulgam with the request to circulate copy of notified rates among all Sub Registrars with his jurisdiction.
8. Additional Inspector General of Stamps Kashmir.
9. Deputy Commissioner Stamps Kashmir.
10. Regional Director Serve and Land Records South, Anantnag.
11. General Manager, Government Press Srinagar to publish the above notification along with Annexure in next issue of Government Gazette.
12. DIO NIC Kulgam to upload notification along with Annexure on Official Website.
13. Tehsildar Kulgam/DHpora/Devsar/Pahloo/Yaripora/Qaimoh/Frisal.

OFFICE OF THE DEPUTY COMMISSIONER KULGAM

ان دفتري کاشمير کولگام

حکومت جموں و کشمیر
Government of Jammu & Kashmir



The Divisional Commissioner,
Kashmir.

No.: DCK/SQ/989-90/16

Dated: 29/03/2017.

Subject: Preparation and revision of Market Value Guideline Rules;
revision of rates for the financial year 2017-18 thereof.

Sir,

Kindly refer your letter No.: Divcom/LAS-649-III/2611 dated: 15/03/2017 regarding the subject mentioned above wherein the proposed rates have been approved by the Divisional Valuation Committee, Kashmir. In this connection, the information/data regarding the market value of lands/buildings and other immovable properties thus approved in respect of district Kulgam is submitted herewith as per the devised formats.
The rates are submitted for applicability for the ensuing financial year 2017-18 in this district.

Enclosures: Form-I = 03 pages.
Form-II = 06 pages.
Form-III = 33 pages.

Chairperson/District Valuation Committee,
(Deputy Commissioner)
Kulgam.

Yours faithfully,
29.03.2017

Copy to: 1. Deputy Commissioner Stamps Kashmir for information.

Name of the City	Ward No.	Name of Mohalla/Colony/Society/ Street	[Value of Plot per Kanal in Rupees] FOR	
			Residential	Commercial
MC FRISAL	1	NAGINWARD	989000	1070000
	2	PEERBAL, DARMOHALLA	989000	1070000
	3	MUKDAMPORA	989000	1070000
	4	PALPORA, MADPORA	989000	1070000
	5	ZARGAR MOHALLA, BHAGHAT MOHALLA, AHANGER MOHALLA	989000	1070000
	6	DOBI MOHALLA, SHEIKH MOHALLA	989000	1070000
	7	GANIE MOHALLA	989000	1070000
	8	KANGANHALL, SHAH MOHALLA	989000	1070000
	9	HAJAM MOHALLA, WAGAY MOHALLA	989000	1070000
	10	TEELI MOHALLA, RATHER MOHALLA	989000	1070000
	11	NAGBAL	989000	1070000
	12	CHILLAY MOHALLA, KARAWA	989000	1070000
	13	SOFI MOHALLA, KARAWA EIDGHAN	989000	1070000
MC YARIPORA	1	TAWHEEDABAD	1272000	1348000
		DALGATE	1469000	1643000
		MOMINABAD	1112000	1299000
	2	AHMADABAD	1112000	1299000
		DOBI MOHALLA	1542000	1872000
		SHEIKH MOHALLA	1112000	1299000
	3	SHAR MOHALLA	1020000	1256000
		KHAN MOHALLA	1421000	1643000
		MUKDAM MOHALLA	1130000	1299000
	4	PANDIT MOHALLA	1652000	1872000
		KISSAN MOHALLA	1112000	1299000
		DENDAR MOHALLA	1112000	1299000
	5	SHERABAD	1421000	1643000
		NAIBASTI	1112000	1299000
		TAK MOHALLA	1112000	1299000
	6	AZAD MOHALLA	1112000	1299000
		MALLA MOHALLA	1112000	1299000
		PARRAY MOHALLA	1112000	1299000
6	LAWAY MOHALLA	1112000	1299000	
	SHILABUGH MOHALLA	1112000	1299000	
	TENG MOHALLA	1112000	1299000	

Market value Guideline of Urban Plots

(See Rule 7)

FORM-I

Market value Guideline of Urban Plots

(See Rule 7)

FORM-I

Name of the City	Ward No.	Name of Mohalla/Colony/Society/ Street	[Value of Plot per Kanal in Rupees] FOR	
			Residential	Commercial
[1]	[2]	[3]	[4]	[5]
MC KULGAM	1	ADAPORA, GOWSIA COLONY	1669000	1776000
	2	NAIKPORA	1669000	1776000
	3	ASTAN MOHALLA, MALPORA, GORIPORA, RANGRAZPORA	1669000	1776000
	4	NOORBAGH, RESHIPORA	1669000	1776000
	5	LARKIPORA, GANIE MOHALLA, HANAND MOHALLA, LABDIPORA	1669000	1776000
	6	SHEIKH MOHALLA, BONGAM, BAFAND MOHALLA	1669000	1776000
	7	TAMILLOO, RENIPORA, KAREWA	1242000	1420000
	8	KANDIPORA-A, KANDIPORA-B, CHATTABAL	1500000	1700000
	9	ASTANPORA, SHEIKH MOHALLA, BATPORA, CHOWALGAM	1064000	1242000
	10	HANAD, PAZALPORA, KUMAR MOHALLA, SHAKSAZ MOHALLA	1064000	1242000
	11	DARPORA, DILSHADPORA, GANESHBAL	1064000	1242000
MC DEVSAR	1	GORI MOHALLA, GRAT MOHALLA, KACAR MOHALLA, PARRAY MOHALLA, GANIE MOHALLA	912000	1011000
	2	DARBAR MOHALLA, KRAL MOHALLA, GANIE MOHALLA	912000	1011000
	3	SHEIKHPORA, KHUD MOHALLA, KHOSE MOHALLA	912000	1011000
	4	TANTARY MOHALLA, HER MOHALLA, ARMBAGH, ARMPORA, AMBIRPORA	912000	1011000

Page 2 of 3

Market value Guideline of Urban Plots

(See Rule 7)

FORM-I

Name of the City	Ward No.	Name of Mohalla/Colony/Society/ Street	[Value of Plot per Kanal in Rupees] FOR	
			Residential	Commercial
[1]	[2]	[3]	[4]	[5]
MC DEVSAR	5	GRID MOHALLA, PANDIT MOHALLA, ZARGAR MOHALLA, KHAN MOHALLA	912000	1011000
	6	AHANGER MOHALLA, MAGRAY MOHALLA, SOFI MOHALLA, NEW BASTI	912000	1011000
	7	GANIE MOHALLA, WANGAM	912000	1011000

Deputy Commissioner, Kulgam.
(Chairperson District Valuation
Committee)

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Market value Guideline of the Urban built up properties

(See Rule 7)

FORM-II

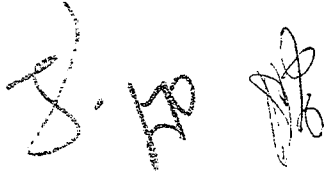
Value of built up property per sq. meter (in Rupees)		Residential (per sq. meter)		Shop		Office		Godown	
Name of the City	Ward No.	Mohalla/ Society/ Street	If roof made of RCC	If roof made of RBC	Girder	If roof made of asbestos sheets tin Kacha sheets/ English tiles	If roof made of Bamboo	If roof made of Kacha sheets/ Bamboo	If roof made of English tiles
MC FRISAL	1	NAGINWARD	15700	14400	12800	11900	15700	15700	15700
	2	PEERBAL	15700	14400	12800	11900	15700	15700	15700
	3	MUKDAMPORA	15700	14400	12800	11900	15700	15700	15700
	4	PALPORA	15700	14400	12800	11900	15700	15700	15700
	5	ZARGAR MOHALLA BHAGHAT MOHALLA AHANGER MOHALLA	15700	14400	12800	11900	15700	15700	15700
	6	DOBI MOHALLA SHEIKH MOHALLA	15700	14400	12800	11900	15700	15700	15700
	7	GANIE MOHALLA	15700	14400	12800	11900	15700	15700	15700
	8	KANGANHALL SHAH MOHALLA	15700	14400	12800	11900	15700	15700	15700
	9	HAJAM MOHALLA WAGAY MOHALLA	15700	14400	12800	11900	15700	15700	15700
	10	TEELI MOHALLA RATHER MOHALLA	15700	14400	12800	11900	15700	15700	15700
	11	NAGBAL	15700	14400	12800	11900	15700	15700	15700
	12	CHILLAY MOHALLA KARAWA	15700	14400	12800	11900	15700	15700	15700
1	2	3	4	5	6	7	8	9	10

Market value Guideline of the Urban built up properties

(See Rule 7)

FORM-II

Value of built up property per sq. meter (in Rupees)		Name of Ward	Mohalla/ Society/ Street	If roof made of RCC	If roof made of RBC	If roof made of sheets/ English tiles	If roof made of asbestos	If roof made of Kacha	If roof made of Kabelu/ Bamboo	Shop	Office	Godown
Residential (per sq. meter)	Shop											
15700	15700	4	SHERABAD	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700		NAIBASTI	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700		TAK MOHALLA	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700	5	AZAD MOHALLA	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700		MALLA MOHALLA	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700	6	PARRAY MOHALLA	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700		LAWAY MOHALLA	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700		SHILABUGH MOHALLA	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700	MC YARIPORA	TENG MOHALLA	15700	14400	12800	11900	15700	15700	15700	15700	15700
15700	15700		1	ADAPORA, GOWSIA COLONY	15700	14400	12800	11900	15700	15700	15700	15700
15700	15700		2	NAIKPORA	15700	14400	12800	11900	15700	15700	15700	15700
15700	15700		3	ASTAN MOHALLA, MALPORA, GORIPORA, RANGRAZPORA	15700	14400	12800	11900	15700	15700	15700	15700
15700	15700		4	NOORBAGH, RESHIPORA	15700	14400	12800	11900	15700	15700	15700	15700
15700	15700		MC KULGAM									



FORM-II
(See Rule 7)

Market value Guideline of the Urban built up properties

Value of built up property per sq. meter (in Rupees)		Shop	Office	Godown	If roof made of asbestos sheets/ Kacha/ Kabelu/ Bamboo	If roof made of English tiles	If roof made of RBC Girder	If roof made of RCC	If roof made of Mohalla/ Society/ Street	Name of Ward No.	the City
Residential (per sq. meter)	Shop										
15500	15700	15700	15700	15500	11900	12800	14400	15500	GORI MOHALLA, GRAT MOHALLA, KACAR MOHALLA, PARRAY MOHALLA, GANIE MOHALLA	1	MC DEVSAR
15500	15700	15700	15700	15500	11900	12800	14400	15500	DARBAR MOHALLA, KRAL MOHALLA, GANIE MOHALLA	2	
15500	15700	15600	15700	15500	12900	12800	14400	15500	SHEIKHPORA, KHUD MOHALLA, KHOSE MOHALLA	3	
15500	15700	15600	15700	15500	11900	12700	14400	15500	TANTARY MOHALLA, HER MOHALLA, ARMBAGH, ARMPORA, AMBIRPORA	4	
15500	15700	15600	15700	15500	11900	12700	14400	15500	GRID MOHALLA, PANDIT MOHALLA, ZARGAR MOHALLA, KHAN MOHALLA	5	
15500	15700	15600	15700	15500	11500	12800	14400	15500	AHANGER MOHALLA, MAGRAY MOHALLA, SOFI MOHALLA, NEW BASTI	6	

Handwritten signatures and initials

Deputy Commissioner, Kulgam.
(Chairperson District Valuation
Committee)

1. Provisions for Depreciation	0.5% per year
2. Provisions for multi-storey building	1st. Storey =14193 2nd. Storey =21720 3rd. Storey =29247 4th. Storey =37419
3. Provision for transfer of roof	As per spot assessment if required
4. Other provisions	As per spot assessment if required

Notes:-

Name of the City	Ward No.	Mohalla/ Society/ Street	Value of built up property per sq. meter (in Rupees)				15500	14400	12800	11800	15600	15700	15500
			If roof made of RCC	If roof made of RBC	If roof made of asbestos sheets/ English tiles	If roof made of Kacha/Bamboo							
MC DEVSAR	7	GANIE MOHALLA, WANGAM	Residential (per sq. meter)	Shop	Office	Godown							

Market value Guideline of the Urban built up properties

(See Rule 7)

FORM-II

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/ Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	Agricultural	Horticultural	Agricultural	Horticultural
1	DH Pora		Road Side Land	400000	500000	300000	400000	200000	275000
			Away from Road	320000	-	240000	320000	160000	220000
2	CR Pora		Road Side Land	250000	250000	160000	232000	120000	160000
			Away from Road	200000	-	128000	185600	96000	128000
3	CS Rather		Road Side Land	250000	250000	160000	232000	120000	160000
			Away from Road	200000	-	128000	185600	96000	128000
4	HM Guri		Road Side Land	350000	500000	160000	232000	120000	160000
			Away from Road	280000	-	128000	185600	96000	128000
5	Waripora		Road Side Land	350000	350000	180000	240000	96000	128000
			Away from Road	280000	-	144000	192000	96000	128000
6	Ladgoo Rambhama		Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000
7	Nehama		Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000
8	Lakhdipora		Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000
9	Samnoo		Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000
10	Tengam		Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000
11	Hariwaith		Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000

Note:

1. Near The Road/Along the road implies land situated at a distance 50 feet from road.
2. Away from road implies land situated at distance of more than 50 feet from the road.

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	Agricultural	Horticultural	Agricultural	Horticultural
12	[2]	Khokharhama	Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000
13	[2]	Kamoshigam Khalsa	Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000
14	[2]	Kamoshigam Jagir	Road Side Land	450000	450000	350000	450000	300000	385000
			Away from Road	360000	-	280000	360000	240000	308000
15	[2]	Nandimarg	Road Side Land	350000	350000	250000	350000	210000	308000
			Away from Road	280000	-	200000	280000	168000	246400
16	[2]	Yarikhah	Road Side Land	350000	350000	250000	350000	210000	308000
			Away from Road	280000	-	200000	280000	168000	246400
17	[2]	Gojerpora Deneypora	Road Side Land	350000	350000	250000	350000	210000	308000
			Away from Road	280000	-	200000	280000	168000	246400
18	[2]	Margibal	Road Side Land	250000	250000	250000	250000	130000	160000
			Away from Road	200000	-	200000	200000	104000	128000
19	[2]	Yaroo	Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
20	[2]	Bhatipora	Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
21	[2]	Sonmullah	Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
22	[2]	Gandwani	Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000

Note:

1. Near The Road/Along the road implies land situated at a distance 50 feet from road.
2. Away from road implies land situated at distance of more than 50 feet from the road.

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/ Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
23	DH Pora	Watigam	Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
24		KB Pora Khalsa	Road Side Land	310000	400000	210000	210000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
25		KB Pora Jagir	Road Side Land	310000	400000	210000	210000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
26		Avil	Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
27		Lissarpora	Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
28		Regipora	Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
29	Chogalpora	Road Side Land	310000	310000	210000	310000	150000	235000	
		Away from Road	248000	-	168000	248000	120000	188000	
30	Durhama	Road Side Land	310000	310000	210000	310000	150000	235000	
		Away from Road	248000	-	168000	248000	120000	188000	
31	Manzgam	Road Side Land	310000	310000	210000	310000	150000	235000	
		Away from Road	248000	-	168000	248000	120000	188000	
32	Hallan	Road Side Land	232000	232000	160000	232000	100000	160000	
		Away from Road	185600	-	128000	185600	80000	128000	
33	Asnoor	Road Side Land	310000	310000	210000	310000	150000	235000	
		Away from Road	248000	-	168000	248000	120000	188000	

Note:

1. Near The Road/Along the road implies land situated at a distance 50 feet from road.
2. Away from road implies land situated at distance of more than 50 feet from the road.

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/ Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
34	Raiwatan		Road Side Land	232000	232000	160000	232000	100000	160000
			Away from Road	185600	-	128000	185600	80000	128000
35	Mirwani		Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
36	Korial		Road Side Land	310000	310000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
37	Attoo		Road Side Land	310000	400000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
38	Tangmarg		Road Side Land	310000	400000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
39	Nagam		Road Side Land	310000	400000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
40	Boh		Road Side Land	310000	400000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
41	DK Marg		Road Side Land	310000	400000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
42	Lagowpora		Road Side Land	310000	400000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
43	Chimmer		Road Side Land	310000	400000	210000	310000	150000	235000
			Away from Road	248000	-	168000	248000	120000	188000
44	Badjajalan		Road Side Land	232000	232000	160000	232000	100000	160000
			Away from Road	185600	-	128000	185600	80000	128000

Note:

1. Near The Road/Along the road implies land situated at a distance 50 feet from road.
2. Away from road implies land situated at distance of more than 50 feet from the road.

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
						Agricultural	Horticultural	Agricultural	Horticultural
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
45	DH Pora	Dandward (Gulzarabad)	Road Side Land	232000	232000	160000	232000	100000	160000
46		Nagnard	Away from Road	185600	-	128000	185600	80000	128000
47	DH Pora	Kutamarg	Road Side Land	232000	232000	160000	232000	100000	160000
48		Qasba Khuil	Away from Road	185600	-	128000	185600	80000	128000
49	DH Pora	Ringath	Road Side Land	340000	450000	240000	340000	180000	263000
50		Ahmadabad	Away from Road	272000	-	192000	272000	144000	210400
51	DH Pora	Kounsarbhal	Road Side Land	310000	310000	210000	310000	150000	235000
52		Laisoo	Away from Road	248000	-	168000	248000	120000	188000
53	DH Pora	Qasba Devsar	Road Side Land	310000	310000	210000	310000	150000	235000
54		Agroo	Away from Road	248000	-	168000	248000	120000	188000
55	DH Pora	Zaipora	Interior Land	852600	902600	777600	827600	683300	708300
56		Bon Devsar	Road Side Land	902600	952600	827600	877600	753300	758300
			Interior Land	519800	569800	444800	494800	370700	395700
			Road Side Land	569800	619800	494600	544800	420700	445700
			Interior Land	519800	569800	444800	494800	370700	395700
			Road Side Land	569800	619800	494600	544800	420700	445700
			Interior Land	898300	948300	823300	873300	673600	698600
			Road Side Land	948300	998300	873300	923300	723600	748600

NOTE:

1. Near The Road/Along the road implies land situated at a distance 50 feet from road.
2. Away from road implies land situated at distance of more than 50 feet from the road.

[Handwritten Signature]

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/ Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
57	Cheyan		Interior Land	595000	645000	520000	570000	423300	448300
			Road Side Land	645000	695000	570000	620000	473300	498300
58	Adigam		Interior Land	519800	569800	444800	494800	370700	395700
			Road Side Land	569800	619800	494600	544800	420700	445700
59	Banghal		Interior Land	519800	569800	444800	494800	370700	395700
			Road Side Land	569800	619800	494600	544800	420700	445700
60	Sopat Tangpora		Interior Land	662400	712400	587400	837400	513900	638900
			Road Side Land	712400	762400	637400	687400	563900	588900
61	Berigam		Interior Land	404300	454300	329300	379300	299400	324000
			Road Side Land	454300	504300	379300	429300	349300	374000
62	Gundipora		Interior Land	410000	450000	330000	380000	300000	320000
			Road Side Land	455000	500000	380000	430000	350000	380000
63	Akhal		Interior Land	560000	600000	480000	540000	440000	470000
			Road Side Land	600000	660000	540000	590000	490000	520000
64	Dardugund		Interior Land	559000	609000	484000	534000	440000	465000
			Road Side Land	609000	659000	534000	584000	490000	515000
65	Chowgam		Interior Land	559000	609000	484000	534000	440000	465000
			Road Side Land	609000	659000	534000	584000	490000	515000
66	Pratabpura		Interior Land	404000	454000	329000	379000	299000	324000
			Road Side Land	454000	504000	379000	429000	349000	374000
67	Khargund		Interior Land	404000	454000	329000	379000	299000	324000
			Road Side Land	454000	504000	379000	429000	349000	374000

Note:

1. Near The Road/Along the road implies land situated at a distance 50 feet from road.

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
68	Devsar	Churat	Interior Land	404000	454000	329000	379000	299000	324000
			Road Side Land	454000	504000	379000	429000	349000	374000
69		Chandian Pajjen	Interior Land	404000	454000	329000	379000	299000	324000
			Road Side Land	454000	504000	379000	429000	349000	374000
70		Mandhole	Interior Land	404000	454000	329000	379000	299000	324000
			Road Side Land	454000	504000	379000	429000	349000	374000
71		Bonigam	Interior Land	1219000	1269000	1144000	1194000	959000	984000
			Road Side Land	1269000	1319000	1194000	1244000	909000	1034000
72		Nawa	Interior Land	506000	556000	431000	481000	384000	409000
			Road Side Land	556000	606000	481000	531000	434000	459000
73		Yarhool	Interior Land	1155000	1205000	1080000	1130000	723000	748000
			Road Side Land	1205000	1255000	1130000	1180000	773000	798000
74	Baihama	Interior Land	759000	764000	518000	560000	386000	411000	
		Road Side Land	764000	769000	568000	610000	436000	461000	
75	Bozgam	Interior Land	727000	777000	652000	702000	593000	618000	
		Road Side Land	777000	827000	702000	752000	643000	668000	
76	Kilam	Interior Land	727000	777000	652000	702000	593000	618000	
		Road Side Land	777000	827000	702000	752000	643000	668000	
77	Khahgund	Interior Land	727000	777000	652000	702000	593000	618000	
		Road Side Land	777000	827000	702000	752000	643000	668000	
78	Kadoora	Interior Land	662000	712000	587000	637000	513000	538000	
		Road Side Land	712000	762000	637000	687000	563000	613000	

Note:

1. Near The Road/Along the road implies land situated at a distance 50 feet from road.

[Signature]

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
79	Hablishi		Interior Land	662000	712000	587000	637000	513000	538000
			Road Side Land	712000	762000	637000	687000	563000	613000
80	Malipora		Interior Land	662000	712000	587000	637000	513000	538000
			Road Side Land	712000	762000	637000	687000	563000	613000
81	Nowpora		Interior Land	662000	712000	587000	637000	513000	538000
			Road Side Land	712000	762000	637000	687000	563000	613000
82	Gund Tankipora		Interior Land	519800	569800	444800	494800	370700	395700
			Road Side Land	569800	619800	494600	544800	420700	445700
83	Manigam		Interior Land	519800	569800	444800	494800	370700	395700
			Road Side Land	569800	619800	494600	544800	420700	445700
84	Hanjipora		Interior Land	519800	569800	444800	494800	370700	395700
			Road Side Land	569800	619800	494600	544800	420700	445700
85	Dantari		Interior Land	374000	424000	299000	349000	224000	249000
			Road Side Land	424000	474000	349000	399000	274000	299000
86	Akhran		Interior Land	1053000	1103000	978000	1028000	889000	914000
			Road Side Land	1103400	1153000	1028000	1078000	939000	964000
87	Nowgam Devsar		Interior Land	569800	619800	494600	544800	420700	445700
			Road Side Land	609000	659000	534000	584000	490000	515000
88	Palpora		Interior Land	727000	777000	652000	702000	593000	618000
			Road Side Land	777000	827000	702000	752000	643000	668000
89	Brinal		Interior Land	404000	454000	329000	379000	299000	324000
			Road Side Land	454000	504000	379000	429000	349000	374000

Note:

1. Near The Road/Along the road implies land situated at a distance 50 feet from road.
2. Away from road implies land situated at distance of more than 50 feet from the road.

FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
90	Devsar	Lammer	Interior Land	404000	454000	329000	379000	299000	324000
91			Road Side Land	454000	504000	379000	429000	349000	374000
92		Waltengoo	Interior Land	450000	500000	375000	425000	340000	365000
93			Road Side Land	500000	550000	425000	475000	390000	415000
94		Pachgam	Interior Land	404000	454000	329000	379000	299000	324000
95			Road Side Land	500000	550000	425000	475000	390000	415000
96		Nawbugh	Interior Land	404000	454000	329000	379000	299000	324000
97			Road Side Land	500000	550000	425000	475000	390000	415000
98		Hakraddan	Interior Land	404000	454000	329000	379000	299000	324000
99			Road Side Land	500000	550000	425000	475000	390000	415000
100	Kraloo	Interior Land	404000	454000	329000	379000	299000	324000	
101		Road Side Land	500000	550000	425000	475000	390000	415000	
	Oriel	Interior Land	404000	454000	329000	379000	299000	324000	
		Road Side Land	500000	550000	425000	475000	390000	415000	
	Thathoo	Interior Land	404000	454000	329000	379000	299000	324000	
		Road Side Land	500000	550000	425000	475000	390000	415000	
	Baitengoo	Interior Land	404000	454000	329000	379000	299000	324000	
		Road Side Land	500000	550000	425000	475000	390000	415000	
	Kanchloo	Interior Land	404000	454000	329000	379000	299000	324000	
		Road Side Land	500000	550000	425000	475000	390000	415000	
	Razloo	Interior Land	404000	454000	329000	379000	299000	324000	
		Road Side Land	500000	550000	425000	475000	390000	415000	
	Checki Wazoo	Interior Land	404000	454000	329000	379000	299000	324000	
		Road Side Land	500000	550000	425000	475000	390000	415000	

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FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
						Agricultural	Horticultural	Agricultural	Horticultural
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
102	Devsar	Nigeeenpora	Interior Land	404000	454000	329000	379000	299000	324000
103			Chatergam	500000	550000	425000	475000	390000	415000
104	Devsar	Waripora	Interior Land	404000	454000	329000	379000	299000	324000
105			Pahlloo	500000	550000	425000	475000	390000	415000
106	Devsar	Chatripora	Road Side Land	850000	950000	658000	671000	598000	610000
107			Gasirana	750000	800000	652000	665000	593000	604000
108	Pahlloo	Batpora Vailoo	Road Side Land	700000	800000	658000	671000	598000	610000
109			Shahoo Sachan	700000	725000	652000	665000	593000	604000
110	Pahlloo	Zangalpura	Road Side Land	750000	850000	658000	671000	598000	610000
111			Mongalpura	700000	725000	652000	665000	593000	604000
112	Pahlloo	Chambgund	Road Side Land	700000	800000	658000	671000	598000	610000
				675000	725000	652000	665000	593000	604000

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FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/ Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	Agricultural	Horticultural	Agricultural	Horticultural
113	Arigutnoo		Road Side Land	800000	900000	816000	823000	711000	725000
			Away from Road	775000	825000	808000	824000	704000	718000
114	Chandergee		Road Side Land	400000	500000	489000	498000	444000	453000
			Away from Road	300000	350000	484000	494000	440000	449000
115	Ashthal		Road Side Land	350000	450000	332000	338000	302000	308000
			Away from Road	340000	390000	329000	335000	299000	305000
116	Gudder		Road Side Land	800000	900000	658000	671000	598000	610000
			Away from Road	500000	550000	652000	665000	593000	604000
117	Pahloo		Road Side Land	800000	900000	658000	671000	598000	610000
			Away from Road	500000	550000	652000	665000	593000	604000
118	Banimullah		Road Side Land	500000	600000	658000	671000	598000	610000
			Away from Road	400000	450000	652000	665000	593000	604000
119	Malwan		Road Side Land	718000	818000	630000	642000	590000	601000
			Away from Road	692000	742000	624000	636000	584000	596000
120	Khalora		Road Side Land	570000	660000	489000	498000	444000	453000
			Away from Road	560000	620000	484000	494000	440000	449000
121	Lanker Pombey		Road Side Land	570000	660000	489000	498000	444000	453000
			Away from Road	560000	620000	484000	494000	440000	449000

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FORM-III

[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/ Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	Agricultural	Horticultural	Agricultural	Horticultural
			Ghat Mohalla	1500000	1690000	831000	871000	755000	792000
			Kawaki Bazar	1490000	1690000	826000	864000	753000	790000
			Badderpora	1490000	1660000	820000	859000	750000	778000
122		Qaimoh	Mukdampora	1480000	1660000	817000	854000	746000	771000
			Gofabal	1480000	1650000	813000	851000	744000	768000
			Gratbal	1470000	1640000	801000	847000	742000	759000
			Thokerpora	1470000	1630000	809000	839000	740000	749000
			Main Mohalla	1200000	1290000	831000	871000	755000	792000
123		Bogund	Chattpora	1180000	1220000	825000	863000	751000	780000
			Shogund	1160000	1210000	813000	850000	748000	768000
			Jamia Masjid Mohalla	1150000	1200000	658000	690000	598000	627000
124	Qaimoh	Danow	Chinar Mohalla	1130000	1180000	650000	669000	590000	618000
			Salipora	1110000	1140000	643000	657000	585000	610000
			Wanipora	1370000	1410000	933000	978000	835000	875000
125		Makandpora	Sofipora	1350000	1380000	926000	964000	827000	859000
			Sheikh Pora	1320000	1360000	922000	947000	818000	841000
126		Wazirpora	-	1100000	1170000	658000	690000	598000	627000
			Palpora	1200000	1390000	712000	747000	688000	721000
127		Bhan	Naik Mohalla	1190000	1360000	708000	739000	675000	715000
			Astan Mohalla	1170000	1320000	703000	728000	673000	705000

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FORM-III
[See Rule 7]

Market Value Guideline of Agricultural Land

S. No.	Name of Tehsil	Name of Village	Mohalla/Khait/ Taraf/ etc.	Residential	Commercial	Value per Kanal (in Rupees) for year 2017-18			
						Irrigated		Un-Irrigated	
[1]	[2]	[3]	[4]	[5]	[6]	Agricultural	Horticultural	Agricultural	Horticultural
						[7]	[8]	[9]	[10]
128		Mutalhama	Parraypora	1200000	1390000	658000	690000	598000	627000
			Dar Pora	1160000	1360000	653000	680000	592000	619000
			Mukdam Pora	1140000	1320000	649000	661000	581000	613000
			Chadder	1200000	1430000	658000	690000	598000	627000
129		Khrewan Chadder	Naidpora	1150000	1370000	650000	681000	588000	616000
			Khrewan	1130000	1300000	645000	660000	583000	611000
			Mah Gund	1210000	1390000	658000	690000	598000	627000
130		Mah	Dastar Pora	1050000	1160000	650000	680000	583000	616000
			Ghandhiji Pora	1030000	1110000	643000	663000	579000	610000
			Hergat	1490000	1690000	658000	690000	598000	627000
			Mundopora	1480000	1680000	653000	682000	596000	620000
131		Redwani Payeen	Baba Mohalla	1470000	1650000	648000	677000	591000	616000
			Wanigund	1410000	1610000	645000	662000	588000	613000
			Donu Mohalla	1360000	1550000	642000	660000	584000	610000
			Kharpora	1340000	1530000	640000	657000	581000	607000
			Gamandar	1240000	1390000	658000	690000	598000	627000
132		Redwani Bala	Astanpora	1230000	1380000	651000	685000	591000	612000
			Aadkapora	1220000	1350000	645000	680000	588000	606000
			Hamdanpora	1200000	1320000	640000	660000	583000	598200
133		Rampora	-	1190000	1290000	658000	690000	598000	627000

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