

URGENT
BY FAX

GOVERNMENT OF ORISSA
REVENUE AND DISASTER MANAGEMENT DEPARTMENT

No. Stamp-39/10-¹³⁴⁴³ /R & DM ., Dt. 24.03.11

From

Sri R.K. Sharma, IAS,
Commissioner-cum-Secretary to Government.

To

The Inspector General of Registration,
Orissa, Cuttack

Sub: Valuation of buildings/superstructures as set forth in the instrument for registration.

Ref: This Department Letter No. 57201 dated 3.12.2003.

Sir,

This is to say that guidelines on valuation of buildings and superstructures have been last prescribed in the letter No. 57201 dtd. 3.12.03 cited above. In the mean while, the cost of building material has increased substantially. The Chief Engineer (Buildings) has communicated the revised plinth rates taking into account the current schedule of rates.

Government, after careful consideration, have been pleased to direct that the valuation of different class of buildings, as enclosed here with, should be followed by all registering officers for reference to check the valuation of buildings/ superstructures set forth in the instruments presented for registration.

Suitable instructions may please be issued to all concerned for necessary action.

Yours faithfully,


Commissioner-cum- Secretary to Government

Memo No. 13444 /R&D.M. Dated 24.03.11

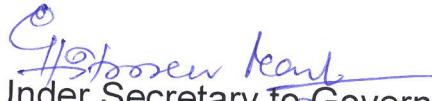
Copy with copy of the enclosures forwarded to all District Registrars/ District Sub-Registrars / Sub-Registrars for information and necessary action.



Under Secretary to Government

Memo No. 13445 /R&D.M. Dated 24.03.11 24/3/11

Copy to OIC (IMU)/ Guard File of Registration Branch/ Spare copies (10) Ten.



Under Secretary to Government

24/3/11

**VALUE OF THE BUILDING (PER SQFT. PLINTH AREA)
FOR THE PURPOSE OF ASSESSMENT OF THE STAMP DUTY AND
REGISTRATION FEES**

A. Plinth area rates.

Sl. No.	Category of Buildings	Building with RCC frame structure		Building with load bearing wall footing	
		Non-residential	Residential	Non-residential	Residential
1.	Single Storey	900.00	839.00	816.00	767.00
2.	Single storey with double storeyed foundation (GF)	977.00	911.00	900.00	816.00
3.	Single storey with three storeyed foundation (GF)	1046.00	975.00	977.00	900.00
4.	First Floor	851.00	793.00	767.00	739.00
5.	Second Floor	977.00	911.00	900.00	816.00
6.	Third Floor	1102.00	1028.00	977.00	900.00
7.	Fourth Floor	1144.00	1067.00	-	-
8.	Fifth Floor	1207.00	1125.00	-	-
9.	Sixth Floor	1304.00	1216.00	-	-
10.	Seventh Floor	1409.00	1314.00	-	-

B. Extra cost to be added towards provision of following items as shown hereunder.

Sl. No.	Items	Rate
1.	Marble stone flooring	Rs. 77.00/sft.
2.	Marble stone dado	Rs. 79.00/sft.
3.	Chequered the flooring	Rs.25.00/sft.
4.	Kota stone flooring	Rs. 48.00/sft.
5.	Kota stone dado	Rs. 50.00/sft.
6.	Granite stone flooring	Rs. 190.00/sft.
7.	Glazed tile flooring	Rs. 40.00/sft.
8.	Glazed tile dado	Rs. 41.00/sft.
9.	Vitrified tile flooring	Rs. 68.00/sft.
10.	Vitrified tile dado	Rs. 69.00/sft.
11.	Mosaic floor	Rs. 25.00/sft.
12.	Mosaic dado	Rs. 22.00/sft.
13.	Compound wall having brick wall with width 10" and height 5'-0"	Rs. 785.00/sft.
14.	Compound wall having brick wall with width 5" and height 5'-0"	Rs. 465.00/sft.
15.	Portico	Rs. 550.00/sft.

Note

1. The above rates are applicable upto floor height of 12'-0" and it can be suitably increased beyond 12'-0" of floor height.
2. For decorative fitting, modern amenities, construction of costly building materials at extra basing upon the market rate as per actual.
- 3.(i) For non-residential buildings, 10% of the plinth area rate is to be added each for Internal E.I. and Internal PH works.
(ii) For residential buildings, 10% of the plinth area rate is to be added towards Internal E.I. and 15% towards Internal PH.
4. For Depreciation of building the following procedure maybe adopted.

Claims of depreciation for Buildings

The buildings have been classified on the basis of design, specifications and materials, used as follows:

- | | |
|-------------|---|
| Class-I | Pucca walls in lime or cement mortar with R.C roof covering or pucca walls with terraced roof over joists either R.C, steel or teak wood and burghas which should be of good workmanship, durable materials and in good and regular repair. |
| Class-II(a) | Pucca walls built in lime or cement mortar roof having A.C. sheets, Raniganj tiles with good workmanship, good material and kept in good repair. |
| Class-II(b) | Building classified under Class-I above but not kept in good repairs. |
| Class-II(c) | Kachha Pucca walls inclined roof having C.I sheets, A.C sheets. Thatched or tiled roof with good workmanship, good materials and kept in good repairs. |

Class-III(a) Building of temporary nature such as those with kuchha bricks, mud walls, wattle and daub and / or with A.C sheet walling etc.

Class-III(b) Building classified under Class-II(a) and which are not kept in good repair.

The percentage of depreciation for the above categories of building should be as follow:

<u>Categories of building</u>	<u>Rate of depreciation per Annum</u>
Class-I	1.5%
Class-II(a)	2.00%
Class-II(b)	3.00%
Class-II(c)	5.00%
Class-III(a)	5.00%
Class-III(b)	10.00%

The depreciation cost may be calculated using the following formula.

$$D.C = P.C(1-R/100)^n$$

- Where D.C - Depreciation cost
P.C - Original Project Cost
R - Rate of Depreciation per Annum according to building condition.
n - Years of construction of buildings