

URGENT/ BY FAX

GOVERNMENT OF ODISHA
REVENUE AND DISASTER MANAGEMENT DEPARTMENT

No. RDM-Reg-STAMP-0001-2014- 13656 /R&DM. dated 10.05.2019

From

Dr. Usharani Sahoo, OAS
Joint Secretary to Government

To

The Inspector General of Registration,
Odisha, Cuttack

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

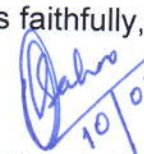
Sir,

I am directed to invite a reference to the above noted subject and to say that the guidelines on valuation of buildings and superstructures have been last prescribed in this Department letter No. 47597/R&DM dated 13.12.2013. In view of the linkage between the cost of building structures and market price of building materials, Chief Engineer (Buildings), Odisha has communicated revised plinth area cost of buildings and superstructures 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 herewith 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 immediately for necessary action.

Yours faithfully,



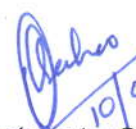
10/05/2019

Joint Secretary to Government

By Speed Post

Memo No. 13657 /R&DM dated 10.05.2019

Copy with the copy of the enclosures forwarded to Secretary, Board of Revenue, Odisha, Cuttack/ DLR&S, Odisha, Cuttack/all RDCs/ all Collectors/ all ADM-cum-DRs for information and necessary action.

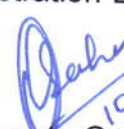


10/05/2019

Joint Secretary to Government

Memo No. 13658 /R&DM dated 10.05.2019

Copy forwarded to e-Governance Branch/ Guard File of Registration Branch for necessary action.



10/05/2019

Joint Secretary to Government

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

A. Plinth area rates per sft (without GST)

Sl. No.	Floor Status	Building with RCC Frame Structure		Building with load bearing wall footing	
		Non Residential	Residential	Non Residential	Residential
1	Single Storey	1409.00	1314.00	1278.00	1201.00
2	Single Storey with double storey foundation (GF)	1530.00	1427.00	1409.00	1278.00
3	Single Storey with three storeyed foundation (GF)	1639.00	1527.00	1530.00	1409.00
4	First Floor	1333.00	1242.00	1201.00	1158.00
5	Second Floor	1530.00	1427.00	1409.00	1278.00
6	Third Floor	1726.00	1610.00	1530.00	1409.00
7	Fourth Floor	1792.00	1671.00	-	-
8	Fifth Floor	1890.00	1762.00	-	-
9	Sixth Floor	2042.00	1904.00	-	-
10	Seventh Floor	2206.00	2058.00	-	-

B. Extra cost to be added towards provision of following items of work in the estimate as shown here under.

Sl. No.	Items	Rate
1	Marble Stone flooring	Rs. 88.00/sft
2	Marble stone dado	Rs. 111.00/sft
3	Chequered tile flooring	Rs. 24.00/sft
4	Kota stone flooring	Rs. 68.00/sft
5	Kota stone dado	Rs. 90.00/sft
6	Granite stone flooring	Rs.165.00/sft
7	Ceramic tile flooring	Rs.49.00/sft
8	Glazed tile dado	Rs.62.00/sft
9	Vitrified tile flooring	Rs.84.00/sft
10	Vitrified tile dado	Rs.101.00/sft
11	Mosaic floor	Rs.39.00/sft
12	Mosaic dado	Rs.35.00/sft
13	Compound wall having brick with width 10" but height 5'.0"	Rs.1229.00/rft
14	Compound wall having brick with width 5" but height 5'.0"	Rs.728.00/rft
15	Portico	Rs.862.00/sft

***sft-Square feet**

***rft-Running feet**

Note:

1. The above rates are applicable up to floor height of 12'.0" and it can be suitably increased beyond 12'.00" of floor height.
2. For decorative fitting, modern amenities, construction of costly building materials are 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 each for internal E.I and 15% towards internal PH.
4. In addition 15% civil cost is to be added towards external PH work in all places except where there is provision of water supply from Government/local body.
5. 12% GST in work proper amount is to be added extra to arrive at total project cost.

For Depreciation of building the following procedure may be 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 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.

(b): Building classified under Class-I above but not kept in good repairs.

(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/or with AC sheet walling etc.

(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:-

Categories of building	Rate of depreciation per Annum
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