

GOVERNMENT OF ODISHA  
REVENUE AND DISASTER MANAGEMENT DEPARTMENT

\*\*\*\*\*

RDM-Reg-AR-0002-2017- 33666 /R&DM Dated 12.10.2017

From

Dr. Chandra Shekhar Kumar, IAS  
Principal Secretary to Government

To

Inspector General of Registration,  
Odisha, Cuttack

**Sub: Valuation of Buildings / Superstructures as set forth in the instrument for registration.**

Sir,

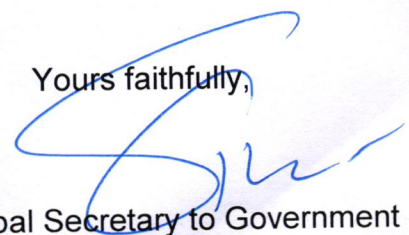
In inviting a reference to the above noted subject, I am directed to say that during review of the Departmental Audit of the office of District Sub-Registrar, Cuttack by the FA-cum-Additional Secretary, R&DM on 04.09.2017, it has come to his notice that the valuation of buildings / super structures has been set forth in the documents taking into account the carpet area instead of plinth area/ built up area. This amounts to leakage of Government revenue in shape of stamp duty and registration fees. Instructions have already been issued on procedure of assessment of valuation of buildings / superstructures for realization of stamp duty and registration fees on such document vide this Department letter No.47597/R&DM., dated 13.12.2013. In spite of this, some Registering Officers are not calculating proper valuation of buildings / superstructures as per existing guidelines, resulting leakage of Government revenue.

It is, therefore, instructed that all registering officers shall strictly adhere to the existing guidelines with following parameters during registration of buildings/ super structure henceforth.

1. Assessment of valuation of buildings/ superstructures as per guidelines issued from Government from time to time.
2. Assessment of valuation taking into account the plinth area/ built up area and super built up area, if any.
3. Calculation of valuation of area on the basis of carpet area shall be considered as criminal negligence on the part of registering officer.
4. Insisting upon production of approved plan of the competent authority of the building / superstructure.

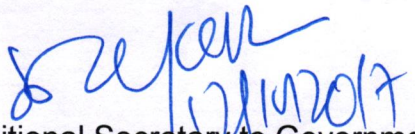
Any deviation will be viewed seriously and action as deemed proper will be initiated against the erring official as per existing rules.

Yours faithfully,

  
Principal Secretary to Government

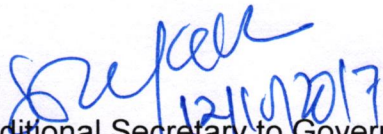
Memo No. 33667 /R&DM dated 12.10.2017

Copy forwarded to All ADM-cum-District Registrars for information and necessary action.

  
Additional Secretary to Government

Memo No. 33668 /R&DM dated 12.10.2017

Copy forwarded to All District Sub-Registrars / All Sub-Registrars for information and necessary action.

  
Additional Secretary to Government