

URGENT
BY FAX

GOVERNMENT OF ODISHA
REVENUE AND DISASTER MANAGEMENT DEPARTMENT

47597
No Stamp-02 /2013 /R&DM., dated 13.12.13

From,

Dr. Taradatt
Additional Chief Secretary

To

The Inspector General of Registration, Odisha, Cuttack.

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

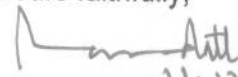
Sir,

This is to say that guidelines on valuation of buildings and superstructures have been last prescribed in the letter No. 13443/R&DM dated 24.03.2011. In view of linkage between the cost of building structures and market price of building materials the Chief Engineer (Buildings) has communicated the revised plinth rates taking in to 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,


11.12.13
Additional Chief Secretary

By Speed Post

Memo No. 47598 /R&DM. dated 13.12.13

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


Joint Secretary to Govt.

Memo No. 47599 /R&DM. dated 13.12.13

Copy to Under Secretary to Government, IMU Cell/Guard File of Registration Branch/Spare copies (10).


Joint Secretary to Govt.

**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	1184.00	1104.00	1074.00	1009.00
2	Single storey with double storeyed foundation(GF)	1286.00	1199.00	1184.00	1074.00
3	Single storey with three storey foundation (GF)	1377.00	1283.00	1286.00	1184.00
4	First Floor	1120.00	1044.00	1009.00	973.00
5	Second Floor	1286.00	1199.00	1184.00	1074.00
6	Third Floor	1450.00	1353.00	1286.00	1184.00
7	Fourth Floor	1506.00	1404.00	-	-
8	Fifth Floor	1588.00	1481.00		
9	Sixth Floor	1716.00	1600.00		
10	Seventh Floor	1854.00	1729.00		

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. 77.00/sqft
2	Marble stone dado	Rs. 93.00/sqft
3	Chequered the flooring	Rs. 25.00/sqft
4	Kota stone flooring	Rs.57.00/sqft
5	Kota stone dado	Rs. 75.00/sqft
6	Granite stone flooring	Rs. 190.00/sqft
7	Ceramic tile flooring	Rs. 41.00/sqft
8	Glazed tile dado	Rs. 52.00/sqft
9	Vitrified tile flooring	Rs. 71.00/sqft
10	Vitrified tile dado	Rs.85.00/sqft
11	Mosaic floor	Rs. 33.00/sqft
12	Mosaic dado	Rs. 29.00/sqft
13	Compound wall having brick with width10" but height 5'.0"	Rs.1033.00/rft
14	Compound wall having brick wall width 5" but height 5'.0"	Rs. 612.00/rft
15	Portico	Rs.724.00/sqft

*sqft- Square feet

*rft- Running feet

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:

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|-------------|---|
| 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