

Government of Orissa  
Revenue Department

No. Stamp-16/2003 57201/R.,  
Dated, Bhubaneswar the 3-12-03

From

Shri R.L. Jamuda, IAS  
Commissioner-Cum-Secretary to Government.

To

The Inspector General of Registration,  
Orissa, Cuttack.

Sub:

Valuation of buildings/super structures as  
set forth in the instrument for registration.

Sir,

With reference to your Letter No.6639,dt.1.10.03 on the subject noted above, I am directed to say that it is provided under section 27 of Indian Stamp Act,1899 that the executant shall set forth all facts and circumstances affecting stamp duty chargeable in respect of the instrument. But it has come to the notice of the Government that in several instruments the executants indicate in-correct valuation/consideration of the building/super structure. The registering authorities do not have a yardstick to know if a building/super structure is under-valued. As such they are not able to register under valuation cases u/s 47-A of the Act.

2. To the Orissa Stamp Rules,2001 provides for constitution of District Level and Sub-district Level Valuation Committee to fix value of properties within their jurisdiction. Such guidelines should be made available to Registering Officers as well as the public. But the Valuation Committee have not prepared and fixed the valuation guidelines so far. As a result, the Registering Officers have no yardstick to ascertain if the value of building/property set out in the instrument is correct.

3. To obviate this difficulty, it was contemplated to formulate and send a yardstick on the valuation of buildings/super structures that the Registering Officers can refer to while booking under valuation cases u/s 47-A of the Act in respect of buildings/super structures under valued in the instrument. The Chief-Engineer(Buildings),Orissa has furnished a detailed statement on the per sqft. value of different buildings. It includes per sqft. valuation of sophisticated/luxurious/expensive structural additions/modification. It also includes valuation

of compound wall and portico etc. The actual value of building/  
super structure has to be calculated on the class of building  
as well as application of the depreciation formula. The formula  
to arrive at depreciation cost has also been given by the  
Chief Engineer (Buildings), Orissa.

4. Government have, therefore, been pleased to  
direct that the valuation of different classes of buildings as  
given by the Chief Engineer (Buildings), Orissa should be followed  
by all Registering Officers of the State as a reference to check  
valuation/consideration of buildings/super structures set forth  
in the instruments presented for registration. Copy of the  
Statement is enclosed.

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

Yours faithfully,

Commissioner-Cum-Secretary to Government.

Memo No. 57202 /R., Dtd. 3-12-03

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

Deputy Secretary to Government.

BSI

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

Sl. No.	Category of Buildings	Finished Rate in Rs./sqft for plain construction (Newly Constructed)		
		Normal A.S. Flooring	With Mosaic Flooring	With Marble Flooring
1.	Load Bearing Building- Residential (R.C.C. Roof)			
	a) Single Story	482.00	512.00	537.00
2.	Load Bearing Building Non-Residential (R.C.C. Roof)	513.00	543.00	568.00
3.	Load Bearing Building- Residential (R.C.C. Roof) Four storied			
	a) Ground Floor	563.00	593.00	618.00
	b) First Floor	463.00	493.00	518.00
	c) Second Floor	513.00	543.00	568.00
	d) Third Floor	563.00	593.00	618.00
4.	Load Bearing Building- Non-Residential (R.C.C. Roof) Four storied			
	a) Ground Floor	613.00	643.00	668.00
	b) First Floor	482.00	512.00	537.00
	c) Second Floor	563.00	593.00	618.00
	d) Third Floor	613.00	643.00	668.00
5.	Framed Structured Building- (R.C.C. Roof) Four storied			
	a) Ground Floor	657.00	687.00	712.00
	b) First Floor	532.00	562.00	587.00
	c) Second Floor	615.00	643.00	668.00
	d) Third Floor	588.00	718.00	743.00

Note:

- A. If there is any other flooring than Mosaic or Marble the following Rates to be added over the finished rate for normal flooring rate.
- |                               |                 |
|-------------------------------|-----------------|
| i) Dholpur stone cladding     | @Rs. 22.00/sft. |
| ii) Chequered tile flooring   | @Rs. 28.00/sft. |
| iii) Kota stone flooring      | @Rs. 45.00/sft. |
| iv) Granite stone flooring    | @Rs. 12.00/sft. |
| v) Kadapa stone flooring      | @Rs. 38.00/sft. |
| vi) Khandolite stone flooring | @Rs. 25.00/sft. |
| vii) Glazed tile flooring     | @Rs. 43.00/sft. |

- B. For decorative fitting, modern amenities, construction with costly building materials add extra basing upon the market rate as per actual.
- C. For portico the plinth area rate of Rs. 300.00/Sft. may be adopted.
- D. For Gymnasium sloped A.C. Sheet/GCI sheet roofing of 40'-0" height the plinth area rate of as 510.00/sft may be adopted.
- E. For compound wall the rate of Rs. 300.00/Rft. may be adopted
- F. 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 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) Kuchha pucca walls inclined roof having C.I. sheet, 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 below:

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