

Office of the District Collector, Chamba, Distt. Chamba. (H.P.)

No-CBA-SK-(Circle Rates)/2017-18- 2278-96 dated Chamba the 4th July May, 2017.

Notification


In pursuance of government notification No. Rev. Stamp (F) 6-1/2009-I Dated 26-6-2013 of revenue department to the Govt. of Himachal Pradesh the rates for Built Up Structure in District Chamba classification of buildings into Pucca, Semi Pucca and Kucca for /properties for the year 2017-18 is on the basis of latest plinth area rates notified/Circulated by the H.P.P.W.D is hereby assessed as per ANNEXURE enclosed. The rates in respect of Distt. Chamba, are hereby proposed to be notified on per square meter basis, which will be applicable for the Financial year 2017-2018.

The Stamp duty for built up structures in whole district will be charged on the basis of the above rates or the actual consideration amount which-ever is higher. These rates will be applicable for calculating stamp duty/Registration fee for any transaction w.e.f. date of notification. The Circle Rates of Land in different village notified by this office earlier will be in addition to the above mentioned rates.

In this regard the following conditions will be applicable:-

- I. Where the entire building is being transferred with land then the total value of the land shall be added in the value of the structure.
- II. Where only part of the building is to be transferred the proportionate cost of land shall be added.
- III. Any person/party intending to sell/transact the buildup structure(s) shall give a self declaration to the concerned Registering Officers mentioning area, type of structure, whether electrification and sanitary installations provided or not and year of construction of the structure along with latest copy of Jammabandi in support of ownership/possession of land on which the structure has been built.

The purchaser is required to file an affidavit stating the distance of the relevant land/property or holding from a National Highway/state Highway/other Road in the case of a rural area or from relevant Classes of Road viz. 1st Class. 2nd Class and 3rd Class road in the urban area as the case may be. This will be the basis for the rate to be used for calculation of stamp duty.


(Sudesh Kumar Mokhta) I.A.S.
District Collector,
Chamba, Distt. Chamba. H.P.
Ph. No. 01899-224847

Enclst. No - As - above - 2278-96.

dated Chamba the 4 July 20

Copy forwarded to the following for information and further necessary action.

1. The Sub Divisional Officer (Civil) Bharmour, Bhattiyat, Chamba, Churah, Dalhousie, Salooni, Pangi, District Chamba H.P.
2. The District Informatics-cum Scientific Officer Chamba with the request to upload the above notification of the website of undersigned.
3. The Tehsildar, Bharmour, Bhattiyat, Chamba, Churah, Dalhousie, Salooni, Siunta, pangi, Distt. Chamba H.P.
4. The Naib Tehsildar, Bhalei, Dharwala, Holi, Distt. Chamba H.P.

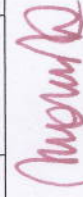


(Sudesh Kumar Mokhta) I.A.S.
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Valuation of Pucca Building (W.e.f. 01-04-2017 to 31-03-2018)

Complete rein forced cement concrete (RCC) structure with Rein forced Cement Concrete Columns/Beam or load bearing walls with reinforced Cement concrete (RCC) Slab/Common Gateway interface (CGI) Sheet roofing. All such building having a life span more than 90 years as per public works Department specification.


Period of Construction of building	Rate in rupees per square meter														
	Category-1 Distance from the road (0-25 mtr)			Category-II Distance from the road(25-50 mtr)			Category-III Distance from the road (50-100 mtr)			Category-IV Distance from the road (100-1000 mtr)			Category-V Distance from the road >1000 mtr		
	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road
2010 onward (100%)	24436	18327	12218	19549	14662	9774	14662	10996	7331	12218	9164	6109	9774	7331	4887
2000-09 (90%)	21992	16494	10996	17594	13195	8797	13195	9896	6598	10996	8247	5498	8797	6598	4398
1990-99 (80%)	19549	14662	9774	15639	11730	7819	11729	8797	5864	9774	7331	4887	7820	5865	3910
1980-89 (70%)	17105	12829	8553	13684	10263	6842	10263	7697	5132	8552	6414	4276	6842	5132	3421
1970-79 (60%)	14662	10996	7331	11730	8797	5865	8797	6598	4399	7331	5498	3666	5865	4398	2932
Before 1970 (50%)	12218	9163	6109	9774	7330	4887	7331	5498	3665	6109	4582	3054	4887	3665	2444



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Valuation of Kacha Building (w.e.f. 01-04-2017 to 31-03-2018) stone wall with dry masonry/mud plaster with wooden and mud straw roofing.

Rate in rupees per square meter															
Period of Construction of building	Category-1 Distance from the road (0-25 mtr)			Category-II Distance from the road(25-50 mtr)			Category-III Distance from the road (50-100 mtr)			Category-IV Distance from the road (100-1000 mtr)			Category-V Distance from the road >1000 mtr		
	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road
2010 onward (100%)	12217	9163	6109	9774	7330	4887	7330	5498	3665	6108	4582	3054	4887	3665	2444
2000-09 (90%)	10995	8246	5498	8796	6597	4398	6597	4948	3299	5498	4123	2749	4398	3298	2199
1990-99 (80%)	9774	7331	4887	7819	5865	3910	5864	4399	2932	4887	3666	2444	3910	2932	1955
1980-89 (70%)	8552	6414	4276	6842	5131	3421	5131	3848	2566	4276	3207	2138	3421	2566	1710
1970-79 (60%)	7330	5498	3665	5864	4398	2932	4398	3299	2199	3665	2749	1832	2932	2199	1466
Before 1970 (50%)	6109	4582	3055	4887	3666	2444	3665	2749	1833	3054	2291	1528	2444	1833	1222


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Valuation of Semi Pucca Building(W.e.f. 01-04-2017 to 31-03-2018) wooden structure with dry masonry and mud Plaster with wooden/slate/common Gateway interface roofing or Reinforced Cement Concrete (RCC) Slab. All such building having a life span more than 40 years as per public works Department specification.

Rate in rupees per square meter															
Period of Construction of building	Category-1 Distance from the road (0-25 mtr)			Category-II Distance from the road(25-50 mtr)			Category-III Distance from the road (50-100 mtr)			Category-IV Distance from the road (100-1000 mtr)			Category-V Distance from the road >1000 mtr		
	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road	National Highway	State Highway	Other Road
2010 onward (100%)	18326	13745	9163	14661	10996	7330	10996	8247	5498	9163	6872	4582	7330	5498	3665
2000-09 (90%)	16493	12371	8247	13194	9897	6598	9896	7423	4948	8246	6186	4124	6597	4948	3299
1990-99 (80%)	14661	10996	7331	11729	8797	5865	8797	6598	4399	7330	5498	3666	5864	4398	2932
1980-89 (70%)	12828	9621	6414	10262	7697	5131	7697	5773	3848	6414	4810	3207	5131	3848	2566
1970-79 (60%)	10996	8247	5498	8797	6598	4398	6598	4948	3299	5498	4124	2749	4398	3299	2199
Before 1970 (50%)	9163	6873	4582	7330	5498	3666	5498	4124	2749	4582	3436	2291	3665	2749	1833

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