



THE ADMINISTRATION OF UNION TERRITORY OF LADAKH
Office of the Divisional Commissioner Ladakh

Tel/fax: 01982-255567, 01985-255568 email:ladakhdivcom@gmail.com

Subject:- Minutes of Divisional valuation Board for the year 2020.

The Divisional valuation Board meeting of Ladakh Division was held on 6-3-2020 at 12:00 noon, under the Chairmanship of Shri Saugat Biswas, IAS, Divisional Commissioner, Ladakh in his office chamber. All the members of Divisional valuation Board attended the meeting. Besides the said members, the Deputy Commissioner, Leh and AC(R) Leh also participated in the meeting in person and the Additional Deputy Commissioner, Kargil through Video Conference.

The list of the members of Divisional Valuation Board who attended the meeting is as under:-

S.No.	Name of Officers	Designation
01.	Shri. Saugat Biswas IAS	Inspector General of Registration
02.	Shri. P.L. Angurana	Chief Engineer/PWD Ladakh
03.	Shri. Moses Kunzang KAS	Director Urban and Local bodies
04.	Shri. Tarvinder Singh	Director Agriculture Ladakh
05.	Dr. Zahida Bano KAS	Regional Director Survey and land records Leh
06.	Shri Sonam Chosjor KAS	Regional Director Survey and land records Kargil
07.	Shri. Mohd Ali, DFO, Leh	Representing Chief Conservator of Forest, Ladakh
08.	Shri. Showkat Ahmed	State Tax Officer, Leh
09.	Shri. Mohd Yousuf	State Tax Officer, Kargil

The proposed market rate for the year 2020 duly approved by the District Valuation Committees of Leh and Kargil were submitted by the concerned Deputy Commissioners. The District Boards while preparing the market rate for the immovable property for the year 2020 has kept in consideration the guidelines issued in this regard by the erstwhile J&K State under SRO-303 of 2011 and the instruction issued vide section 5 of J&K stamp (prevention of under valuation of instrument) Rules 2011. The District Boards have framed the proposal strictly as per the format in this regard devised by the Divisional Valuation Board Ladakh in its earlier meeting held on 7-2-2020. The rates for immovable property have been categorized in to three as Urban areas, Agricultural land and the Built up property under format A, B & C respectively.

District Leh:-

The District Valuation Board, Leh has enhanced the rates of the land for the year 2020 by 10% to 25% on the previous market rate for the year 2019. The Deputy Commissioner and Assistant Commissioner Revenue, Leh has justified that the enhancement of the rates were made in order to rationalize the market rates and to reduce the variation in the rates amongst villages having the same topographical conditions. Besides these, the parameters they have adopted are the location of the area, distance from the Head Quarter, accessibility of road, tourism potentiality, commercial value and the agricultural productivity of the particular area.

District Kargil:-

The District Valuation Board of Kargil has enhanced the market rates of 2020 by 10% to 30% on the market rate of 2019. However in case of some villages like Matayan, Pandaras, Safi, Batambis, etc. the rates of these places were earlier very low, hence it enhanced up to 70% to rationalize the rates at par with other such villages with same category. The Additional Deputy Commissioner Kargil backed their enhancement in the market rates on the basis of agricultural yielding, as most of the villages in Kargil district are double cropped and the villagers are mostly depend on the agricultural products and is their prime source of income. While enhancing the rates, the district Committee also kept in mind the horticultural productivity in the area, as the fruit bearing & non fruit bearing takes much time for growth in Ladakh Division in comparison to the plane areas of other districts, due to the high altitudes of the area. In some areas the enhancement has been made only to 5% as the rates in such locations were earlier enhanced at much higher rate, so as to rationalize the same, the rates were kept unchanged or enhanced to only few percents. Like Leh, the Kargil Board also adopted the yardstick of proximity to National Highway, Tourism Scope and accessibility to the roads for enhancement of the percentage of enhancement of the rates.

The Divisional Valuation Board had an elaborate discussion over village wise rates furnished by both the district boards of Leh and Kargil and approved the proposed rates with the following changes, which are as under:-

Kargil

Form "A"

- Regarding Form "A" i.e. urban area, the Divisional Board approved the proposal submitted by the District Valuation Board, Kargil without any changes in it and is thus approved.

Form "B"

- The Form "B" i.e. agricultural land has been approved with the following changes in the proposed rate submitted by the District Board.
 - a) The enhancement of rates for cultivable land in respect of Matayan, Pandrass, Chulichan, Safi, Batambis shall be 50% of the market rate of 2019 instead of 70% proposed by the District Board. The rates of uncultivable land at Matayan and Pandrass shall be enhanced by 25% of the market rate 2019.
 - b) The cultivable and uncultivable rate of Safi and Batambis are to be fixed @ 50% of the market rate 2019 as against 70% proposed by the District Board.
 - c) The horticulture rate of village Chulichan shall be enhanced @ 50% of the market rate 2019.
 - d) The rates for uncultivable land at village Akshu, Apram, Hemling, Remilskyagan, Phey and Ating are to be fixed @ 25% of the market rate 2019.

Form "C"

The Divisional Board after having brainstorming discussion over the format in use and decided to merge the column of **office** and **godown** within the column of shop. In respect of district Kargil the format / proposal furnished by District Board is approved with the following changes.

Name of City	Ward No.	Mohalla/ Street/ Society	Value of Property per Sq. Metre			
			Shop / Office / Godown			
			If roof of RCC	If roof made of RBC	If roof made of (Asbestos) sheet / tin sheet / English tiles	If roof made up of kacha bamboo
1	2	3	4	5	6	7
Kargil Town	1-13	Kargil Town	20500	17570	12700	8100

- Note:-
1. Provision of depreciation 1% per year as per age of building.
 2. Sanitary fitting @ Rs. 1.70 lacs for the first point and Rs. 0.35 lacs for subsequent points connected to the common septic tank.
 3. Electrification @ 995 per point.

Leh

Form "A"

- Regarding Form "A" i.e. urban area, the Divisional Board approved the proposal submitted by the District Valuation Board Leh without any changes in it and is thus approved.

Form "B"

- The Form "B" i.e. agricultural land has been approved with the following changes in the proposed rates submitted by the District Board.
 - a) The rate of uncultivable land with respect to Tehsil Leh and SDM, Kharu shall be re-fixed @ 15% of the market rate 2019 instead of 20%.
 - b) Regarding the rates of cultivable and uncultivable land of Nubra Sub-Division, the Divisional Board decided to enhance the rates of double cropped area i.e. Thang, Pachathang, Tyakshi, Turtuk Yul, Turtuk Farol, Chulungkha and Bogdang to be enhanced 100% on the market rates of 2019.
 - c) The market rates for villages Waris Fastan, Udmaroo, Terchey, Largyab, Skuru, Hunderi, Skampuk, Partapur, Hunder Dok of Nubra Sub Division shall be enhanced by 20%, 15% and 20% for cultivable, uncultivable and Horticulture respectively. Similarly, the uncultivable rates for Sumoor and Tigger shall be enhanced by 20% and 15% respectively. The rates for village Panamik and Khemi shall be enhanced by 20% for cultivable and 15% for uncultivable on the market rates of 2019.
 - d) With respect to Sub Division Durbuk, the Divisional Board decided to enhance the market rate 2019 up to 50% in respect of cultivable and 40% with respect to uncultivable lands in all the seven villages of the Sub Division.
 - e) In case of village Demjok, Kuyul and Anlay, it is decided to enhance the market rate 2019 by 25% and 20% for cultivable and uncultivable lands respectively.
 - f) The market rate of horticultural products of village Saspol and Gera Mangu shall be enhanced by 40%. The rates for cultivable land at Saspol shall be enhanced by 35% and for uncultivable land by 25%. The rates for cultivable and uncultivable of village Gera Mangu shall be enhanced by 60% and 30% of market rate 2019 respectively.
 - g) With respect to village Takmachik and Lehdo, the rates shall be enhanced by 60% and 40% for cultivable and uncultivable respectively.

Form "C"

The Divisional Board after having brainstorming discussion over the format in use and decided to merge the column of office and godown within the column of shop. In respect of district Leh the format / proposal submitted by the District Board is approved with the following changes.

Name of City	Ward No.	Mohalla/ Street/ Society	Value of Property per Sq. Metre			
			Shop / Office / Godown			
			If roof of RCC	If roof made of RBC	If roof made of (Asbestos) sheet / tin sheet / English tiles	If roof made up of kacha bamboo
1	2	3	4	5	6	7
Leh Town	1-13	Leh Town	22700	19525	14030	9000

- Note:-
1. Provision of depreciation 1% per year as per age of building.
 2. Sanitary fitting @ Rs. 1.70 lacs for the first point and Rs. 0.35 lacs for subsequent points connected to the common septic tank.
 3. Electrification @ 995 per point.

The aforesaid approved rate of immovable properties 2020 of district Leh is enclosed herewith at annexure 'A' (from page No. 1 to 7) and of Kargil district at Annexure 'B' (from page No. 1 to 7). The rates shall be applicable for Leh and Kargil districts for the calendar year 2020, retrospectively from 1st of January, 2020 till 31st December, 2020.

The Deputy Commissioner / Chairman, District Valuation Committee of Leh and Kargil are directed to notify the rates as approved by the Divisional Valuation Board and shall notify the same as per the relevant rules under intimation to this office. The DCs shall also upload the notification of the said market rates in the website of their respective NICs to access the stamp rates 2020 of Ladakh Division by all the concerned and general public.

Further, the DIO, NIC, Leh is directed to create a link from website of Administration of UT of Ladakh (<https://Ladakh.nic.in>) for accessing the stamp rates of both the districts of Leh & Kargil. The DCs and DIO, NIC will submit the compliance in this regard.

State Tax Officer,
Kargil

State Tax Officer,
Leh

Addl. Dy. Commissioner, RD
Survey & Land Record, Leh

Addl. Dy. Commissioner, RD
Survey & Land Record, Kargil

Director Agriculture,
Ladakh

Chief Engineer, PWD
Ladakh

Director Urban & Local Bodies,
Ladakh

Chief Conservator Forest,
Ladakh

Divisional Commissioner,
Chairman Divisional Valuation Board,
Inspector General of Registration, Ladakh

No. Div.Com./UTL/2020/ 2213-27

Dated:- 14 -03-2020

Copy to the:-

1. Inspector General of Registration UT Ladakh for information.
2. Chief Engineer, PWD Ladakh
3. Chief Conservator of Forest, Ladakh
4. Deputy Commissioner / Chairman District Valuation Committee, Leh for information and necessary action.
5. Deputy Commissioner / Chairman District Valuation Committee, Kargil for information and necessary action.
6. Director, Urban and Local Bodies, Ladakh.
7. Director, Agriculture Ladakh
8. Regional Director, S&LR (ADC), Leh
9. Regional Director, S&LR (ADC), Kargil
10. District Informatics Officer, Leh for information & necessary action.
11. AGM, UT Lead Bankers Committee, Ladakh.
12. OSD to Hon'ble Lieutenant Governor UT Administration Ladakh for kind information to the HLG.
13. OSD to Advisor to Hon'ble Lieutenant Governor UT Administration Ladakh for kind information to the Advisor.
14. State Tax Officer, Leh
15. State Tax Officer, Kargil