



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

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Subject:- Minutes of Divisional valuation Board for the year 2021.

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 the VC room of Divisional Commissioner Ladakh. The meeting was attended by all the members of Divisional valuation Board. Besides the said members, the Deputy Commissioner, Leh and AC(R) Leh also attended in person and Deputy Commissioner, Kargil, Additional Deputy Commissioner Kargil and AC (R) Kargil attended through Video Conference.

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

1. Divisional Commissioner, Ladakh
2. Chief Engineer/PWD Ladakh
3. Director Urban and Local bodies
4. Director Agriculture Ladakh
5. Regional Director Survey and land records Leh
6. Regional Director Survey and land records Kargil
7. Representing Chief Conservator of Forest, Ladakh
8. State Tax Officer, Leh
9. State Tax Officer, Kargil

At the outset the chair welcome all the participants and impressed upon the participant that during the previous year, the instructions conveyed regarding the approved format and instructions with respect to preparation of the land rates should be adopted. The Deputy Commissioner, Kargil and Leh gave briefing of their proposal duly approved by the respective District Valuation Committees in accordance with 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 Chair enquired about the proposed changes in the rates and discussed the proposals threadbare. 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 2021 in the urban areas of Leh District by 10% to 15% for cultivable and uncultivable land on the previous market rate for the year 2020. In respect of the rural areas the District Valuation Board, Leh has enhanced the rates by 5% to 15%. 15% increase for cultivable, uncultivable and horticulture land in respect of Hunder and Diskit village has been proposed due to flourishing of tourism related activities. 10% increase for cultivable, uncultivable and horticulture land in respect of village Sumoor, Tigger and Panamic is also proposed as tourism related activities are picking up pace in these villages. The Deputy Commissioner and Assistant Commissioner Revenue, Leh justified the enhancement of the rates by 10% to 15% in Durbuk Sub Division and Nyoma Sub Division 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 like location of the area, distance from the Head Quarter, accessibility of road, tourism potentiality, commercial value and the agricultural productivity of the particular area has also been considered.

District Kargil:-

The District Valuation Board of Kargil has enhanced the market rates of 2021 by 3% on the market rate of 2021 in the urban areas. In respect of the rural areas of Kargil district, 15 % increase on the market rate of 2021 has been proposed for Matayan and Pandaras village as prevalent rates are less than the counterpart villages on national highway. In respect of Safi and Batambis 25% increase for cultivated land and 15 % increase for un-cultivated land is proposed as both the village are at the same elevation of Choskore village with single crop. 25% increase for cultivated land and 20% increase for un-cultivated land in respect of Lalung village is proposed due to significant disparity with Silmo village, which is just 2 kms apart. In respect of Chulichan village, it has been proposed to increase the rate for cultivable land and horticulture land by 50% as the village lies in the warm belt of Garkone and Drachik having same soil fertility and cropping pattern. However, anomaly of high rate of un-cultivable land to cultivable is removed by decreasing the rate by 25 %. A 50% increase in the cultivated land and un-cultivated land is proposed for villages of Shargandi and Itchoo as agricultural production and soil fertility is same as of Bartoo village.

The members of the Divisional Valuation Board had an elaborate discussion over village wise rates furnished by both the district boards of Leh and Kargil and accordingly approved the proposed rates.

The aforesaid approved rate of immovable properties 2021 of district Leh is herewith enclosed at annexure 'A' (from page No. 1 to 7), and of Kargil district at Annexure 'B' (from page No. 1 to 8).

For the valuation of structure, the rates of prevailing PWD schedule of rate (SOR) by Chief Engineer, PW(R&B) Deptt. UT Ladakh enclosed at annexure 'C' shall apply to both the districts. The rates shall be applicable for Leh and Kargil districts for the calendar year 2020, retrospectively from 1st of January, 2021 till 31st December, 2021.

The Deputy Commissioner / Chairman, District Valuation Committee of Leh and Kargil were directed to notify the rates as approved by the Divisional Valuation Board and to 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 for information of all the concerned and general public.



**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

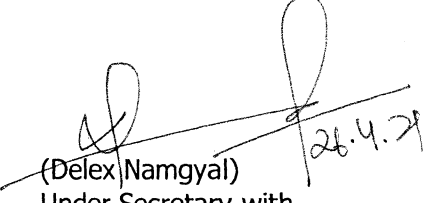

Divisional Commissioner,
Chairman Divisional Valuation Board,
Inspector General of Registration, Ladakh

No. Div.Com./UTL/2020/3668-80

Dated:- 26 -04-2021

Copy to the:-

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


(Delex Namgyal)
Under Secretary with
Divisional Commissioner, Ladakh

Annexure 'A'
FORM-A

Statement showing the rates of land in Respect of Urban areas of the District Leh for the year 2021

S. No	Name of Tehsil /City	Name of Revenue village	Ward No.	Name of Mohalla Colony/ Society/ Street	Value per kanal											
					Last year-2020		Proposed-2021		%age of hike		Last year-2020		Proposed-2021		%age of hike	
					Residential	Commercial	Residential	Commercial	R	C	Cultivable	Un-cultivable	Cultivable	Un-cultivable	C	UC
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	Leh	Gonpa, Gangles	1	Gonpa, Gangles	1697630	0	1867393	0	10%	10%	2030365	1697630	2233402	1867393	10%	10%
2	Leh	Sankar Yourtun g	2 & 3	Sankar, Chubi, Changspa, Karzoo	1711545	2114678	1968277	2431879	15%	15%	2063650	2047008	2373198	2354059	15%	15%
3	Leh	Leh Khas	4 & 5	Shenam Tukcha	1725460	1967880	1984279	2263062	15%	15%	2063650	2047008	2373198	2354059	15%	15%
			6	Skara	1711545	2114678	1968277	2431879	15%	15%	2063650	2047008	2373198	2354059	15%	15%
			7	Skalzangling	1711545	2114678	1968277	2431879	15%	15%	0	2063650	0	2373198	15%	15%
			8 to 12	Murtse, Housing Colony A & B, Nimoling, Skampari	1725460	1967880	1898006	2164668	10%	10%	0	2063650	0	2270015	10%	10%
			13	Skynos	2061800	3927825	2371070	4516999	15%	15%	2688125	2080293	3091344	2392337	15%	15%


Divisional Commissioner
 Chairman Divisional Valuation Board
 UT Ladakh

FORM-B

Statement showing the rates of land in respect of Rural areas of the District Leh for the year 2021

S. No.	Name of Tehsil	Name of Revenue Village	Name of Patwar Halqa	Value per kanal						Hike in %age			Justification for hike
				Approved rate for-2020			Proposed rates-2021			C	UC	H	
				Cultivable	Un-cultivable	Horticulture	Cultivable	Un-cultivable	Horticulture				
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Leh	Stok	Stok	185315	157102		194581	164957		5%	5%		
2		Chuchot Yokma		199570	163933		209548	172129		5%	5%		
3		Chuchot Shamma	Chuchot	185315	157102		194581	164957		5%	5%		
4		Chuchot Gongma		185315	157102		194581	164957		5%	5%		
5		Matho	Matho	185315	138618		194581	145548		5%	5%		
6		Stakna		185075	157102		194329	164957		5%	5%		
7		Choglamsar	Choglamsar	257149	211230		277721	228128		8%	8%		
8		Saboo		214903	182186		225648	191296		5%	5%		
9		Spituk		238781	202429		250720	212550		5%	5%		
10		Phey		214916	182186		225662	191296		5%	5%		
11		Phyang		214903	182186		225648	191296		5%	5%		
12		Basgo	Basgo	203273	159686		213436	167670		5%	5%		
13		Ney		163513	125359		171689	131627		5%	5%		
14		Nimoo	Nimoo	205172	182579		215431	191708		5%	5%		
15		Taru		174414	129378		183135	135847		5%	5%		
16		Umla		163513	112502		171689	118127		5%	5%		
17		Sku Markha	Sku Markha	115259	88225		121022	92636		5%	5%		
18		Chilling Sumda		115259	88225		121022	92636		5%	5%		
19		Rumbak		126236	96614		132548	101444		5%	5%		
20		Thiksay	Thiksay	218576	179545		229505	188522		5%	5%		
21		Shey		218576	179545		229505	188522		5%	5%		
22		Rambirpur		218576	179545		229505	188522		5%	5%		
23		Nang		185315	138618		194581	145548		5%	5%		
	SDM Kharu												
24		Martselang	Martselang	140993	128976		148042	135425		5%	5%		
25		Changa		140993	128976		148042	135425		5%	5%		
26		Hemis		140993	128976		148042	135425		5%	5%		
27		Shang		112794	103181		118434	108341		5%	5%		
28		Upshi		140993	128976		148042	135425		5%	5%		
29		Meru		123048	103181		129200	108341		5%	5%		
30		Gya		123048	117921		129200	123817		5%	5%		
31		Sakti	Sakti	140993	128976		148042	135425		5%	5%		

32		Chemday		140993	128976		148042	135425		5%	5%		
33		Kharu		140993	128976		148042	135425		5%	5%		
34		Igoo	Igoo	143556	120379		150734	126397		5%	5%		
35		Langkor		131593	120379		138173	126397		5%	5%		
36		Phuktsey		131593	120379		138173	126397		5%	5%		
37		Shara		143556	120379		150734	126397		5%	5%		
38		Sharnos		143556	120379		150734	126397		5%	5%		
	SDM Nubra												
39		Thang	Turtuk	223308	219322	223308	234473	230288	234473	5%	5%	5%	
40		Tyakshi		229292	219322	229292	240757	230288	240757	5%	5%	5%	
41		Turtuk Youl		255212	250654	262046	267973	263187	275148	5%	5%	5%	
42		Turtuk Farol		255212	250654	262046	267973	263187	275148	5%	5%	5%	
43		Chulungkha		223308	219322	223308	234473	230288	234473	5%	5%	5%	
44		Bogdang	Udmaroo	223308	219322	229292	234473	230288	240757	5%	5%	5%	
45		Largyab		95704	90078	0	100489	94582	0	5%	5%	5%	
46		Skuru		137575	126110	137575	144454	132416	144454	5%	5%	5%	
47		Waris Fastan		95704	90078	0	100489	94582	0	5%	5%	5%	
48		Udmaroo		133985	126110	133985	140684	132416	140684	5%	5%	5%	
49		Terchey		124415	117102	128347	130636	122957	134765	5%	5%	5%	
50		Hunderi		95704	90078	95704	100489	94582	100489	5%	5%	5%	
51		Skampuk	Hunder	124415	117102	128347	130636	122957	134765	5%	5%	5%	
52		Partapur		143556	135118	147401	150734	141874	154771	5%	5%	5%	
53		Hunder Dok		95704	90078	0	100489	94582	0	5%	5%	5%	
54		Hunder		174790	171116	178895	201009	196784	205729	15%	15%	15%	
55		Diskit	Diskit	184476	181181	189418	212148	208358	217830	15%	15%	15%	
56		Khalsar	Khardong	118759	122194	121939	124697	128303	128036	5%	5%	5%	
57		Khardong		91354	93995	99691	95921	98695	104676	5%	5%	5%	
58		Digger		99691	93995	0	104676	98695	0	5%	5%	5%	
59		Khema Khungru		90079	86162	0	94583	90470	0	5%	5%	5%	
60		Tangyar		90079	86162	0	94583	90470	0	5%	5%	5%	
61		Lakjung	Tigger	117920	112794	117920	123816	118434	123816	5%	5%	5%	
62		Sumoor		139568	131593	139568	153524	144753	153525	10%	10%	10%	

63		Tigger		139568	126110	139568	153524	138721	153525	10%	10%	10%	
64		Chamshen Charasa		105274	103395	105274	110538	108564	110538	5%	5%	5%	
65		Kubed	Panamik	90079	86162	90079	94583	90470	94583	5%	5%	5%	
66		Panamik		129599	127285	129599	142559	140014	142559	10%	10%	10%	
67		Khemi		98268	90078	90079	103181	94582	94583	5%	5%	5%	
		SDM Durbuk											
68		Kargyam	Chushul	164492	146548		172716	153875		5%	5%		
69		Chushul		137147	122185		150861	134404		10%	10%		
70		Man Pangong		164492	146548		180941	161203		10%	10%		
71		Tangtse	Tangtse	205721	153278		226293	168606		10%	10%		
72		Durbuk		205721	183278		226293	201606		10%	10%		
73		Shachukul		160005	142551		168005	149678		5%	5%		
74		Phulak		160005	142551		168005	149678		5%	5%		
		SDM Nyoma											
75		Demjok	Anlay	97911	89723		107702	98695		10%	10%		
76		Koyul		97911	89723		107702	98695		10%	10%		
77		Anlay		97911	89723		112598	103181		15%	15%		
78			Nyoma	137859	131593		151644	144752		10%	10%		
79		Nyoma		162141	154772		186462	177987		15%	15%		
80		Chumathang		126110	120379		145027	138435		15%	15%		
81		Skitmang		122194	106918		134413	117610		10%	10%		
82		Kairy		131593	115145		144752	126659		10%	10%		
83		Teri	Kungaim	122194	106918		134413	117610		10%	10%		
84		Kungaim		122194	106918		134413	117610		10%	10%		
85		Hemya		111989	106918		123188	117610		10%	10%		
86		Tarchit		111989	106918		123188	117610		10%	10%		
87		Liktsey		150392	131593		165431	144752		10%	10%		
88		Tukla		112011	106918		123212	117610		10%	10%		
89		Korzok	korzok	138906	132592		159742	152480		15%	15%		
90		Samad Rokchan		112794	98694		129713	113498		15%	15%		
91		Karnak		99692	95160		109661	104676		10%	10%		

	SDM Liker												
92		Saspol	Saspol	247965	220030	257149	272762	242033	282864	10%	10%	10%	
93		Saspochey		119609	114914	0	125590	120659	0	5%	5%		
94		Alchi		220414	211230	220414	242455	232353	242455	10%	10%	10%	
95		Gera Mangu		187830	139894	150655	197222	146889	158188	5%	5%	5%	
96		Hemissshukpach an		151184	141432	0	158743	148503	0	5%	5%		
97		Liker		156700	132593	132593	164535	139222	139222	5%	5%	5%	
	SDM Khaltsi												
98		Skurbuchan	Skurbuchan	512193	470415	512193	537803	493936	537803	5%	5%	5%	
99		Domkhar		555944	470415	512193	572623	484527	537803	3%	3%	5%	
100		Dha	Dha	572296	484251	527258	600911	508463	579983	5%	5%	10%	
101		Hanu		572296	484251	527258	600911	508463	579983	5%	5%	10%	
102		Lamayuru	Lamayuru	183997	168664	168664	202397	185530	185530	10%	10%	10%	
103		Wanla		159880	135282	135282	167874	142046	142046	5%	5%	5%	
104		Kanji		148460	125620	0	155883	131901	0	5%	5%		
105		Temisgam	Temisgam	182719	154608	168692	191855	162338	177127	5%	5%	5%	
106		Tia		182719	154608	168692	191855	162338	177127	5%	5%	5%	
107		Tar Hepti		137039	115956	126498	143891	121754	132823	5%	5%	5%	
108		Khaltsi	Khaltsi	509652	467180	509652	560617	513898	560617	10%	10%	10%	
109		Nurla		224246	205559	224246	246671	226115	246671	10%	10%	10%	
110		Skindeyang		194140	164272	164272	203847	172485	180699	5%	5%	10%	
111		Takmachik		243626	180376	135282	260679	193002	148810	7%	7%	10%	
112		Lehdoo		243626	180376	135282	260679	193002	148810	7%	7%	10%	
113		Photoksar	Lingshed	148460	125620	0	155883	131901	0	5%	5%		
114		Youlchung		137039	115956	0	143891	121754	0	5%	5%		
115		Lingshed		137039	115956	0	143891	121754	0	5%	5%		


Divisional Commissioner
 Chairman Divisional Valuation Board
 UT Ladakh.


Annexure 'B'

FORM-A

Statement showing the rates of Land in respect of Urban Areas of the District Kargil for the year 2021.

S. No	Name of Tehsil	Name of Revenue Village	Ward No	Name of Mohallah/Colony/Society /Street	Value of per Kanal				Hike in % age		Last year 2020		Proposed year 2021		Hike in % age		Justification for Hike
					Last year 2020		Proposed rate 2021		R	C	Cultivable	Un Cultivable	Cultivable	Un Cultivable	C	UC	
					Residential	Commercial	Residential	Commercial									
01	Kargil	Kargil	001	Chanchik, Kishtikhour, Changrah, Chulishra, Chulichas	19.45	38.92	20.03	40.09	3%	3%	22.00	24.00	22.66	24.00	3%	-	
02	-do-	-do-	002	Chanchik, Throng, Masgang, Bakpanlungma, Choka	19.45	38.92	20.03	40.09	3%	3%	22.00	24.00	22.66	24.00	3%	-	
03	-do-	-do-	003	Thanskhangong, Thanmosa, Mir Gound, Brongthang, Katzur, Changrah, Thaskangrong Shalti, Brakboo, Lankore, Khacy Groung, Munshi Groung	19.45	38.92	20.03	40.09	3%	3%	22.00	24.00	22.66	24.00	3%	-	
04	-do-	-do-	004	Draythang, Aba grong, Aba Katpa, Balti Bazar, Changra, Changra Katpa	19.45	38.92	20.03	40.09	3%	3%	22.00	24.00	22.66	24.00	3%	-	
05	-do-	-do-	005	Dass, Koko shelikchey, Adul Gound, Pishu, Longmethang	17.03	34.07	17.51	35.20	3%	3%	22.00	24.00	22.66	24.00	3%	-	
06	-do-	-do-	006	Yangtee, Hartoon, Hetoo, Doks, Gurba, Freth	14.59	29.24	15.30	30.12	3%	3%	22.00	24.00	22.66	24.00	3%	-	
07	-do-	-do-	007	Yabgo, Zabrapa, Shutoo, Gangshan	14.59	29.24	15.30	30.12	3%	3%	22.00	24.00	22.66	24.00	3%	-	
08	-do-	Poyen	008	Poyen, Sharah, Shoray, Choposa, Akone Mohalla, Gongma	19.45	38.92	20.03	40.09	3%	3%	22.00	24.00	22.66	24.00	3%	-	

				Sharah, Cheycheypa, Somapa, Grounjuk, fali, Chachepa, Hunakit, Lati, Chuka, Kyaqloo													
09	-do-	Bagh-e- Khomani	09	Baghkhomini	19.45	38.92	20.03	40.09	3%	3%	22.00	24.00	22.66	24.00	3%	-	
10	-do-	Baroo	10	Baroo Zang, Baimathang, Haidery Mohlla, Silmo colony	14.59	29.24	15.03	30.12	3%	3%	14.80	14.80	15.25	14.80	3%	-	
11	-do-	-do-	11	Baroo Gongma, Gaipak, Goung Mohlla	14.59	29.24	15.03	30.12	3%	3%	14.80	14.80	15.25	14.80	3%	-	
12	-do-	-do-	12	Baroo Yakma Stangng, Thang Yukma, Naktoo	14.59	29.24	15.03	30.12	3%	3%	14.80	14.80	15.25	14.80	3%	-	
13	-do-	-do-	13	Titichumik, Baroo Choq, Baroo Colony Dambaho	17.99	38.92	18.53	40.09	3%	3%	14.80	14.80	15.25	14.80	3%	-	


Divisional Commissioner
 Chairman Divisional Valuation Board
 UT Ladakh.

FORM B

Statement showing the rates of Land in respect of Rural Areas of the District Kargil for the year 2021


S.No	Name of Tehsil	Name of Revenue Village	Name of Patwar Halqa	Value of Land ,Per Kanal						Hike in %age			Justification for Hike
				Approved rate for 2020			Proposed rate 2021			C	UC	H	
				Cultivable	Un Cultivable	Horticulture	Cultivable	Un Cultivable	Horticulture				
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1.	Drass	Matayen	1.Drass	277725	185150	-	319383	212922	-	15%	15%	Less rate compared to counterpart being on NH01	
2.	-do-	Pandrass	-do-	277725	185150	-	319383	212922	-	-do-	-do-		
3	-do-	Trongjan	-do-	385506	347684	-	397071	358115	-	3%	3%		-
4.	-do-	Drass	-do-	625542	425542	-	644308	438308	-	-do-	-do-	-	
5.	-do-	Haripour	-	385508	235508	-	404783	247283	-	-do-	-do-	-	
6.	-do-	Yulboo	-do-	385508	235508	-	397073	242573	-	-do-	-do-	-	
7	-do-	Botokul	2.Goshan	-	-	-	-	-	-	-do-	-do-	-	uninhabited
8	-do-	Mushkoo	-do-	385508	235508	-	397073	242573	-	-do-	-do-	-	
9	-do-	Holiyal	-do-	385508	235508	-	397073	242573	-	-do-	-do-	-	
10	-do-	Muradbagh	-do-	450972	300972	-	464501	310001	-	-do-	-do-	-	
11	-do-	Goshan	-do-	450972	300972	-	464501	310001	-	-do-	-do-	-	
12	-do-	Gindiyal	3.Bhimbat	450972	300972	-	464501	310001	-	-do-	-do-	-	
13	-do-	Bhimbat	-do-	450972	300972	-	464501	310001	-	-do-	-do-	-	
14	-do-	Throungose	-do-	450972	300972	-	464501	310001	-	-do-	-do-	-	
15	-do-	Chowkiyal	-do-	450972	300972	-	464501	310001	-	-do-	-do-	-	
16	-do-	Jusgound	-do-	450972	300972	-	464501	310001	-	-do-	-do-	-	
17	-do-	Thasgam	4. Thasgam	450972	300972	-	464501	310001	-	-do-	-do-	-	
18	-do-	Shamsha	-do-	450972	300972	-	464501	310001	-	-do-	-do-	-	
19	-do-	Kharboo	-do-	450972	300972	-	464501	310001	-	-do-	-do-	-	
20	Kargil	Kaksar	5. Karkit	411400	356000	-	423742	366680	-	3%	3%	-	
21	-do-	Karkit	-do-	710600	423500	710600	731918	436205	731918	-do-	-do-	3%	
22	-do-	Drelung Latoo		710600	423500	710600	731918	436205	731918	-do-	-do-	-do-	
23	-do-	Chuliskambo	6. Hardass	710600	423500	710600	731918	436205	731918	-do-	-do-	-do-	
24	-do-	Hardass	-do-	710600	423500	710600	731918	436205	731918	-do-	-do-	-do-	
25	-do-	Shilikchey	7. Poyen	693000	423500	693000	734580	436205	734580	6%	-do-	6%	

30	-do-	Minjee	8. Baroo	716100	563850	716100	737583	580700	737583	3%	3%	3%
31	-do-	Choskore	9. Choskore	480900	310800	480900	495327	320124	495327	-do-	-do-	-do-
32	-do-	Safi	10. Safi	276000	228000	-	345000	262200	-	25%	15%	-
33	-do-	Batambis	-do-	276000	228000	-	345000	262200	-	-do-	-do-	-
34	-do-	Akchamal	11. Yourbaltak	679800	586300	679800	700194	603889	700194	3%	3%	3%
35	-do-	Yourbaltak	-do-	675400	586300	675400	695662	603889	695662	-do-	-do-	-do-
36	-do-	Apati	12. Apati	675400	586300	675400	695662	603889	695662	-do-	-do-	-do-
37	-do-	Barchay	-do-	675400	586300	675400	695662	603889	695662	-do-	-do-	-do-
38	-do-	Tumail	-do-	675400	586300	675400	695662	603889	695662	-do-	-do-	-do-
39	-do-	Silmoo	13. Silmoo	675400	586300	675400	695662	603889	695662	-do-	-do-	-do-
40	-do-	Lalung	-do-	265100	184800	-	331375	221760	-	25%	20%	-
41	-do-	Chulichan	-do-	318000	533000	318000	477000	383500	477000	50%	-25%	50%
42	-do-	Garkone	14. Garkone	679800	586300	679800	730785	603889	730785	7.5%	3%	7.5%
43	-do-	Darchiks	-do-	679800	586300	679800	730785	603889	730785	-do-	-do-	-do-
44	-do-	Pashkum	15. Pashkum	679800	586300	679800	700194	603889	700194	3%	3%	3%
45	Shargole	Skambo	16. Lochum	331683	192027	331683	341633	197787	341633	3%	3%	3%
46	-do-	Lochum	-do-	468430	192027	468430	482482	197787	482482	-do-	-do-	-do-
47	-do-	Nunamchay	-do-	331683	192027	331683	341633	197787	341633	-do-	-do-	-do-
48	-do-	Darket	-do-	468430	311316	468430	482482	320655	482482	-do-	-do-	-do-
49	-do-	Kukstay	-do-	331683	192027	331683	341633	197787	341633	-do-	-do-	-do-
50	-do-	Tacha	-do-	331683	192027	331683	341633	197787	341633	-do-	-do-	-do-
51	-do-	Karit	-do-	331683	192027	331683	341633	197787	341633	-do-	-do-	-do-
52	-do-	Shargole	17. Shargole	548441	487342	548441	564894	501962	564894	-do-	-do-	-do-
53	-do-	Khachay	-do-	331683	192027	331683	341633	197787	341633	-do-	-do-	-do-
54	-do-	Karamba	-do-	548441	192027	331683	564894	197787	341633	-do-	-do-	-do-
55	-do-	Foo	-do-	548441	192027	331683	564894	197787	341633	-do-	-do-	-do-
56	-do-	Tingdoo	-do-	331683	192027	331683	341633	197787	341633	-do-	-do-	-do-
57	-do-	Wakha	18. Wakha	548441	487342	548441	564849	501962	564894	-do-	-do-	-do-
58	-do-	Mulbakh	-do-	548441	487342	548441	564849	501962	564894	-do-	-do-	-do-
59	Shakar-Chiktan	Haniskote	19. Stakchay	311190	249205	-	320525	256681	-	3%	3%	-
60	-do-	Stakchay	-do-	365585	322575	-	366252	332252	-	-do-	-do-	-
61	-do-	Bodkharboo	-do-	365585	322575	-	366252	332252	-	-do-	-do-	-
62	-do-	Chiktan	20. Chiktan	645150	528770	645150	664504	544633	664504	-do-	-do-	3%
63	-do-	Samrah	-do-	507265	388355	507265	522482	400005	522482	-do-	-do-	-do-

64	-do-	Kukshow	-do-	380314	331430	380314	391723	341372	391723	-do-	-do-	-do-	
65	-do-	Shakar	21.Shakar	528770	404800	528770	544633	416944	544633	-do-	-do-	-do-	
66	-do-	Yokma -Kharboo	-do-	507265	388355	507265	522482	400005	522482	-do-	-do-	-do-	
67	-do-	Lamso Sandow	-do-	370645	331430	370645	381764	341372	381764	-do-	-do-	-do-	
68	-do-	Hagnis	22. Hagnis	507265	373175	507265	522482	384370	522482	-do-	-do-	-do-	
69	-do-	Sanjak	-do-	578908	461725	578908	596275	475576	596275	-do-	-do-	-do-	
70	Sankoo	Trespone	23. Trespone	630200	517500	630200	649106	533025	649106	3%	3%	3%	
71		Kanoor	-do-	616400	465750	616400	634892	479722	634892	-do-	-do-	-do-	
72	-do-	G M pore	24. Tambis	630200	517500	630200	649106	533025	649106	-do-	-do-	-do-	
73		Tambis	-do-	616400	465750	616400	634892	479722	634892	-do-	-do-	-do-	
74	-do-	Saliskote	25. Saliskote	630200	517500	630200	649106	533025	649106	-do-	-do-	-do-	
75	-do-	Faroona	-do-	507150	376050	507150	522364	387331	522364	-do-	-do-	-do-	
76	-do-	Lankarchey	26.Lankarchey	507150	376050	507150	522364	387331	522364	-do-	-do-	-do-	
77	-do-	Stakpa	-do-	343850	154100	-	354165	158723	-	-do-	-do-	-	
78	-do-	Umba	-do-	343850	154100	-	354165	158723	-	-do-	-do-	-	
79	-do-	Thangdumbur	27.Thangdum bur	793500	645150	793500	793500	645150	793500	-	-	-	
80	-do-	Nagma -Kusar	-do-	793500	645150	793500	793500	645150	793500	-	-	-	
81	-do-	Thasgam -Thuina	28. Thasgam Thuina	486450	353050	486450	501043	363641	501043	3%	3%	3%	
82	-do-	Karchey Khar	-do-	419750	400200	419750	432342	412206	-	-do-	-do-	-	
83	-do-	Barsoo	29. Barsoo	419750	400200	-	432342	412206	-	-do-	-do-	-	
84	-do-	Khandi	-do-	419750	400200	-	432342	412206	-	-do-	-do-	-	
85	-do-	Bartoo	30. Bartoo	419750	400200	-	432342	412206	-	-do-	-do-	-	
86	-do-	Shargandi	-do-	178250	154100	-	267375	231150	-	50%	50%	The cultivation & soil type of Shargandi and Itcho are Same as Bartoo	
87	-do-	Itchu	-do-	178250	154100	-	267375	231150	-	-do-	-do-		
88	-do-	Sangrah	31. Sangrah	385250	254150	385250	396807	261774	396807	3%	3%	3%	
89	-do-	Karpokhar	-do-	352800	202400	352800	363384	208472	363384	-do-	-do-	-do-	
90	Tai suru	Gailing	32. Purtikchey	386400	211600	-	397992	217948	-	-do-	-do-	-	
91	-do-	Purtikchey	-do-	386400	211600	-	397992	217948	-	-do-	-do-	-	
92	-do-	Youljok	-do-	386400	211600	-	397992	217948	-	-do-	-do-	-	
93	-do-	Kargee	33. Panikhar	386400	211600	-	397992	232760	-	-do-	10%	Equidistant from Tehsil HQ.	
94	-do-	Tai Sure	-do-	427800	248750	-	440634	256212	-	-do-	3%	-	
95	-do-	Panikhar	-do-	391000	247250	-	402730	254667	-	-do-	-do-	-	

96	-do-	Prantee	-do-	391000	247250	-	402730	254667	-	-do-	-do-	-	
97	-do-	Choskore	-do-	391000	247250	-	402730	254667	-	-do-	-do-	-	
98	-do-	Khowous	34. Namsuru	338100	211600	-	348243	217948	-	-do-	-do-	-	
99	-do-	Namsuru	-do-	338100	211600	-	348243	217948	-	-do-	-do-	-	
100	-do-	Thulaspurs	-do-	338100	211600	-	348243	217948	-	-do-	-do-	-	
101	-do-	Khochik	-do-	338100	211600	-	348243	217948	-	-do-	-do-	-	
102	-do-	Achambore	35. Parkachik	338100	211600	-	348243	217948	-	-do-	-do-	-	
103	-do-	Tangole	-do-	338100	211600	-	348243	217948	-	-do-	-do-	-	
104	-do-	Parkachik	-do-	338100	211600	-	348243	217948	-	-do-	-do-	-	
105	-do-	Rangdum	-do-	338100	211600	-	348243	217948	-	-do-	-do-	-	
106	Zanskar	Aksho	36. Phay	241356	128943	-	248596	132811	-	03%	03%	-	
107	-do-	Abran	-do-	241356	128943	-	248596	132811	-	-do-	-do-	-	
108	-do-	Hemiling	-do-	241356	128943	-	248596	132811	-	-do-	-do-	-	
109	-do-	Ramilskyagam	-do-	241356	128943	-	248596	132811	-	-do-	-do-	-	
110	-do-	Phay	-do-	241356	128943	-	248596	132811	-	-do-	-do-	-	
111	-do-	Ating	37. Runtaksha	241356	128943	-	248596	132811	-	-do-	-do-	-	
112	-do-	Runtaksha	-do-	462300	219000	-	476169	225570	-	-do-	-do-	-	
113	-do-	Tungri	-do-	462300	219000	-	476169	225570	-	-do-	-do-	-	
114	-do-	Techakhasar	-do-	462300	219000	-	476169	225570	-	-do-	-do-	-	
115	-do-	Langmi Riging	-do-	462300	219000	-	476169	225570	-	-do-	-do-	-	
116	-do-	Karsha	38. Karsha	461800	228500	-	475654	235355	-	-do-	-do-	-	
117	-do-	Zangla	-do-	512600	204500	-	527978	210635	-	-do-	-do-	-	
118	-do-	Uptipipiting	39. Uptipipiting	674400	338800	-	694632	348964	-	-do-	-do-	-	
119	-do-	Rukruk	-do-	674400	338800	-	694632	348964	-	-do-	-do-	-	
120	-do-	Salapi Gyapak	-do-	674400	338800	-	694632	348964	-	-do-	-do-	-	
121	-do-	Sani	-do-	500300	247500	-	515309	2854925	-	-do-	-do-	-	
122	-do-	Padum	40. Padum	674400	338800	-	694632	348964	-	-do-	-do-	-	
123	-do-	Thungday -Khumi	-do-	461800	228500	-	475654	235355	-	-do-	-do-	-	
124	-do-	Raromoney	41. Raromoney	250700	166600	-	258221	171598	-	-do-	-do-	-	
125	-do-	Pipcha	-do-	250700	166600	-	258221	171598	-	-do-	-do-	-	
126	-do-	Icher	42. Icher	250700	166600	-	258221	171598	-	-do-	-do-	-	

127	-do-	Chah	43. Chah	250700	166600	-	258221	171598	-	-do-	-do-	-	
128	-do-	Testa	-do-	240200	159600	-	258221	171598	-	-do-	-do-	-	
129	-do-	Kargak	-do-	240200	159600	-	258221	171598	-	-do-	-do-	-	
130	-do-	Shunshaday	-do-	240200	159600	-	258221	171598	-	-do-	-do-	-	



Divisional Commissioner
Chairman Divisional Valuation Board
UT Ladakh.

Statement showing plinth area rates to be adopted for valuation of structure/ assessment of rent for various structures in UT Ladakh with effect from 01-04-2021

Category of specification	Plinth area rates in Rs.per square feet				
	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
1	2	3	4	5	6
A	2358	2004	2122	2240	2358
B	1924	1635	1732	1828	1924
C	1489	1266	1340	1414	1489
D	1117	950	1005	--	--

The above said plinth area rates are excluding cost of below mentioned items of work/services of building, which shall be added separately as per the actual availability of these items of work /services in the building.

1. **Sanitary fittings @ Rs. 1.70 lacs/ point** (Rupees One lacs Seventy thousand per point) (One sanitary point shall mean one W.C with flushing cistern, one wash basin with mirror, one bath/ shower point, water storage tank water supply and disposal system including septic tank and soakage pit),



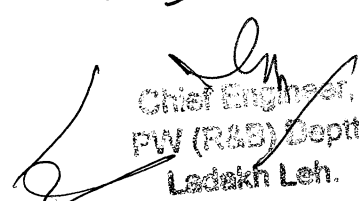
For additional points having common disposal and water supply system @ Rs. 0.35 lacs/Point (Rupees Thirty Five Thousand per Point) Shall be accounted for.

2. **Extra water point @10000/Point** (Rupees Ten Thousand per point) which shall includes steel sink, 01 bib cock, 01 stop cock, 01 gully chamber and necessary fittings) (Not applicable for toilet and bathrooms).

3. **Electric fittings:-**

1 . Lighting point @ Rs. 995/ (Rs. Nine hundred and ninety five per Point) one lighting point shall incl. wiring for lighting points in .15 sq. mm PVC insulated Copper wire & 2.5 sq. mm PVC insulated multi strand copper wire for lighting sub – mains 6 amp 1 way switch, 2 mm thick PVC conduit / Channel with bends, junction boxes etc. 6 amps poles MCB, 10 amp DB MCB, 2 way DB for housing MCB & Hylen/sheet with wooden box recessed in walls with accessories .

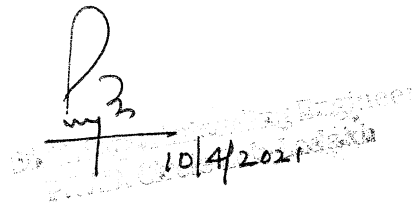
4. **Heating point @ Rs. 1900/ point** (One thousand nine hundred per point) one heating point shall include wiring for heating points in 2.5 sq. mm PVC insulation multi- strand copper wire and & 4 sq.mm PVC insulated multi strand copper wire for heating sub – mains, 16 AMP socket with switch combined, 2 mm thick PVC conduit / channel with bands, junction boxes etc. 10 AMP S POLES MCB, 2 Way DB for housing MCB hylem sheet with wooden box recessed in wall with accessories.

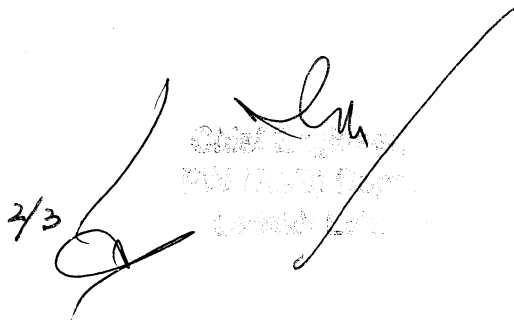

 DSE 10/4/21

 Chief Engineer,
 PW (R&S) Dept.
 Ladakh Leh.

5. **Fan point @3400/ point (Rs. Three thousand four hundred per point)** one Fan point shall include wiring for lighting point in 1.5 sq. mm PVC insulated multi- strand copper wire, 1200 mm Ceiling fan/ 225 mm exhaust fan ceiling roses and PVC square block , 350 watts electronic fan demur , 2 mm thick PVC conduit/ channel with bands junctions boxes etc. 6 AMP S pole MCB, 10 AMP DP MCB, 2 way DB for housing MCB for lighting circuits and hylem sheet with wooden box recessed in walls with accessories.
6. Extra for wardrobe / Almeria of budloo planks / block board having paneled / flush shuttering with teak wood / sunmica facing including all fixtures complete shall be assessed as under:-

	<u>Block Board</u>	<u>Budloo Wood</u>
a) In build Almirahs 9" deep	@ Rs. 398/ Sft	@Rs. 452/ Sft
b) In built wardrobes 24 "deep	@513/ sft	@ Rs. 602/Sft
7. Extra for Marble stone flooring		@ Rs. 130/Sft
8 Extra for Marble stone flooring		@ Rs. 48/ Sft
9. Extra for Kota stone flooring		@ Rs. 87/ Sft
10. Extra for vitrified tile flooring		@ Rs.108/ Sft
11. Extra for ceramic galazed tiles		@Rs. 82/ Sft
12. Extra for Mild steel grills for windows		@80/ Kg
13. Local Type Ornamental Shingstak		@Rs. 1800/ Rft
14 Miscellaneous items not covered under this schedule shall be loaded as per prevailing market rates.		




10/4/2021



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Classification of specifications of existing structures.

Specification	Category "A"	Category "B"	Category "C"	Category "D"
Foundation	Mass concrete/ Random rubble/ polygonal Stone masonry in cement over RCC strip cement conc. Bed block or RCC footing	Random rubble stone masonry in cement / lime motor over cement/ lie concrete bed Block.	Random rubble stone masonry dry or mud motor over stone concrete bed Block	Random rubble stone masonry dry or in mud motor.
Plinth	Mass concrete /1 st class random rubble / polygonal/coursed stone masonry in cement with face dressed stones and DPC.	Polygonal/ Coarse/ Random rubble stone masonry in cement/ lime with face dressed stones and DPC	Random Rubble stone masonry in cement or in lime and DPC	Random rubble stone masonry in mud mortar with brick band or divider wood dassa
Superstructure	1 st class brick masonry in cement having face of machine cut/ special 1 st class bricks with RCC / RB lintels/ Arches (or) 1 st class polygonal/ random rubble stone with in ceent having face dressed stones with Arches/RCC lintels/RCC slab	2 nd class brick masonry in cement/ lime mortar with RB lintels / arches (OR) 1 st class polygonal stone work in cement/ lining RCC lintels/ brick arches /corners/ jams /RCC slab	2 nd class brick masonry in mud mortar with RB lintels / arches (or) 1 st class Random Rubble stone work in mud mortar with pacca brick jams, corners and lintels/local mud phuska roofing/CGI Sheet Roofing with Ceiling	Brick work in mud mortar partly with pacca bricks and partly sundried bricks with timber lintels (OR) Random Rubble stone work in mud mortar with pacca brick jams/ corners and timber lintels /Local mud phuska roofing.
Doors and window	A class deodar wood frames, kail wood paneled/ glazed shutters and wire gauze shutters or metallic doors and windows with metal frames	"B" Class Deodar wood frames, kail wood paneled/ glaze shutters and wire gauze shutters "	"C" Class deodar/ kail wood frames and paneled / glaze shutters / wire gauze shutters	"C" class kail wood frames and paneled


 District Superintending Engineer
 P.W.D. Circle Leh-Ladakh
 PWD Circle Leh.

10/4/2021


 District Superintending Engineer
 P.W.D. Circle Leh-Ladakh
 PWD Circle Leh.