

GOVERNMENT OF JAMMU AND KASHMIR  
**OFFICE OF THE DEPUTY COMMISSIONER KULGAM**

Phone/Fax: (01931)-260499, 260500 Website: kulgam.gov.in

**Notification No: 10 of DCK/Reader/2022**

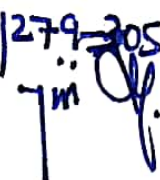
**Dated: 30 -12 -2022**

In pursuance of Sub Rule 2(C) of Rule 04 of Jammu & Kashmir Preparation and Revision of Market Value Guidelines Rules 2011 of SRO-303, the Market Value Guidelines of Urban Plots, Urban built-up Properties and Agricultural Land in District Kulgam, are hereby notified as per Annexure – **Form-I** (Market Value Guidelines of Urban Plots), **Form-II** (Market Value Guidelines of built-up properties) and **Form-III** (Market Value Guidelines of Agriculture Land) as per approval accorded by the Divisional Valuation Board Kashmir Vide No: DivCom/LAS-649-IV/829 Dated: 30-12-2022.

The Market Value Guidelines, so notified shall be valid with effect from **1<sup>st</sup> of January, 2023 to 31<sup>st</sup> of December, 2023.**

  
30.12.22

No.: DCK/Reader-Stamps/2022-23/279-305  
Dated: 30 -12-2022

  
Dr. Bilal Mohi Ud Din Bhat (IAS)  
Chairman,  
District Valuation Committee  
(Deputy Commissioner), Kulgam.

Copy for information to the:

1. Advocate General Hon'ble High Court of J&K and Ladakh, Srinagar.
2. Financial Commissioner, Finance Department J&K.
3. Financial Commissioner, Revenue J&K, Srinagar.
4. Divisional Commissioner Kashmir, Srinagar.
5. Inspector General of Registrations J&K, Jammu.
6. Additional Inspector General of Registrations.
7. Chief Engineer PWD (R&B), Kashmir.
8. Director Agriculture, Kashmir.
9. Chief Conservator of Forests, Kashmir
10. Regional Director Survey and Lands Records Maraz, Anantnag.
11. Deputy Commissioner Stamps, Kashmir, Srinagar.
12. General Manager, DIC Kulgam.
13. Sub Registrar, Kulgam/DH Pora.
14. Tehsildar Kulgam/DH.Pora/Devsar/Yaripora/Qaimoh/Pahloo/Frisal.
15. Executive Officer, Municipal Committee Kulgam/Devsar/Frisal/ Yaripora.
16. District Informatics Officer, Kulgam with the request to upload notification along with Annexures on Official Website of District Kulgam.
17. Office File.



UNION TERRITORY OF JAMMU AND KASHMIR

## DIVISIONAL COMMISSIONER, KASHMIR

Amar Nilwas Complex, Tankipora, Srinagar.

Phone / Fax: (0194) 2447777, 2477775, 2442144, 2444257

Website: www.kashmirdivision.nic.in

No: Divcom/LA-649IV/1099

Dated: 28-12-2022

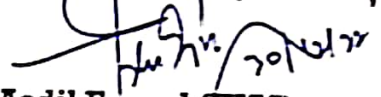
**Deputy Commissioner**  
**Anantnag/ Bandipora/ Baramulla**  
**Budgam/ Ganderbal/ Kulgam/**  
**Kupwara/ Pulwama/ Shopian**  
**Srinagar**

**Subject: Preparation of revision of market value Guideline/ rules, Revision of rates for the upcoming calendar year, 2023.**

Sir,

With regard to subject captioned above, I am directed to enclose herewith minutes of meeting held by Divisional Valuation Board on 24/12/2022, under the Chairmanship of Divisional Commissioner, Kashmir, with the request to notify the revised rates applicable for the year 2023 on official website of your office by or before 31/12/2022 and signed hard copy of same may be furnished to this office as well.

Yours faithfully

  
**Aadil Fareed (JKAS)**  
**Assistant Commissioner, Central**  
**KASHMIR**

**Copy to the:**

01. Additional Inspector General of Registration Kashmir for information.
02. Chief Engineer, PWD (R&B), Kashmir for information.
03. Chief Town Planner, Srinagar for information.
04. Director Land Records, Srinagar for information.
05. Director Agriculture, Kashmir for information.
06. Chief Conservator of Forests for information.
07. Deputy Commissioner of Stamps for information.



**Government of J&K**  
**Office of the Deputy Commissioner of Stamps,**  
**Kashmir Division, Srinagar**

**Subject:** Minutes of the meeting of Divisional Valuation Board for finalization of land rates in Kashmir Division under the provisions of J&K Preparation and Revision of Market Value Guide lines Rules.

The Divisional Valuation Board is constituted and mandated by J&K Preparation and Revision of Market Value Guidelines Rules, 2011 as :

- a) To receive information/data of property transactions entered by the District Valuation Committee along with the provisional rates for analysis and final approval;
- b) To evolve norms for fixation of market values in respect of valuation of land, buildings and various kind of interests in the immovable property.

In order to frame the land rates, rates of buildings and various kinds of interests in the immovable property, a meeting was convened in the meeting hall of Divisional Commissioner, Kashmir on 24<sup>th</sup> of December, 2022 at 10.30 A.M. under the chairmanship of Divisional Commissioner, Kashmir, (Chairman Divisional Valuation Board).

The following members of the Divisional Valuation Board, Kashmir ensured their presence in the meeting.

01	Additional Inspector General of Registrations
02	Chief Engineer, PWD (R&B), Kashmir
03	Chief Town Planner, Srinagar
04	Director Land Records
05	Director Agriculture
06	Chief Conservator of Forests
07	Deputy Commissioner of Stamps

All the Deputy Commissioners of Kashmir Valley attended the meeting virtually except Deputy Commissioner, Srinagar who was represented

by Additional Deputy Commissioner, Srinagar in person. The proposals put forth by the Deputy Commissioners were thoroughly deliberated upon in consonance with the provisions of SRO 304. The Chairman emphasized the need to follow the rules strictly in preparation of the market valuation rates for land, build-up property and plots as per Form I, II, III and IV. It was enjoined upon by the Board that taking into account the impact of COVID lockdown and restriction of economy in general, rates should not be escalated too much. The Deputy Commissioner of Stamps, Kashmir gave overall view of the proposals of the different Districts of Kashmir and put forward the proposals submitted by the various Districts of Kashmir valley. Further, the Board expressed that the rates should not be in fractions but should be rounded to next 100. Further, the chair impressed upon the Deputy Commissioners that rates should be augmented in such a way that the concerned authorities should not face any problem during acquisitions as well.

Whereas, transfer of Registration work from Judiciary to Revenue Department, in most of the cases, Sub Divisional Magistrates/ACR are the Sub Registrars for Registration. These officers also function as Collectors/CALA for Land Acquisition. Experience of Collector land acquisition and registration needs to be properly synergized to prepare the Market Valuation Rates as actual as the real estate market rates are;

Whereas, these rates are arrived at after collecting information/data which has bearing upon market value of immovable property, in a coherent way of three tier committees of multi departmental officers viz Sub District, District and Divisional Level Committees comprising officers from Registration, Finance, Revenue, PWD, Town Planning, Land Records, Agriculture, Forest, Industry, Municipal Bodies etc.

Whereas, the Market Value of Land under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 is defined in clause (u) of section 3 and to be determined in accordance with section 26 of the said Act. The main source of arriving at Market Value of Land is the market value, specified in the Indian Stamp Act, 1899 (in case of Jammu and Kashmir it is the Stamp Act svt. 1977) for the registration of sale deeds in the area, where the land is situated. Basis of valuation of land in land acquisition cases under the Act of 2013 is the Annual Market Valuation Rates (It is also called as Annual Scheduled Rates). The multiplier (rural/urban) factor and solatium are

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[Handwritten signature]

[Handwritten signature] Annual Scheduled Rates. The multiplier (rural/urban) factor and solatium are [Handwritten signature]

based upon the Market Value of land. Section 28 of the Act gives seven parameters to be considered by the Collector in determination of award, first and prime importance is given to the Market Value as determined under section 26 of the Act. There cannot be a major difference between Market Rates prepared for assessing Stamp duty to be charged and land compensation to be given. The Act of 2013 recognizes Market Valuation rates prepared for assessing stamp duty as basis and there upon multiplier factor and solatium is to be given at fixed rates;

The Board after perusing rates recommended by the District Valuation Committees approved the same as under:-

District Srinagar.

The proposals submitted by the District Valuation Committee were examined by the Board and it has been noticed that the rates have been increased by 1-2% over the previous year rates i.e. 2022. The members of the board after thorough deliberations approved the proposals as such.

District Ganderbal

The proposals submitted by the District Valuation Committee of District Ganderbal have been given thorough examination by the members of the Board and it has been observed that the valuation has been increased by 1 to 2% over the previous year i.e. 2022 and rates in most of the areas of Tehsil Lar have been kept same. After marathon deliberations, proposals were approved by the Divisional Valuation Board, as such.

District Kupwara.

The district valuation committee has given hike of 1 to 4% on the land rates over the previous year i.e. 2022. The members of the board examined the proposals threadbare and discussed the proposals and were approved by the Divisional Valuation Board, as such.

District Pulwama

The proposals submitted by the District Valuation Committee of the District Pulwama were examined thoroughly by the members of the



Divisional Valuation Board and it has been observed that valuation of the land has been increased by 1% over the previous year i.e. 2022. The proposals have accordingly been approved.

District Anantnag

The members of the Divisional Valuation Board thoroughly examined the proposals furnished by the District Valuation Committee of the District and it has been noticed that land rates have been increased by 1 to 2% over the previous year i.e. 2022. The proposals were discussed, deliberated upon and accordingly approved, as such.

District Budgam

The proposals submitted by the District Valuation Committee were examined threadbare and it has been noticed that land rates have been increased by 1 to 3% over the previous rates of the year 2022. The proposals were discussed, deliberated upon and approved accordingly, as such.

District Kulgam

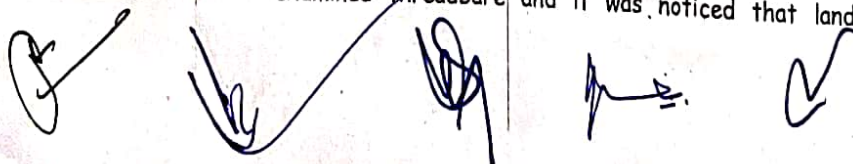
The District Valuation committee has furnished proposals which were examined thoroughly and it was observed that hike has been given to the valuation by 1 to 2% over the previous year i.e. 2022. The members discussed the proposals, deliberated upon, and the rates were approved, as such by the Divisional Valuation Board.

District Shopian

The District Valuation Committee has kept rates more or less same as were prevalent during the preceding year i.e. 2022. The issues were discussed and deliberated upon thoroughly. The rates were approved as proposed by the Divisional Valuation Board.

District Bandipora

The proposals submitted by the District Valuation Committee were examined threadbare and it was noticed that land rates have been



increased by 1% over the previous rates of the year 2022. The proposals were discussed, deliberated upon and approved accordingly, as such.

District Baramulla

The District Valuation committee has furnished proposals which were examined thoroughly and it was observed that hike has been given to the valuation by 1% over the previous year i.e. 2022. The members discussed the proposals and deliberated upon, and approved, as such by the Divisional Valuation Board.

The Board approved the rates with the broad guidelines as under:

1/In order to assess the instruments for proper stamp duty, the Sub Registrars shall see that the instruments presented for registration is fully and finally setting forth description of immovable property; namely (rule 3)

- i) In case an instrument relating to agriculture the land is irrigated or not, and if irrigated, whether irrigation is for one crop or for two crops.
- ii) In case of an instrument relating to transaction of any immovable property in urban or rural area except agricultural land;
  - a) Area of Plot, area of plinth, floors of building
  - b) Year of construction.

2/ Rates for construction. The rates per square meter for construction of buildings for the year 2023 for constructions should be as follows:

- a) As per the table of CE-PWD.
- b) As per the Category of specifications viz single, double, three four and five storied buildings.
- c) Rate of depreciation:

$$Q=(1-P) \times R \times 1e / I$$

Where R=Reproduction cost of structure/asset

P= Salvage value in percentage








1e= Equivalent spent life of the building  
in year

l= Economic life of building which shall  
dep c

Category/type of construction of building

Example

If R= 50 Lac

P= 10%

1e= 30 years (age)

l= 80 years

Therefore  $Q = (1 - \frac{10}{100}) \times 50 \times \frac{30}{80}$

$Q = 0.90 \times 50 \times \frac{30}{80}$

Q= 16.875 Lakhs

3/For the purpose of valuation the properties falling under no development zone in the Master Plan of Srinagar city or any other area, such as utility and services, parking, parks, Gardens, play grounds, conservation Reserves, Biodiversity park, buffers of water bodies/Rivers/ Canals/ Streams/ Wetlands, cremation and burial grounds and areas restricted for development shall be valued at 25% less than the stamp duty rates of that area/Villages applicable for agriculture land in / near the area. For claiming this benefit, the certificate from Chief Town Planner Kashmir shall be obtained and attached in original. However, sale purchase of land in these "No Development Zone" shall be put to use for the purpose as specified in the Land use Policy of Master plan only. Also, for green zone areas the rates shall be valued 25% less than the Stamp Duty rates of that area/village. The master plans should be khasra wise and depicts khasra No: of every land use, as far as possible.














4/Non-agricultural potential land:- Lands for which District Collector issues permission from agriculture to non agriculture shall be valued thereafter as having potential residential/commercial use depending upon the purpose for which the land has been converted.

5/Valuation of Industrial plots: - located in the Industrial estate shall be done as per rates fixed by the SIDCO/Industries Department as per Govt policy.

6/Doubt/difficulty regarding location of property falling in a particular Mohallah or area, in Srinagar or any city: Srinagar being thickly populated and rates are worked out as per Mohalla/area, there may be difficulty in locating the property. In such cases, the Certificate of Tehsildar concerned shall be called for and attached with the instrument of registration. Missing Mohalla/Gullies/localities in Urban area shall be considered at par with the adjacent Gali/locality rates whichever is higher and certificate from Tehsildar should be called for and attached with the instrument of registration.

7/Commercial spaces such as shops, food courts/ Restaurants/Departmental stores, shopping centers, business establishments, entertainment zones and other allied activities housed in a series of connected or adjacent buildings or in single large buildings shall be valued with 25% additional valuation of the area in which the shopping Mall falls.

8/The property (land and structure) that falls in the mixed use Zone and or in the designated road covered under the mixed use policy as per the land use of the Master Plans provisions shall be valued at par with the higher value of the area where it is located.

9/Lease deeds under Land Grants Acts shall be valued at the rates applicable to the area in which the property is situated and for which it is given.

10/Valuation of property in multi-story buildings shall be done at 100% for Ground and First floor and thereafter 90% of the Market value rates.

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Property located in basement (below the ground floor) shall also be valued at 90% of the rates.

11/If sub registrars require guidance on valuation of a property, they shall obtain as per provisions of Stamps Duty Act, Section 47 of J&K Stamps (Prevention of Undervaluation of Instruments) Rules, 2011.

12/If more than one benefit is to be availed as per valuation factors explained herein above, adjudication is necessary under section 31 of J&K Stamps Act, smvt. 1977 by viz a viz valuation.

Recently the Government of J&K has made an amendment in "J&K Preparation and Revision of Market Value Guidelines Rules of 2011" and an S.O. No: 616 has been issued in this regard dated: 21/11/2022 and form IV was added as per this S.O. for determination of land rates for Industrial plots.


Since the Department of Industries and Commerce and Organizations like SIDCO and SICOP already notifying the rates for Industrial plots which are provided on lease and may vary from year to year. It has been decided in the meeting that form IV will not be incorporated in the land rates to be notified for 2023. In this regard if the Department of Industries and Commerce Organizations like SIDCO and SICOP have any valuable suggestions for fixation of rates for Industrial Plots, same may be brought to the notice of Divisional Valuation Board so that necessary action will follow in next Divisional Valuation Board meeting.

The approved rates shall be effective from Ist of January, 2023 to 31<sup>st</sup> of December, 2023. Accordingly, all the Deputy Commissioners are impressed upon to notify the same as per rule 4 of J&K Preparation and Revision of Market Value Guidelines Rules 2011 and upload the approved stamp rates for the year 2023 on their respective district administration websites on Ist January, 2023 for information of all. The DIO, NIC is also enjoined upon to create a link from the website of Divisional Commissioner, Kashmir for accessing the stamp rates of all districts and the District




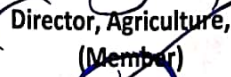
Development Commissioners will submit the compliance report in this

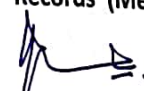
regard immediately.

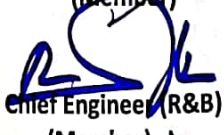
  
Deputy Commissioner of Stamps  
(Convener)


  
Chief Conservator of Forests  
(Member)


  
Regional Director Survey & Land  
Records (Member)

  
Director, Agriculture, Kmr.  
(Member)

  
Chief Town Planner  
(Member)

  
Chief Engineer (R&B)  
(Member)

  
Additional Inspector General  
of Registrations (member)

  
Additional Commissioner,  
(Co opt member)

  
Divisional Commissioner, Kashmir  
(Chairman)  
Divisional Valuation Board, Kashmir

No 363-82/Dck/Stamps.

Dated: 27/12/2022

Copy to the:

All Concerned.

Government of Jammu & Kashmir  
**OFFICE OF THE DEPUTY COMMISSIONER, KULGAM**

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**Subject:** Minutes of Meeting held in the office of Deputy Commissioner (Collector), Kulgam on 28<sup>th</sup> of November, 2022 at 03:00 P.M, regarding proposal for fixation of stamp duty rates/Market value of the land, buildings and other immovable property for upcoming calendar year-2023.

**No. DCK/Reader-Stamps/2022-23/247-50.**

**Dated: 29-11-2022**

A meeting regarding proposal for fixation of stamp duty rates/Market value of the land, buildings and other immovable property for upcoming calendar year-2023 was held in the office chamber of Deputy Commissioner, Kulgam under the Chairpersonship of District Valuation Committee (District Collector) Kulgam on 28<sup>th</sup> of November, 2022 at 03:00 P.M. The following members/officers of the District Valuation Committee, Kulgam attended the meeting:

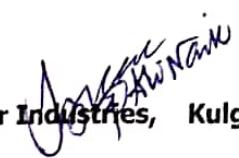
1. Addl. Deputy Commissioner (District Registrar), Kulgam.
2. Assistant Commissioner Revenue, Kulgam.
3. Sub Divisional Magistrate, Noorabad.
4. District Panchayat Officer Kulgam.
5. General Manager, Industries, Kulgam.
6. Divisional Forest Officer, Kulgam.
7. Executive Engineer PWD R&B, Kulgam on the behalf of Superintendent Engineer PWD (R&B), Anantnag/Kulgam.
8. Executive Officer/Administrative officer at District HQ.

The proposals as submitted by the Sub-District Valuation Committees were deliberated upon in threadbare. After threadbare discussions, the following decisions were taken by the designated Committee with regard to the revision of rates for the upcoming calendar year-2023. It was unanimously decided that an average hike of 1.5% and 2% shall be proposed for the residential and commercial land respectively throughout the district. However, in case of agricultural/horticultural (irrigated) land, the committee decided a hike of 1%, whereas there will be no change for agricultural/horticultural (un-irrigated) land in the district.

  
**Executive Officer/ Administrative  
Officer at District Headquarter**

  
**Divisional Forest Officer, Kulgam**

  
**District Panchayat Officer, Kulgam**

  
**General Manager Industries, Kulgam**

  
**Superintendent Engineer/  
Executive Engineer R&B/PWD, Kulgam**

  
**District Registrar (Convenor)**

  
**Chairperson District Valuation Committee,  
(District Collector/Deputy Commissioner),  
Kulgam.**

**Copy to the following for information:**

1. Financial Commissioner, Revenue J&K.
2. Divisional Commissioner, Kashmir.
3. Deputy Commissioner, Stamps Kashmir, Srinagar.
4. Office file.

**FORM-I**  
(See Rule 7)

**Market value Guideline of Urban Plots**

Name of the City	Ward No.	Name of Mohalla/Colony/Society/ Street	[Value of Plot per Kanal in Rupees] for the Year 2023	
			Residential	Commercial
[1]	[2]	[3]	[5]	[8]
MC FRISAL	1	NAGINWARD	1256000	1476000
	2	PEERBAL, DARMOHALLA	1256000	1476000
	3	MUKDAMPORA	1256000	1476000
	4	PALPORA, MADPORA	1256000	1476000
	5	ZARGAR MOHALLA, BHAGHAT MOHALLA, AHANGER MOHALLA	1256000	1476000
	6	DOBI MOHALLA, SHEIKH MOHALLA	1256000	1476000
	7	GANIE MOHALLA	1256000	1476000
	8	KANGANHALL, SHAH MOHALLA	1256000	1476000
	9	HAJAM MOHALLA, WAGAY MOHALLA	1256000	1476000
	10	TEELI MOHALLA, RATHER MOHALLA	1256000	1476000
	11	NAGBAL	1256000	1476000
	12	CHILLAY MOHALLA, KARAWA	1256000	1476000
	13	SOFI MOHALLA, KARAWA EIDGHAH	1256000	1476000
MC YARIPORA	1	TAWHEEDABAD	1610000	1819000
		DALGATE	1942000	2267000
		MOMINABAD	1942000	2267000
		AHMADABAD	1370000	1783000
	2	DOBI MOHALLA	1953000	2576000
		SHEIKH MOHALLA	1370000	1783000
		SHAR MOHALLA	1290000	1724000
		KHAN MOHALLA	1827000	2267000

7 44

*(Handwritten signatures)*

**FORM-I**

(See Rule 7)

**Market value Guideline of Urban Plots**

Name of the City	Ward No.	Name of Mohalla/Colony/Society/ Street	[Value of Plot per Kanal in Rupees] for the Year 2023	
			Residential	Commercial
[1]	[2]	[3]	[5]	[8]
MC YARIPORA	3	MUKDAM MOHALLA	1827000	2267000
		PANDIT MOHALLA	2170000	2576000
		KISSAN MOHALLA	1575000	2126000
		DEENDAR MOHALLA	1827000	2267000
	4	SHERABAD	1827000	2267000
		NAIBASTI	1575000	2126000
		TAK MOHALLA	1575000	2126000
	5	AZAD MOHALLA	1370000	1783000
		MALLA MOHALLA	1370000	1783000
	6	PARRAY MOHALLA	1370000	1783000
		LAWAY MOHALLA	1370000	1783000
		SHALIBUGH MOHALLA	1370000	1783000
		TENG MOHALLA	1370000	1783000
	MC KULGAM	1	GOWSIA COLONY	2718000
ADAPORA			2055000	2303000
2		NAIKPORA	2718000	3542000
3		MALPORA	2718000	3542000
4		RESHIPORA	2718000	3542000
5		NOORBAGH	2718000	3542000
6		LARKIPORA	2718000	3542000
7		BONGAM	2718000	3542000
8		KARIWA	2718000	3542000
9	CHATTABAL	2043000	2361000	

**FORM-I**  
(See Rule 7)

**Market value Guideline of Urban Plots**

Name of the City	Ward No.	Name of Mohalla/Colony/Society/ Street	[Value of Plot per Kanal in Rupees] for the Year 2023	
			Residential	Commercial
[1]	[2]	[3]	[5]	[8]
MC KULGAM	10	PAZALPORA CHAWALGAM	1875000	2146000
	11	DARPORA CHAWALGAM	1875000	2146000
	12	ASTANPORA CHAWALGAM	1875000	2146000
	13	GANISHIBAL CHAWALGAM	1875000	2146000
MC DEVSAR	1	ASTAN BAZAR, GOJARNAGAR	1290000	1653000
	2	GORI MOHALLA, GRAT MOHALLA, KACAR MOHALLA, PARRAY MOHALLA	1290000	1653000
	3	DARBAR MOHALLA, KRAL MOHALLA, GANIE MOHALLA	1290000	1653000
	4	SHEIKHPORA, KHUD MOHALLA, KHOSE MOHALLA	1290000	1653000
	5	TANTARY MOHALLA, HER MOHALLA, ARMBAGH, ARMPORA, AMBIRPORA	1290000	1653000
	6	GRID MOHALLA, PANDIT MOHALLA, ZARGAR MOHALLA, KHAN MOHALLA	1222000	1642000
MC DEVSAR	7	AHANGER MOHALLA, MAGRAY MOHALLA, SOFI MOHALLA, NEW BASTI	1222000	1642000
	8	GANIE MOHALLA, WANGAM	1222000	1642000

*[Signature]*  
30.12.22

Deputy Commissioner, Kulgam  
(Chairman District Valuation Committee)

*[Signature]*

**FORM-II**  
(See Rule 7)

**Market value Guideline of the Urban built up properties**

Name of the City	Ward No.	Mohalla/ Society/ Street	Value of built up property per Sq. Meter (In Rupees)					
			Residential (per sq. meter)				Shop	Office
			If roof made of RCC	If roof made of RBC Girder	If roof made of asbestos sheets tin sheets/ English tiles	If roof made of Kacha Kabelu/ Bamboo		
1	2	3	4	5	6	7	8	9
MC FRISAL	1	NAGINWARD	16300	15000	13300	12400	16300	16300
	2	PEERBAL, DARMOHALLA	16300	15000	13300	12400	16300	16300
	3	MUKDAMPORA	16300	15000	13300	12400	16300	16300
	4	PALPORA, MADPORA	16300	15000	13300	12400	16300	16300
	5	ZARGAR MOHALLA, BHAGHAT MOHALLA, AHANGER MOHALLA	16300	15000	13300	12400	16300	16300
	6	DOBI MOHALLA, SHEIKH MOHALLA	16300	15000	13300	12400	16300	16300
	7	GANIE MOHALLA	16300	15000	13300	12400	16300	16300
	8	KANGANHALL, SHAH MOHALLA	16300	15000	13300	12400	16300	16300
	9	HAJAM MOHALLA, WAGAY MOHALLA	16300	15000	13300	12400	16300	16300
	10	TEELI MOHALLA, RATHER MOHALLA	16300	15000	13300	12400	16300	16300
	11	NAGBAL	16300	15000	13300	12400	16300	16300
	12	CHILLAY MOHALLA, KARAWA	16300	15000	13300	12400	16300	16300
	13	SOFI MOHALLA, KARAWA EIDGHAH	16300	15000	13300	12400	16300	16300
MC YARIPORA	1	TAWHEEDABAD	16300	15000	13300	12400	16300	16300
		DALGATE	16300	15000	13300	12400	16300	16300
		MOMINABAD	16300	15000	13300	12400	16300	16300
		AHMADABAD	16300	15000	13300	12400	16300	16300
	2	DOBI MOHALLA	16300	15000	13300	12400	16300	16300
		SHEIKH MOHALLA	16300	15000	13300	12400	16300	16300
		SHAR MOHALLA	16300	15000	13300	12400	16300	16300
		KHAN MOHALLA	16300	15000	13300	12400	16300	16300

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**FORM-II**  
(See Rule 7)

**Market value Guideline of the Urban built up properties**

Name of the City	Ward No.	Mohalla/ Society/ Street	Value of built up property per Sq. Meter (In Rupees)					
			Residential (per sq. meter)				Shop	Office
			If roof made of RCC	If roof made of RBC Girder	If roof made of asbestos sheets tin sheets/ English tiles	If roof made of Kacha Kabelu/ Bamboo		
1	2	3	4	5	6	7	8	9
MC YARIPORA	3	MUKDAM MOHALLA	16300	15000	13300	12400	16300	16300
		PANDIT MOHALLA	16300	15000	13300	12400	16300	16300
		KISSAN MOHALLA	16300	15000	13300	12400	16300	16300
		DEENDAR MOHALLA	16300	15000	13300	12400	16300	16300
	4	SHERABAD	16300	15000	13300	12400	16300	16300
		NAIBASTI	16300	15000	13300	12400	16300	16300
		TAK MOHALLA	16300	15000	13300	12400	16300	16300
	5	AZAD MOHALLA	16300	15000	13300	12400	16300	16300
		MALLA MOHALLA	16300	15000	13300	12400	16300	16300
	6	PARRAY MOHALLA	16300	15000	13300	12400	16300	16300
		LAWAY MOHALLA	16300	15000	13300	12400	16300	16300
		SHILABUGH MOHALLA	16300	15000	13300	12400	16300	16300
TENG MOHALLA		16300	15000	13300	12400	16300	16300	
MC KULGAM	1	ADAPORA, GOWSIA COLONY	16300	15000	13300	12400	16300	16300
	2	NAIKPORA	16300	15000	13300	12400	16300	16300
	3	MALPORA	16300	15000	13300	12400	16300	16300
	4	RESHIPORA	16300	15000	13300	12400	16300	16300
	5	NOORBAGH	16300	15000	13300	12400	16300	16300
	6	LARKIPORA	16300	15000	13300	12400	16300	16300

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**FORM-II**  
(See Rule 7)

**Market value Guideline of the Urban built up properties**

Name of the City	Ward No.	Mohalla/ Society/ Street	Value of built up property per Sq. Meter (In Rupees)					
			Residential (per sq. meter)				Shop	Office
			If roof made of RCC	If roof made of RBC Girder	If roof made of asbestos sheets tin sheets/ English tiles	If roof made of Kacha Kabelu/ Bamboo		
1	2	3	4	5	6	7	8	9
MC KULGAM	7	BONGAM	16300	15000	13300	12400	16300	16300
	8	KARIWA	16300	15000	13300	12400	16300	16300
	9	CHATTABAL	16300	15000	13300	12400	16300	16300
	10	PAZALPORA CHAWALGAM	16300	15000	13300	12400	16300	16300
	11	DARPORA CHAWALGAM	16300	15000	13300	12400	16300	16300
	12	ASTANPORA CHAWALGAM	16300	15000	13300	12400	16300	16300
	13	GANISHIBAL CHAWALGAM	16300	15000	13300	12400	16300	16300
MC DEVSAR	1	ASTAN BAZAR, GOJARNAGAR	16300	15000	13300	12400	16300	16300
	2	GORI MOHALLA, GRAT MOHALLA, KACAR MOHALLA, PARRAY MOHALLA	16300	15000	13300	12400	16300	16300
	3	DARBAR MOHALLA, KRAL MOHALLA, GANIE MOHALLA	16300	15000	13300	12400	16300	16300
	4	SHEIKHPORA, KHUD MOHALLA, KHOSE MOHALLA	16300	15000	13300	12400	16300	16300
	5	TANTARY MOHALLA, HER MOHALLA, ARMBAGH, ARMPORA, AMBIRPORA	16300	15000	13300	12400	16300	16300
	6	GRID MOHALLA, PANDIT MOHALLA, ZARGAR MOHALLA, KHAN MOHALLA	16300	15000	13300	12400	16300	16300
	7	AHANGER MOHALLA, MAGRAY MOHALLA, SOFI MOHALLA, NEW BASTI	16300	15000	13300	12400	16300	16300

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**FORM-II**  
(See Rule 7)

**Market value Guideline of the Urban built up properties**

Name of the City	Ward No.	Mohalla/ Society/ Street	Value of built up property per Sq. Meter (In Rupees)					
			Residential (per sq. meter)				Shop	Office
			If roof made of RCC	If roof made of RBC Girder	If roof made of asbestos sheets tin sheets/ English tiles	If roof made of Kacha Kabelu/ Bamboo		
1	2	3	4	5	6	7	8	9
MC DEVSAR	8	GANIE MOHALLA, WANGAM	16300	15000	13300	12400	16300	16300

**Notes:-**

1. Provisions for Depreciation	0.5% per year
2. Provision for multi-storey building	1st. Storey =14193
	2nd. Storey =21720
	3rd. Storey =29247
	4th. Storey =37419
3. Provision for transfer of roof	As per spot assessment if required
4. Other provisions	As per the schedule of P.W (R&B) Department Kashmir vide order No.CE/PWD(R&B)K-328 of 2018-19 Dated.:01-10-2018

  
20.12.22  
Deputy Commissioner, Kulgam.

  
(Chairman District Valuation Committee)

## Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khat/ Taraf etc.	Value per Kanal (In Rupees) for Year 2023							
				Residential	Commercial	Irrigated				Un-Irrigated	
						Agricultural	Horticultural	Agricultural	Horticultural		
1	2	4	5	7	10	13	16	19	22		
1	DH Para	DH Para	Road Side Land	502000	709000	349000	491000	227000	320000		
1			Away from Road	400000	0	285000	390000	184000	265000		
2		CR Para	Road Side Land	320000	354000	186000	279000	140000	188000		
2			Away from Road	252000	0	154000	223000	108000	155000		
3		CS Rather	Road Side Land	320000	354000	186000	279000	140000	188000		
3			Away from Road	252000	0	154000	223000	108000	155000		
4		HM Guri	Road Side Land	446000	709000	186000	279000	140000	188000		
4			Away from Road	354000	0	154000	223000	108000	155000		
5		Waripora	Road Side Land	446000	473000	208000	290000	108000	155000		
5			Away from Road	354000	0	175000	233000	108000	155000		
6		Ladgoo Rambhama	Road Side Land	617000	591000	442000	591000	379000	497000		
6			Away from Road	490000	0	362000	480000	303000	397000		
7		Nehama	Road Side Land	617000	591000	442000	591000	379000	497000		
7			Away from Road	490000	0	362000	480000	303000	397000		
8		Lakhdipora	Road Side Land	617000	591000	442000	591000	379000	497000		
8	Away from Road		490000	0	361000	480000	303000	397000			
9	Samnoo	Road Side Land	571000	591000	415000	545000	346000	452000			
9		Away from Road	457000	0	327000	434000	271000	364000			
10	Teangam	Road Side Land	571000	591000	415000	545000	346000	452000			
10		Away from Road	457000	0	327000	434000	271000	364000			
11	Barivalkh	Road Side Land	571000	591000	415000	545000	346000	452000			
11		Away from Road	457000	0	327000	434000	271000	364000			
12	Khotkharhama	Road Side Land	617000	591000	447000	591000	379000	497000			
12		Away from Road	490000	0	362000	480000	303000	397000			
13	Kamoshigam Khalsa	Road Side Land	571000	591000	415000	545000	346000	452000			
13		Away from Road	457000	0	327000	434000	271000	364000			
14	Kamoshigam Jagir	Road Side Land	571000	591000	415000	545000	346000	452000			
14		Away from Road	457000	0	327000	434000	271000	364000			
15	Mandimarg	Road Side Land	446000	473000	295000	423000	238000	364000			
15		Away from Road	354000	0	240000	345000	195000	287000			

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khatt/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Residential	Commercial	Irrigated				Un-irrigated	
						Agricultural	Horticultural	Agricultural	Horticultural		
1	2	4	5	7	10	13	16	19	22		
16	Tatkhah	Road Side Land	Road Side Land	448000	473000	295000	423000	238000	364000		
		Away from Road	Away from Road	354000	0	240000	345000	195000	287000		
17	Gojerpura Deneypora	Road Side Land	Road Side Land	446000	473000	295000	423000	238000	364000		
		Away from Road	Away from Road	354000	0	240000	345000	195000	287000		
18	Marghbal	Road Side Land	Road Side Land	320000	354000	295000	301000	152000	188000		
		Away from Road	Away from Road	252000	0	240000	244000	119000	155000		
19	Taro	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
20	Bhatipora	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
21	Sonnullah	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
22	Gandwari	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
23	Wattigam	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
24	DE Pora	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
25	EB Pora Jagir	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
26	Kvrl	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
27	Lasearpora	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
28	Begipora	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
29	Chogalpora	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
30	Durbana	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
31	Maseegam	Road Side Land	Road Side Land	389000	473000	250000	379000	173000	276000		
		Away from Road	Away from Road	309000	0	197000	301000	140000	221000		
32	Mullas	Road Side Land	Road Side Land	287000	354000	186000	275000	119000	188000		
		Away from Road	Away from Road	241000	0	184000	223000	987000	155000		

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

FORM-III [See Rule 7] District Kullgam  
Market Value Guidelines of Agricultural Land for the Year 2023

Value per Kanal (In Rupees) for Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khatti/ Taval etc.	Value per Kanal (In Rupees) for Year 2023						
				Residential	Commercial	Irrigated		Un-Irrigated		
1	2	4	5	7	10	13	16	19	22	
33	DH Pora	Asnoor	Road Side Land	389000	473000	250000	379000	173000	276000	
			Away from Road	309000	0	197000	301000	140000	221000	
34			Ratwala	Road Side Land	297000	354000	186000	279000	119000	188000
			Away from Road	241000	0	154000	223000	87000	155000	
35			Mirwani	Road Side Land	389000	473000	250000	379000	173000	276000
			Away from Road	309000	0	197000	301000	140000	221000	
36			Korial	Road Side Land	389000	473000	250000	379000	173000	276000
			Away from Road	309000	0	197000	301000	140000	221000	
37			Attoo	Road Side Land	389000	591000	250000	379000	173000	276000
			Away from Road	309000	0	197000	301000	140000	221000	
38		Tangmary	Road Side Land	389000	591000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		
39		Nagam	Road Side Land	389000	591000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		
40		Boh	Road Side Land	389000	591000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		
41		DK Mary	Road Side Land	389000	591000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		
42		Lagwpora	Road Side Land	389000	591000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		
43		Chimmer	Road Side Land	389000	591000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		
44		Dandward (Gulzarabad)	Road Side Land	297000	354000	186000	279000	119000	188000	
		Away from Road	241000	0	154000	223000	87000	155000		
45		Badjaban	Road Side Land	297000	354000	186000	279000	119000	188000	
		Away from Road	241000	0	154000	223000	87000	155000		
46		Nagarad	Road Side Land	297000	354000	186000	279000	119000	188000	
		Away from Road	241000	0	154000	223000	87000	155000		
47		Karamary	Road Side Land	297000	354000	186000	279000	119000	188000	
		Away from Road	241000	0	154000	223000	87000	155000		
48		Qasba Khull	Road Side Land	433000	591000	285000	412000	206000	309000	
		Away from Road	343000	0	229000	334000	163000	254000		
49		Pitgadh	Road Side Land	389000	473000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		
50		Almadabad	Road Side Land	389000	473000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		
51		Kousarabad	Road Side Land	389000	473000	250000	379000	173000	276000	
		Away from Road	309000	0	197000	301000	140000	221000		

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

**FORM-III [See Rule 7] District Kullgam**  
**Market Value Guideline of Agricultural Land for the Year 2023**

Value per Kanal (in Rupees) for Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khal/ Taraf etc.	Residential		Commercial		Irrigated				Un-Irrigated	
				7	10	13	16	19	22	Agricultural	Horticultural		
51	DE Pora	Laloo	Qasba Devsar (Rural)	Road Side Land	433000	591000	285000	412000	206000	309000			
				Away from Road	343000	0	229000	334000	163000	254000			
53	Devsar	Qasba Devsar	GRID MOHALLA, PANDIT MOHALLA, ZARGAR MOHALLA, KHAN MOHALLA, AHANGER MOHALLA, MARGRAY MOHALLA, SOFI MOHALLA, NEW BASTI, GANIE MOHALLA, WANGAM (MC DEVSAR)	Interior Land	663000	827000	524000	602000	422000	464000			
				Road Side Land	720000	827000	580000	657000	487000	529000			
				Interior Land	663000	827000	524000	602000	422000	464000			
				Interior Land	720000	827000	580000	657000	487000	529000			
				Road Side Land	1290000	1653000	1072000	1147000	854000	905000			
				Interior Land	811000	945000	678000	758000	541000	585000			
				Road Side Land	878000	945000	743000	813000	606000	640000			
				Interior Land	548000	591000	426000	502000	379000	419000			
				Road Side Land	617000	709000	492000	569000	443000	486000			
				Interior Land	663000	827000	524000	602000	422000	464000			
54	Devsar	Bon Devsar	ACTAN BAZAR, GOJYANAGAR, GORI MOHALLA, CHAT MOHALLA, KACAR MOHALLA, PABRAY MOHALLA, DABER MOHALLA, KEAL MOHALLA, GANIE MOHALLA, SHEKHOPORA, KHUD MOHALLA, KHOS MOHALLA, TANTARY MOHALLA, HER MOHALLA, ARBACH, AB/ORA, AMBOPORA (MC DEVSAR)	Interior Land	720000	827000	580000	602000	422000	464000			
				Road Side Land	663000	827000	524000	602000	422000	464000			
				Interior Land	720000	827000	580000	602000	422000	464000			
				Road Side Land	663000	827000	524000	602000	422000	464000			
				Interior Land	720000	827000	580000	602000	422000	464000			
				Road Side Land	663000	827000	524000	602000	422000	464000			
				Interior Land	720000	827000	580000	602000	422000	464000			
				Road Side Land	663000	827000	524000	602000	422000	464000			
				Interior Land	720000	827000	580000	602000	422000	464000			
				Road Side Land	663000	827000	524000	602000	422000	464000			
55	Devsar	Zalpora	Bon Devsar (Rural)	Interior Land	1290000	1653000	1072000	1147000	854000	905000			
				Road Side Land	720000	827000	580000	657000	487000	529000			
56	Devsar	Charyas	Interior Land	Interior Land	811000	945000	678000	758000	541000	585000			
				Road Side Land	878000	945000	743000	813000	606000	640000			
57	Devsar	Bartagan	Interior Land	Interior Land	548000	591000	426000	502000	379000	419000			
				Road Side Land	617000	709000	492000	569000	443000	486000			
58	Devsar	Kadigan	Interior Land	Interior Land	663000	827000	524000	602000	422000	464000			
				Road Side Land	720000	827000	580000	602000	422000	464000			
59	Devsar	Banshal	Interior Land	Interior Land	663000	827000	524000	602000	422000	464000			
				Road Side Land	720000	827000	580000	602000	422000	464000			
60	Devsar	Fogal	Interior Land	Interior Land	901000	1063000	766000	903000	649000	762000			
				Road Side Land	970000	1063000	830000	1103000	714000	827000			
61	Devsar	Fogal	Interior Land	Interior Land	901000	1063000	766000	903000	649000	762000			
				Road Side Land	970000	1063000	830000	1103000	714000	827000			
62	Devsar	Fogal	Interior Land	Interior Land	901000	1063000	766000	903000	649000	762000			
				Road Side Land	970000	1063000	830000	1103000	714000	827000			
63	Devsar	Gandipora	Interior Land	Interior Land	658000	991000	426000	502000	379000	419000			
				Road Side Land	617000	709000	492000	569000	443000	486000			

Note: 1. New the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

Market Value Guideline of Agricultural Land for the Year 2023

Value per Kanal (in Rupees) for Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khatri/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Irrigated				Un-Irrigated			
				Residential	Commercial	Agricultural	Horticultural	Agricultural	Horticultural	Agricultural	Horticultural
1	2	4	5	7	10	13	16	19	22		
64		Abhal	Interior Land	708000	827000	569000	657000	509000	551000		
			Road Side Land	754000	945000	634000	713000	563000	618000		
65		Dardbagund	Interior Land	708000	827000	569000	646000	509000	551000		
			Road Side Land	765000	945000	634000	713000	563000	607000		
66		Chowgam	Interior Land	765000	827000	623000	702000	563000	622000		
			Road Side Land	822000	945000	689000	770000	617000	662000		
67		Pratabpora	Interior Land	514000	591000	394000	457000	346000	386000		
			Road Side Land	571000	709000	447000	523000	400000	441000		
68		Khargund	Interior Land	548000	591000	426000	502000	443000	419000		
			Road Side Land	617000	709000	492000	569000	379000	419000		
69		Churati	Interior Land	548000	591000	426000	502000	443000	419000		
			Road Side Land	617000	709000	492000	569000	379000	419000		
70		Chandian Pajien	Interior Land	514000	591000	394000	457000	346000	386000		
			Road Side Land	571000	709000	447000	523000	400000	441000		
71		Mandhole	Interior Land	514000	591000	394000	457000	346000	386000		
			Road Side Land	571000	709000	447000	523000	400000	441000		
72		Bonigam	Interior Land	1542000	1772000	1355000	1448000	1039000	1158000		
			Road Side Land	1610000	1772000	1410000	1516000	1104000	1225000		
73		Nawa	Interior Land	639000	709000	514000	591000	443000	486000		
			Road Side Land	708000	827000	569000	646000	498000	540000		
74	Derasar	Yarhool Bahapora	Interior Land	1462000	1653000	1280000	1371000	833000	938000		
			Road Side Land	1518000	1653000	1333000	1437000	888000	983000		
75		Bethama	Interior Land	959000	1063000	612000	925000	443000	486000		
			Road Side Land	970000	1063000	668000	925000	498000	540000		
76		Kilam Bozgam	Interior Land	925000	1063000	777000	857000	682000	728000		
			Road Side Land	982000	1063000	830000	914000	736000	795000		
77		Khabbagund	Interior Land	925000	1063000	777000	857000	682000	728000		
			Road Side Land	982000	1063000	830000	914000	736000	795000		
78		Kadoora	Interior Land	833000	945000	689000	781000	585000	640000		
			Road Side Land	901000	1063000	753000	835000	649000	728000		
79		Habitkhal	Interior Land	833000	945000	689000	781000	585000	640000		
			Road Side Land	901000	1063000	753000	835000	649000	728000		
80		Malyipora	Interior Land	833000	945000	689000	781000	585000	640000		
			Road Side Land	901000	1063000	753000	835000	649000	728000		
81		Bowpora	Interior Land	833000	945000	689000	781000	585000	640000		
			Road Side Land	901000	1063000	753000	835000	649000	728000		
82		Gund Tandiypora	Interior Land	663000	827000	524000	602000	422000	464000		
			Road Side Land	720000	827000	580000	657000	487000	529000		
83		Mandiyan	Interior Land	663000	827000	524000	602000	422000	464000		
			Road Side Land	720000	827000	580000	657000	487000	529000		

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.



FORM-III [See Rule 7] District Kulgam  
Market Value Guideline of Agricultural Land for the Year 2023

Value per Kanal (in Rupees) for Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khatt/ Taraf etc.	Irrigated				Un-Irrigated	
				Residential	Commercial	Agricultural	Horticultural	Agricultural	Horticultural
1	2	4	5	6	9	12	15	18	21
84	Derasar	Harjipora	Interior Land	663000	827000	524000	602000	411000	484000
			Road Side Land	220000	827000	580000	657000	487000	529000
		Interior Land	468000	591000	349000	423000	260000	298000	
85		Dantari	Road Side Land	536000	591000	415000	491000	314000	354000
			Interior Land	1336000	1535000	1158000	1247000	1017000	1082000
86		Abbran	Road Side Land	1394000	1535000	1213000	1315000	1083000	1136000
			Interior Land	720000	827000	580000	657000	487000	529000
87		Nowgam Derasar	Road Side Land	765000	945000	634000	713000	563000	607000
			Interior Land	925000	1063000	777000	857000	682000	728000
88		Palpora	Road Side Land	982000	1063000	830000	914000	736000	795000
	Interior Land		514000	591000	394000	457000	346000	386000	
89	Brtal	Road Side Land	571000	709000	447000	523000	400000	441000	
		Interior Land	514000	591000	394000	457000	346000	386000	
90	Lammer	Road Side Land	571000	709000	447000	523000	400000	441000	
		Interior Land	571000	709000	447000	513000	390000	430000	
91	Waltenpoo	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
92	Pachgam	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
93	Newbuth	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
94	Bakradan	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
95	Kraloo	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
96	Ordel	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
97	Thakoo	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
98	Bakergoo	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
99	Kanziloo	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
100	Bazloo	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
101	Chakel Wazoo	Road Side Land	628000	709000	503000	580000	443000	486000	
		Interior Land	514000	591000	394000	457000	346000	386000	
102	Nigsempora	Road Side Land	628000	709000	503000	580000	443000	486000	

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

## Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khat/ Taraf etc.	Value per Kanal (In Rupees) for Year 2023							
				Residential	Commercial	Irrigated		Un-Irrigated			
						Agricultural	Horticultural	Agricultural	Horticultural		
1	2	4	5	7	10	13	16	19	22		
103	Devsar	Chatergram	Interior Land	514000	591000	394000	457000	346000	386000		
Road Side Land			628000	709000	503000	580000	443000	486000			
Waripora		Interior Land	514000	591000	394000	457000	346000	386000			
		Road Side Land	628000	709000	503000	580000	443000	486000			
104	Pahlo	Pahlo	Road Side Land	1153000	1299000	852000	881000	758000	795000		
Away from Road			1017000	1181000	841000	881000	758000	784000			
Chatripora		Road Side Land	890000	1063000	777000	813000	682000	717000			
		Away from Road	857000	945000	777000	813000	682000	717000			
105	Gastrana	Gastrana	Road Side Land	890000	1063000	777000	813000	682000	717000		
Away from Road			857000	945000	777000	813000	682000	717000			
Batpora Valloo		Road Side Land	890000	1063000	777000	813000	682000	717000			
		Away from Road	857000	945000	777000	813000	682000	717000			
106	Shahoo Sachan	Shahoo Sachan	Road Side Land	1017000	945000	852000	881000	758000	795000		
Away from Road			947000	827000	841000	881000	758000	784000			
Zangalpora		Road Side Land	742000	945000	852000	881000	758000	795000			
		Away from Road	685000	827000	841000	881000	758000	784000			
107	Mongalpora	Mongalpora	Road Side Land	666000	827000	777000	813000	682000	717000		
Away from Road			666000	709000	777000	813000	682000	717000			
Chambgund		Road Side Land	890000	1063000	777000	813000	682000	717000			
		Away from Road	857000	945000	777000	813000	682000	717000			
108	Pahlo	Pahlo	Road Side Land	1017000	1181000	962000	1003000	812000	861000		
Away from Road			982000	1063000	950000	1003000	812000	849000			
Kerthal		Road Side Land	502000	709000	580000	602000	509000	540000			
		Away from Road	372000	473000	569000	602000	509000	529000			
109	Basimullah	Basimullah	Road Side Land	628000	827000	777000	813000	682000	717000		
Away from Road			502000	591000	777000	813000	682000	717000			
Gudder		Road Side Land	448000	591000	394000	412000	346000	364000			
		Away from Road	433000	473000	394000	412000	346000	364000			
110	Pranhal	Pranhal	Road Side Land	1017000	1181000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	1017000	1181000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
111	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
112	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
113	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
114	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
115	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
116	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
117	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
118	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			
119	Masraa	Masraa	Road Side Land	628000	709000	777000	813000	682000	717000		
Away from Road			628000	709000	777000	813000	682000	717000			
Masraa		Road Side Land	628000	709000	777000	813000	682000	717000			
		Away from Road	628000	709000	777000	813000	682000	717000			

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

**FORM-III [See Rule 7] District Kulgam**  
**Market Value Guideline of Agricultural Land for the Year 2023**

S. No.	Name of Tehsil	Name of Village	Mohalla/Khafi/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Residential	Commercial	Irrigated		Un-Irrigated			
						Agricultural	Horticultural	Agricultural	Horticultural		
1	2	4	5	7	10	13	16	19	22		
120	Pahloo	Khalora	Road Side Land	720000	945000	580000	602000	509000	540000		
			Away from Road	708000	827000	569000	602000	509000	529000		
			Road Side Land	720000	945000	580000	602000	509000	540000		
121	Pahloo	Lankar Pambey	Away from Road	708000	827000	569000	602000	509000	529000		
			Chal Mohalla	1896000	2244000	984000	1058000	866000	938000		
			Kawaki Bazar	1884000	2244000	974000	1047000	866000	938000		
122	Qaimoh	Qaimoh	Badderpora	1884000	2244000	974000	1047000	866000	916000		
			Mulkdampora	1873000	2244000	962000	1036000	854000	916000		
			Gofabal	1873000	2244000	962000	1036000	854000	905000		
			Grabal	1862000	2244000	950000	1025000	844000	894000		
			Thokerpora	1862000	2244000	950000	1025000	844000	883000		
			Hergal	1884000	2244000	777000	835000	682000	739000		
			Mundopora	1873000	2244000	777000	824000	682000	728000		
			Baba Mohalla	1862000	2244000	766000	824000	682000	728000		
			Wanigund	1781000	2126000	766000	803000	671000	728000		
123		Redwani Payeen	Dom Mohalla	1723000	2126000	753000	803000	671000	717000		
			Kharpora	1690000	2126000	753000	803000	671000	717000		
			Gamandar	1564000	1890000	777000	835000	682000	739000		
124		Redwani Bala	Astapora	1553000	1890000	766000	835000	682000	728000		
			Yadapora	1542000	1772000	766000	824000	671000	717000		
			Haridampora	1518000	1772000	753000	803000	671000	706000		
125	Qaimoh	Rampora	-	1507000	1772000	777000	835000	682000	739000		
			Dainoo	1507000	1772000	777000	835000	682000	739000		
			Muldampora	1496000	1772000	777000	835000	682000	739000		
126		Rawoora	Chadnoo	1485000	1772000	766000	824000	682000	728000		
			Albarabad	1462000	1653000	766000	824000	671000	728000		
			Malshahpora	1462000	1653000	753000	813000	671000	717000		
127		Bogrud	Main Mohalla	1518000	1772000	984000	1058000	866000	938000		
			Chattpora	1496000	1653000	974000	1047000	866000	927000		
			Shogrud	1462000	1653000	962000	1036000	854000	905000		
128		Dasow	Jamia Masjid Mohalla	1450000	1653000	777000	835000	682000	739000		
			Chihar Mohalla	1428000	1535000	766000	813000	682000	728000		
			Sahipora	1405000	1535000	766000	803000	671000	717000		
129		Makandpora	Wanipora	1738000	1890000	1104000	1183000	964000	1037000		
			Sodhpura	1712000	1890000	1094000	1170000	952000	1015000		
			Bharh Pura	1667000	1890000	1094000	1147000	941000	993000		
130		Wazirpora	-	1394000	1535000	777000	835000	682000	739000		

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FORM-III [See Rule 7] District Kulgam  
Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khat/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Residential	Commercial	Irrigated				Un-Irrigated	
						Agricultural	Horticultural	Agricultural	Horticultural		
7	10	13	16	19	22						
1	2	4	5	7	10	13	16	19	22		
131	Bhan	Palpora	Palpora	1518000	1890000	841000	914000	790000	849000		
			Maik Mohalla	1507000	1890000	841000	903000	779000	849000		
			Asian Mohalla	1485000	1772000	830000	881000	769000	838000		
			Paraypora	1518000	1890000	777000	835000	682000	739000		
			Dar Pora	1462000	1890000	777000	824000	682000	728000		
			Mulkam Pora	1439000	1772000	766000	803000	671000	728000		
			Chadder	1518000	1890000	777000	835000	682000	739000		
			Naldpora	1450000	1890000	766000	824000	671000	728000		
			Khrewan	1428000	1772000	766000	803000	671000	717000		
			Mah Gund	1531000	1890000	777000	835000	682000	739000		
			Dastar Pora	1325000	1535000	766000	824000	671000	728000		
			Ghandhiji Pora	1301000	1535000	766000	803000	661000	717000		
			Nowpora	1531000	1890000	841000	914000	790000	849000		
			Tulipora	1462000	1890000	841000	903000	779000	838000		
			Darpora	1439000	1772000	830000	870000	769000	827000		
			Pethwanpora	1131000	1299000	580000	624000	509000	551000		
			Manzarpora	1074000	1181000	569000	624000	509000	540000		
			Bonpora	1028000	1181000	569000	613000	488000	529000		
				1142000	1299000	580000	624000	509000	551000		
			Uddipora	1153000	1299000	580000	624000	509000	551000		
			Kalipora	1153000	1299000	580000	624000	509000	551000		
			Batpora Anantnag	1153000	1299000	580000	624000	509000	551000		
			Beta Tachloo	1575000	2126000	984000	1058000	866000	938000		
			Bagri Khudwan	1599000	2126000	984000	1058000	866000	938000		
			Bagri Wampoh	1267000	1535000	777000	835000	682000	739000		
			Bagri Sakloo	1575000	1890000	777000	835000	682000	739000		
			Herpora	1553000	1890000	766000	824000	682000	728000		
			Bonpora	1975000	2361000	777000	835000	693000	739000		
			Mugulbagh	2078000	2361000	777000	835000	682000	739000		
			Main Market	2087000	2361000	777000	835000	682000	739000		
			Mulkam Pora	2032000	2361000	777000	824000	682000	739000		
			Wani Mohalla	2010000	2361000	766000	824000	682000	728000		
			Nai Basti	1988000	2361000	766000	803000	671000	728000		
			Bon Pora	1975000	2361000	766000	803000	671000	717000		
			Manwal Mohalla	1907000	2244000	753000	792000	671000	706000		
			Rahpora	1907000	2244000	753000	792000	671000	706000		

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## Market Value Guideline of Agricultural Land for the Year 2023

Value per Kanal (in Rupees) for Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khati/ Tarai etc.	Value per Kanal (in Rupees) for Year 2023										
				Residential	Commercial	Irrigated		Un-Irrigated						
1	2	4	5	7	10	13	16	19	22					
147	Frisal	Frisal	NAGINWARD, PEERBAL, DARMOHALLA, MUKDAMPORA, PALPORA, MADPORA, ZARGAR MOHALLA, BHAGHAT MOHALLA, AHANGER MOHALLA, DOBI MOHALLA, SHEIKH MOHALLA, GANIE MOHALLA, KANCAHALLI, SHAH MOHALLA, HAJAM MOHALLA, WAGAY MOHALLA, TEELI MOHALLA, RATHER MOHALLA, NAGBAL, CHILLAY MOHALLA, KARAWA, SOFI MOHALLA, KARAWA EIDGHAH	1256000	1476000	766000	835000	671000	217000					
				Frisal (Rural)	1256000	1476000	766000	835000	671000	217000				
				Teeli Mohalla, Baldar, Herpora & Jamia Masjid Mohalla	1107000	1299000	591000	613000	509000	574000				
				Tantray Mohalla	890000	1063000	569000	602000	509000	563000				
				Chinar Mohalla, Sali Mohalla & Wagay Mohalla	1142000	1299000	591000	624000	552000	585000				
				Garie Mohalla, Rather Mohalla & Bonpora	936000	1063000	580000	613000	541000	563000				
				Padri Porra	1142000	1299000	766000	824000	671000	228000				
				Saddar Porra & Shoshan Dangi	1017000	1181000	753000	824000	671000	217000				
				Kadapora & Tantray Porra	1107000	1299000	766000	835000	671000	228000				
				Khan Porra, Ganie Porra, Mukdam Porra, Mirpora & Dangar Porra	914000	945000	766000	824000	682000	217000				
				Nalik Mohalla & Dar Mohalla	1085000	1181000	766000	824000	671000	217000				
				Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000				
				Daridullah	1074000	1181000	766000	824000	671000	217000				
				148	Frisal	Frisal	Damidullah Tangjen	890000	1063000	766000	813000	671000	217000	
Tangjen	890000	1063000	766000					813000	671000	217000				
Dangbal & Cheervant Mohalla	1142000	1299000	766000					792000	693000	206000				
Makdampora & Bonpora	936000	1063000	766000					781000	682000	695000				
Tangpora	1107000	1181000	767000					813000	682000	206000				
Dar Mohalla	925000	1063000	777000					803000	682000	206000				
Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000					580000	498000	508000				
Khaspora, Mallapora & Hal Bast	1142000	1299000	700000					713000	606000	629000				
Rather Porra, Tempopora & Astanpora	1107000	1181000	689000					713000	595000	618000				
149	Frisal	Frisal	Kalsadung					936000	1063000	753000	813000	671000	217000	
								Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000
								Damidullah	1074000	1181000	766000	824000	671000	217000
								Tangjen	890000	1063000	766000	813000	671000	217000
				Dangbal & Cheervant Mohalla	1142000	1299000	766000	792000	693000	206000				
				Makdampora & Bonpora	936000	1063000	766000	781000	682000	695000				
				Tangpora	1107000	1181000	767000	813000	682000	206000				
				Dar Mohalla	925000	1063000	777000	803000	682000	206000				
				Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000	580000	498000	508000				
				Khaspora, Mallapora & Hal Bast	1142000	1299000	700000	713000	606000	629000				
				Rather Porra, Tempopora & Astanpora	1107000	1181000	689000	713000	595000	618000				
				150	Frisal	Frisal	Widow Mishpura	1017000	1181000	753000	824000	671000	217000	
								Saddar Porra & Shoshan Dangi	1017000	1181000	753000	824000	671000	217000
Kadapora & Tantray Porra	1107000	1299000	766000					835000	671000	228000				
Khan Porra, Ganie Porra, Mukdam Porra, Mirpora & Dangar Porra	914000	945000	766000					824000	682000	217000				
Nalik Mohalla & Dar Mohalla	1085000	1181000	766000					824000	671000	217000				
Kuttay Mohalla & Lone Mohalla	936000	1063000	753000					813000	671000	217000				
Damidullah	1074000	1181000	766000					824000	671000	217000				
Tangjen	890000	1063000	766000					813000	671000	217000				
Dangbal & Cheervant Mohalla	1142000	1299000	766000					792000	693000	206000				
Makdampora & Bonpora	936000	1063000	766000					781000	682000	695000				
Tangpora	1107000	1181000	767000					813000	682000	206000				
Dar Mohalla	925000	1063000	777000					803000	682000	206000				
Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000					580000	498000	508000				
Khaspora, Mallapora & Hal Bast	1142000	1299000	700000	713000	606000	629000								
Rather Porra, Tempopora & Astanpora	1107000	1181000	689000	713000	595000	618000								
151	Frisal	Frisal	Kalsadung	936000	1063000	753000	813000	671000	217000					
				Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000				
				Damidullah	1074000	1181000	766000	824000	671000	217000				
				Tangjen	890000	1063000	766000	813000	671000	217000				
				Dangbal & Cheervant Mohalla	1142000	1299000	766000	792000	693000	206000				
				Makdampora & Bonpora	936000	1063000	766000	781000	682000	695000				
				Tangpora	1107000	1181000	767000	813000	682000	206000				
				Dar Mohalla	925000	1063000	777000	803000	682000	206000				
				Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000	580000	498000	508000				
				Khaspora, Mallapora & Hal Bast	1142000	1299000	700000	713000	606000	629000				
				Rather Porra, Tempopora & Astanpora	1107000	1181000	689000	713000	595000	618000				
				152	Frisal	Frisal	Kalsadung	936000	1063000	753000	813000	671000	217000	
								Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000
Damidullah	1074000	1181000	766000					824000	671000	217000				
Tangjen	890000	1063000	766000					813000	671000	217000				
Dangbal & Cheervant Mohalla	1142000	1299000	766000					792000	693000	206000				
Makdampora & Bonpora	936000	1063000	766000					781000	682000	695000				
Tangpora	1107000	1181000	767000					813000	682000	206000				
Dar Mohalla	925000	1063000	777000					803000	682000	206000				
Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000					580000	498000	508000				
Khaspora, Mallapora & Hal Bast	1142000	1299000	700000					713000	606000	629000				
Rather Porra, Tempopora & Astanpora	1107000	1181000	689000					713000	595000	618000				
153	Frisal	Frisal	Kalsadung					936000	1063000	753000	813000	671000	217000	
								Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000
				Damidullah	1074000	1181000	766000	824000	671000	217000				
				Tangjen	890000	1063000	766000	813000	671000	217000				
				Dangbal & Cheervant Mohalla	1142000	1299000	766000	792000	693000	206000				
				Makdampora & Bonpora	936000	1063000	766000	781000	682000	695000				
				Tangpora	1107000	1181000	767000	813000	682000	206000				
				Dar Mohalla	925000	1063000	777000	803000	682000	206000				
				Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000	580000	498000	508000				
				Khaspora, Mallapora & Hal Bast	1142000	1299000	700000	713000	606000	629000				
				Rather Porra, Tempopora & Astanpora	1107000	1181000	689000	713000	595000	618000				
				154	Frisal	Frisal	Kalsadung	936000	1063000	753000	813000	671000	217000	
								Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000
Damidullah	1074000	1181000	766000					824000	671000	217000				
Tangjen	890000	1063000	766000					813000	671000	217000				
Dangbal & Cheervant Mohalla	1142000	1299000	766000					792000	693000	206000				
Makdampora & Bonpora	936000	1063000	766000					781000	682000	695000				
Tangpora	1107000	1181000	767000					813000	682000	206000				
Dar Mohalla	925000	1063000	777000					803000	682000	206000				
Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000					580000	498000	508000				
Khaspora, Mallapora & Hal Bast	1142000	1299000	700000					713000	606000	629000				
Rather Porra, Tempopora & Astanpora	1107000	1181000	689000					713000	595000	618000				
155	Frisal	Frisal	Kalsadung					936000	1063000	753000	813000	671000	217000	
								Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000
				Damidullah	1074000	1181000	766000	824000	671000	217000				
				Tangjen	890000	1063000	766000	813000	671000	217000				
				Dangbal & Cheervant Mohalla	1142000	1299000	766000	792000	693000	206000				
				Makdampora & Bonpora	936000	1063000	766000	781000	682000	695000				
				Tangpora	1107000	1181000	767000	813000	682000	206000				
				Dar Mohalla	925000	1063000	777000	803000	682000	206000				
				Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000	580000	498000	508000				
				Khaspora, Mallapora & Hal Bast	1142000	1299000	700000	713000	606000	629000				
				Rather Porra, Tempopora & Astanpora	1107000	1181000	689000	713000	595000	618000				
				156	Frisal	Frisal	Kalsadung	936000	1063000	753000	813000	671000	217000	
								Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000
Damidullah	1074000	1181000	766000					824000	671000	217000				
Tangjen	890000	1063000	766000					813000	671000	217000				
Dangbal & Cheervant Mohalla	1142000	1299000	766000					792000	693000	206000				
Makdampora & Bonpora	936000	1063000	766000					781000	682000	695000				
Tangpora	1107000	1181000	767000					813000	682000	206000				
Dar Mohalla	925000	1063000	777000					803000	682000	206000				
Tengbal, Gundbal, Makdopora & Bhat Mohalla	1074000	1181000	569000					580000	498000	508000				
Khaspora, Mallapora & Hal Bast	1142000	1299000	700000					713000	606000	629000				
Rather Porra, Tempopora & Astanpora	1107000	1181000	689000					713000	595000	618000				
157	Frisal	Frisal	Kalsadung					936000	1063000	753000	813000	671000	217000	
								Kuttay Mohalla & Lone Mohalla	936000	1063000	753000	813000	671000	217000
				Damidullah	1074000	1181000	766000	824000	671000	217000				
				Tangjen	890000	1063000	766000	813000	671000	217000				
				Dangbal & Cheervant Mohalla	1142000	1299000	766000	792000	693000	206000				
				Makdampora & Bonpora	936000	1063000	766000	781000	682000					

**FORM-III [See Rule 7] District Kulgam**  
**Market Value Guideline of Agricultural Land for the Year 2023**

S. No.	Name of Tehsil	Name of Village	Mohalla/Khal/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Residential	Commercial	Irrigated				Un-Irrigated	
						7	10	13	16	19	22
155	Yarpora	Yarpora	Tawheedabad	1610000	1819000	962000	1103000	844000	993000		
			Dobi Mohalla	1953000	2576000	962000	1103000	844000	993000		
			Dalgate, Morninabad	1942000	2267000	962000	1103000	844000	993000		
			Mukdam Mohalla, Sherabad, Khan Mohalla, Deendar Mohalla	1827000	2267000	962000	1103000	844000	993000		
			Kissan Mohalla, Naibasti, Tak Mohalla	1575000	2126000	962000	1103000	844000	993000		
			Shiekh Mohalla	1370000	1783000	962000	1103000	844000	993000		
			Ahmadabad	1370000	1783000	962000	1103000	844000	993000		
			Shar Mohalla	1290000	1724000	962000	1103000	844000	993000		
			Pandith Mohalla	2170000	2576000	962000	1103000	844000	993000		
			Yarpora (Rural)	1290000	1724000	962000	1103000	844000	993000		
			Rehmat Abad	1336000	1653000	1136000	1293000	1007000	1147000		
			Herpora	1017000	1417000	1136000	1293000	1007000	1147000		
			Astarpora	890000	1181000	1136000	1293000	1007000	1147000		
			Pitampora	959000	1181000	1136000	1293000	1007000	1147000		
			Bonpora	947000	1181000	1136000	1293000	1007000	1147000		
Aparepora	925000	1181000	1136000	1293000	1007000	1147000					
156	Yarpora	Humshali Bugh	Azad/Malla Mohalla	1370000	1783000	753000	903000	671000	795000		
			Parrey/Laway Mohalla	1370000	1783000	753000	903000	671000	795000		
			Teng/Lone Mohalla	1370000	1783000	753000	903000	671000	795000		
			Shalbugh Mohalla	1370000	1783000	753000	903000	671000	795000		
			Humshali Bugh (Rural)	1370000	1783000	753000	903000	671000	795000		
			Garaie Mohalla	799000	1181000	753000	903000	671000	795000		
			Kumar Mohalla	799000	1181000	753000	903000	671000	795000		
			Bhai Mohalla	799000	1181000	753000	903000	671000	795000		
			Dar Mohalla	799000	1181000	753000	903000	671000	795000		
			Sheikh Mohalla	799000	1181000	753000	903000	671000	795000		
			Bonpora	833000	1181000	753000	903000	671000	795000		
			Herpora	833000	1181000	753000	903000	671000	795000		
			Khanpora	833000	1181000	753000	903000	671000	795000		
			Tawheedabad	833000	1181000	753000	903000	671000	795000		
			Behzari	688000	1063000	558000	713000	498000	640000		
161	Yarpora	Matbugh	Bhai Mohalla	799000	1181000	753000	903000	671000	795000		
			Dar Mohalla	799000	1181000	753000	903000	671000	795000		
162	Yarpora	Deend	Khanpora	833000	1181000	753000	903000	671000	795000		
			Tawheedabad	833000	1181000	753000	903000	671000	795000		
163	Yarpora	Behzari	Behzari	688000	1063000	558000	713000	498000	640000		

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

## Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khath/ Taraf etc.	Value per Kanal (In Rupees) for Year 2023							
				Residential	Commercial	Irrigated		Un-Irrigated			
						Agricultural	Horticultural	Agricultural	Horticultural		
1	2	4	5	7	10	13	16	19	22		
164	Noonmai	Noonmai	Raj Mohalla	1107000	1417000	569000	213000	498000	640000		
			Jamia Masjid Mohalla	1107000	1417000	558000	213000	498000	640000		
			Wagaypora	1107000	1417000	558000	213000	271000	629000		
			Telwani Pora	1107000	1417000	558000	213000	498000	629000		
			Wande Mohalla	1107000	1417000	569000	213000	498000	629000		
			Herpora	1063000	1417000	753000	903000	671000	795000		
			Bonpora	1063000	1417000	753000	903000	671000	795000		
			Aslanpora	1063000	1417000	753000	903000	671000	795000		
			Herpora	833000	1181000	753000	903000	671000	795000		
			Bonpora	833000	1181000	753000	903000	671000	795000		
165	Zabban Matipora	Zabban Matipora	Bonpora	994000	1063000	753000	903000	671000	795000		
			Herpora	994000	1063000	753000	903000	671000	795000		
			Bonpora	982000	1063000	753000	903000	671000	795000		
			Herpora	982000	1063000	753000	903000	671000	795000		
166	Hardahanger	Hardahanger	Bonpora	1199000	1535000	569000	702000	498000	640000		
			Bonpora	1199000	1535000	569000	702000	498000	640000		
			Ganie Pora	1199000	1535000	569000	702000	498000	640000		
			Herpora	1199000	1535000	569000	702000	498000	640000		
			Mirpora	1188000	1535000	558000	702000	498000	640000		
			Pandithpora	1188000	1535000	558000	702000	498000	640000		
			Aslan Mohalla	959000	1181000	558000	713000	498000	640000		
			Bon Mohalla	959000	1181000	558000	713000	498000	640000		
			Ganie Mohalla	959000	1181000	558000	713000	498000	640000		
			Lone Mohalla	959000	1181000	558000	713000	498000	640000		
167	Purnigam Devbugh	Purnigam Devbugh	Mukdam Mohalla	959000	1181000	558000	713000	498000	640000		
			Pir Mohalla	959000	1181000	558000	713000	498000	640000		
			Pandith Mohalla	959000	1181000	558000	713000	498000	640000		
			Bhat Mohalla	959000	1181000	558000	702000	498000	640000		
			Pandith Mohalla	959000	1181000	558000	702000	498000	640000		
			Herpora	959000	1181000	558000	702000	498000	640000		
			Sheikh Mohalla	994000	1181000	753000	903000	671000	816000		
			Lone Pora	994000	1181000	753000	903000	671000	816000		
			Bhat Mohalla	1723000	2126000	753000	914000	671000	816000		
			Ziyarath Mohalla	1723000	2126000	753000	914000	671000	816000		
172	Kadler	Kadler	Baba Ali Mohalla	1723000	2126000	753000	914000	671000	805000		
			Mukdam Mohalla	1723000	2126000	753000	914000	671000	805000		
			Nagbal Mohalla	1723000	2126000	753000	914000	671000	805000		
			Raza Mohalla	1723000	2126000	753000	914000	671000	805000		
			New Colony	1723000	2126000	766000	914000	671000	805000		
			Sheikh Mohalla	936000	1181000	678000	813000	628000	773000		
			Pandith Pora	936000	1181000	678000	813000	628000	773000		
			Bhat Mohalla	936000	1181000	678000	813000	628000	773000		
			Bhat Mohalla	936000	1181000	678000	813000	628000	773000		
			Bhat Mohalla	936000	1181000	678000	813000	628000	773000		
173	Kudbrari	Kudbrari	Sheikh Mohalla	936000	1181000	678000	813000	628000	773000		
			Pandith Pora	936000	1181000	678000	813000	628000	773000		

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

**FORM-III [See Rule 7] District Kulgam**  
**Market Value Guideline of Agricultural Land for the Year 2023**

Value per Kanal (in Rupees) for Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Knath/ Taraf etc.	Irrigated				Un-Irrigated	
				Residential	Commercial	Agricultural	Horticultural	Agricultural	Horticultural
1	2	4	5	7	10	13	16	19	22
174	Harjan	Harjan	Bon Pora	1244000	1535000	678000	824000	628000	795000
			Hajam Pora	1244000	1535000	678000	824000	628000	795000
			Herpora	1244000	1535000	678000	824000	628000	795000
			Lone Pora	1244000	1535000	678000	824000	628000	795000
			Sheikh Pora	1244000	1535000	678000	824000	628000	795000
			Herpora	1176000	1417000	753000	903000	671000	795000
			Bonpora	1176000	1417000	753000	903000	671000	795000
			Baba Mohalla	1439000	1772000	753000	903000	671000	816000
			Hajam Mohalla	1439000	1772000	753000	903000	671000	816000
			Khan Mohalla	1439000	1772000	753000	903000	671000	816000
176	Munad	Munad	Malik Mohalla	1439000	1772000	753000	903000	671000	816000
			Mir Mohalla	1439000	1772000	753000	903000	671000	816000
			Shah Mohalla	1439000	1772000	753000	903000	671000	816000
			Thoker Mohalla	1439000	1772000	753000	903000	671000	816000
			Wari Mohalla	1439000	1772000	753000	903000	671000	816000
			Sheikh Mohalla	1439000	1772000	753000	903000	671000	816000
177	Yaripora	Guffan	Shah Mohalla	1439000	1772000	753000	903000	671000	816000
			Hajipora	1439000	1772000	753000	903000	671000	816000
			Astapora	1439000	1772000	753000	903000	671000	816000
			Herpora	1439000	1772000	753000	903000	671000	816000
			Bonpora	1439000	1772000	753000	903000	671000	816000
			Khandaypora	1439000	1772000	753000	903000	671000	816000
			Bhat Mohalla	1439000	1772000	753000	903000	671000	816000
			Dangar pora	1439000	1772000	753000	903000	671000	816000
			Herpora	1439000	1772000	753000	903000	671000	816000
			Bonpora	1439000	1772000	753000	903000	671000	816000
182	Wovripora	Wovripora	Herpora	1439000	1772000	753000	903000	671000	816000
			Bonpora	1439000	1772000	753000	903000	671000	816000
			Herpora	1439000	1772000	753000	903000	671000	816000
			Bonpora	1439000	1772000	753000	903000	671000	816000
183	Sempora Derpora	Sempora Derpora	Herpora	1439000	1772000	753000	903000	671000	816000
			Shah Mohalla	1439000	1772000	753000	903000	671000	816000
			Sheikh Mohalla	1439000	1772000	753000	903000	671000	816000
			Badambagh	1439000	1772000	753000	903000	671000	816000
			Wovri Mohalla	1439000	1772000	753000	903000	671000	816000

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.



**FORM-III [See Rule 7] District Kalgam**  
**Market Value Guideline of Agricultural Land for the Year 2023**

Value per Kanal (in Rupees) for Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khail/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Irrigated				Un-Irrigated			
				Residential	Commercial	Agricultural	Horticultural	Agricultural	Horticultural	Agricultural	Horticultural
7	10	13	16	19	22						
184	Sursano		Bhat Mohalla	1439000	1772000	766000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
				1439000	1772000	753000	903000	671000	816000		
185	Taruach		Herpora	1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
186	Katpora		Herpora	1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
187	Taripora		Kanjikala	1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
188	Zobergrud		Mukdam Pora	1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
189	Verbar		Bajpora	1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
190	Hargalbach		Mir Mohalla	1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
				1188000	1653000	753000	903000	671000	816000		
191	Bajpora Zarpura		Bajpora	925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
				925000	1181000	569000	713000	498000	640000		
192	Khanpura		Khanpura	925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		
				925000	1299000	589000	713000	498000	684000		

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road.  
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FORM-III [See Rule 7] District Kulgam  
Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khail/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023									
				Residential	Commercial	Irrigated		Un-Irrigated					
						Agricultural	Horticultural	Agricultural	Horticultural				
1	2	4	5	7	10	13	16	19	22				
193	Kulgam	Kulgam (Rural)	Naikpora, Malpora, Reshipora, Noorbagh, Laikpora, Bongan, Gowsia Colony	2443000	2835000	1738000	1806000	1526000	1633000				
				2043000	2361000	1672000	1727000	1537000	1578000				
				2055000	2303000	1672000	1727000	1526000	1633000				
				2718000	3542000	1738000	1806000	1526000	1401000				
				2146000	2361000	1465000	1505000	1364000	1423000				
				1527000	1890000	1323000	1583000	1007000	1059000				
				1805000	2166000	1104000	1147000	1017000	1048000				
				1384000	2047000	1094000	1103000	1017000	1059000				
				1805000	2166000	1104000	1147000	1017000	1048000				
				1384000	2047000	1094000	1103000	1017000	1059000				
				1384000	2047000	1094000	1103000	1017000	1048000				
				1875000	2146000	1541000	1627000	1288000	1390000				
				1875000	2146000	1541000	1627000	1288000	1390000				
196	Kulgam	Laroo Jagir	Pazalpora, Astarpora	1875000	1788000	1465000	1527000	1136000	1158000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1409000	1670000	1323000	1371000	1147000	1214000				
				1875000	2146000	1541000	1627000	1288000	1390000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1409000	1670000	1323000	1371000	1147000	1214000				
				1875000	2146000	1541000	1627000	1288000	1390000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1409000	1670000	1323000	1371000	1147000	1214000				
				1875000	2146000	1541000	1627000	1288000	1390000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1409000	1670000	1323000	1371000	1147000	1214000				
197	Kulgam	Chawalgam	Darpura, Ganishhal	1875000	1908000	1541000	1627000	1288000	1390000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1409000	1670000	1323000	1371000	1147000	1214000				
				1875000	2146000	1541000	1627000	1288000	1390000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1409000	1670000	1323000	1371000	1147000	1214000				
				1875000	2146000	1541000	1627000	1288000	1390000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1409000	1670000	1323000	1371000	1147000	1214000				
				1875000	2146000	1541000	1627000	1288000	1390000				
				1641000	1908000	1400000	1494000	1277000	1380000				
				1409000	1670000	1323000	1371000	1147000	1214000				
198	Kulgam	Eranad	Along Road	1722000	2027000	1465000	1583000	1223000	1257000				
				1641000	1788000	1465000	1571000	1147000	1214000				
				1690000	1890000	1400000	1494000	1223000	1313000				
				1610000	1890000	1389000	1483000	1147000	1225000				
				1542000	1772000	1290000	1448000	1104000	1170000				
				1473000	1653000	1169000	1258000	1061000	1125000				
				947000	1063000	1083000	1158000	920000	971000				
				947000	1063000	1072000	1136000	920000	982000				
				982000	1063000	1072000	1136000	920000	960000				
				1142000	1299000	1126000	1182000	941000	993000				
				1017000	1299000	1059000	1114000	920000	960000				
				1142000	1299000	1059000	1114000	920000	960000				
				1384000	1177000	1072000	1224000	941000	971000				
1142000	1299000	1072000	1093000	941000	971000								
200	Kulgam	Kabarwal Jagir	Along Road	1142000	1299000	1059000	1114000	920000	960000				
				1017000	1299000	1059000	1114000	920000	960000				
				1142000	1299000	1059000	1114000	920000	960000				
				1384000	1177000	1072000	1224000	941000	971000				
				1142000	1299000	1072000	1093000	941000	971000				
				201	Kulgam	Kabarwal Khalsa	Zazipora Side	1142000	1299000	1072000	1093000	941000	971000

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FORM-III [See Rule 7] District Kulgam  
Market Value Guideline of Agricultural Land for the Year 2023

Value per Kanal (In Rupees) for Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khal/ Taraf etc.	Residential		Commercial		Irrigated				Un-Irrigated	
				7	10	13	16	19	22				
1	2	4	5	7	10	13	16	19	22				
202		Ganosargam	On main road both sides	1142000	1299000	974000	1036000	844000	883000				
			Batsargam Side	890000	1299000	962000	1025000	833000	872000				
			Sutch Side	890000	1299000	974000	1036000	844000	883000				
			Bugam Ponihwah side	890000	1299000	974000	1036000	844000	883000				
203		Annoo	Along Road Side lahnpora	1690000	2264000	1476000	1583000	1310000	1390000				
			Devampora and Pippora side	1610000	1890000	1476000	1583000	1310000	1390000				
			Along Road side Herpora	1176000	1325000	984000	1070000	877000	982000				
204		Brarloo	Bunpora	1094000	1204000	984000	1070000	877000	982000				
			Sadkah Mohalla	1245000	1325000	1094000	1182000	974000	1059000				
			Ratherpura	1164000	1325000	1094000	1182000	974000	1059000				
205		Shurat Jagir	Parry Mohalla	1188000	1204000	1094000	1147000	924000	1026000				
			Mir Mohalla	1164000	1204000	1094000	1147000	924000	1026000				
206		Shurat Khalsa	Herpora	954000	1084000	798000	810000	703000	784000				
			Bunpora	943000	1084000	798000	820000	703000	784000				
207		Dadipora	Along Road Side	1644000	2007000	1066000	1082000	866000	938000				
			Far from Road Side	1164000	1325000	984000	1070000	748000	816000				
208		Kantchowra	Checkpura	1644000	2007000	1066000	1082000	866000	938000				
			Bendora	1644000	2007000	984000	1070000	746000	816000				
209		Checkpura	Far from Road	1142000	1299000	984000	1070000	746000	816000				
			On Road Side	1644000	2007000	1066000	1082000	866000	938000				
210		Kashmuji Khalsa	Kawpura	1644000	2007000	1066000	1082000	866000	938000				
			Mirpura	1644000	2007000	1066000	1082000	866000	938000				
211	Kulgam	Kashmuji Jagir	Darpora	1644000	2007000	1066000	1082000	866000	938000				
			Along Road Side	1142000	1299000	984000	1070000	746000	816000				
212		Checkd Kashmuji	Far from Road Side	1017000	1181000	984000	1070000	746000	816000				
			Along Road Side	1644000	2007000	1066000	1082000	866000	938000				
213		Jadipora Khalsa	Far from Road Side	1142000	1299000	984000	1070000	746000	816000				
			Along Road Side	1644000	2007000	1066000	1082000	866000	938000				
214		Jadipora Jagir	Far from Road Side	1142000	1299000	984000	1070000	746000	816000				
			Along Road Side	1644000	2007000	1066000	1082000	866000	938000				
215		Srandoo	Brandoo Tarf	1267000	1535000	984000	1070000	746000	816000				
			Kharpora	1644000	2007000	1066000	1082000	866000	938000				
			Kardzal	1142000	1299000	984000	1070000	746000	816000				
			Far from Road	1142000	1299000	974000	1047000	833000	816000				
216		Kalpura	Wanchlewuth	1108000	1289000	962000	1025000	725000	816000				
			Other	1142000	1289000	962000	1025000	725000	816000				
			Road Side Land	1106000	1325000	777000	992000	671000	816000				
			Vishow Side	1106000	1325000	394000	545000	379000	397000				
217		Mulhama	Molipora Side	1085000	1325000	644000	925000	638000	540000				

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## Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khat/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Residential	Commercial	Irrigated		Un-Irrigated			
						Agricultural	Horticultural	Agricultural	Horticultural		
1	2	4	5	7	10	13	16	19	22		
218	Kulgam	Modargam	Road Side Land	1085000	1299000	777000	992000	671000	816000		
			Aara Side	1085000	1299000	514000	857000	411000	430000		
			Tengbal side	1106000	1299000	650000	925000	638000	540000		
219	Kulgam	Iltow	Road Side Land	1106000	1325000	678000	925000	638000	540000		
			Trout Nallah Side	1106000	1325000	777000	992000	671000	816000		
			Okey Side	1106000	1325000	514000	857000	411000	430000		
220	Kulgam	Okey	Main Road Side	1142000	1181000	710000	981000	585000	640000		
			Murhama side	1142000	1181000	710000	981000	585000	640000		
			Hadigam side	1142000	1181000	710000	981000	585000	640000		
221	Kulgam	Chancer	Road Side	1142000	1299000	727000	892000	725000	816000		
			Okey Side	0	0	710000	846000	693000	784000		
			Sargus Side	0	0	710000	846000	693000	784000		
222	Kulgam	Hadigam	Road Side	907000	1084000	601000	792000	509000	563000		
			Mohd Pora Side	0	0	591000	635000	509000	518000		
			Okey Side	0	0	565000	613000	466000	518000		
223	Kulgam	Molipora	Main Road Side	1164000	1204000	601000	792000	509000	563000		
			Murhama Side	0	0	601000	792000	509000	563000		
			Kachowhalan side	0	0	591000	720000	487000	508000		
224	Kulgam	Nilow	Main Road Side	1036000	1204000	601000	792000	509000	563000		
			Arreh Side	0	0	601000	792000	509000	563000		
			Kakran Side	0	0	591000	720000	487000	508000		
225	Kulgam	Arreh	Road Side	1376000	2007000	841000	970000	683000	723000		
			Kaway from road	0	0	809000	892000	682000	706000		
			Dederkoov/ Kachaalan side	0	0	809000	892000	682000	706000		
226	Kulgam	Amharsoo	Road Side	1142000	1299000	841000	970000	682000	706000		
			Nilow Side	1142000	1299000	809000	892000	682000	706000		
			Arreh Side	1142000	1299000	809000	892000	682000	706000		
227	Kulgam	Bambrah	Road side	1017000	1181000	809000	892000	682000	706000		
			Hadigam side	1017000	1181000	809000	892000	682000	706000		
			Nilow Side	1017000	1181000	809000	892000	682000	706000		
228	Kulgam	Kachowhalan	Road Side	890000	1063000	809000	892000	682000	706000		
			Hadigam Side	890000	1063000	809000	892000	682000	706000		
			Nilow Side	890000	1063000	809000	892000	682000	706000		
229	Kulgam	Peth Khandipora	Road Side	907000	1084000	841000	970000	682000	706000		
			Batapora Side	907000	1084000	809000	892000	682000	706000		
			Katuroo Side	907000	1084000	809000	892000	682000	706000		

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Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khail/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Residential	Commercial	Irrigated		Un-Irrigated			
						Agricultural	Horticultural	Agricultural	Horticultural		
1	2	4	5	7	10	13	16	19	22		
230	Kulgam	Tazipora	Main Road Side	1036000	1204000	841000	970000	693000	773000		
			Batapora Side	0	0	809000	892000	682000	706000		
		Akhpura Side	0	0	809000	892000	682000	706000			
		Road Side	1036000	1204000	841000	970000	693000	773000			
		Khandipora Side	1036000	1204000	809000	892000	682000	706000			
		Shouch Side	1036000	1204000	809000	892000	682000	706000			
		Road Side	1142000	1325000	841000	970000	693000	773000			
		Khairwate Side	1142000	1325000	809000	892000	682000	706000			
		Near The Road	1292000	1565000	830000	846000	746000	733000			
		Near The Road	1036000	0	732000	758000	638000	662000			
231	Kulgam	Yeshapora	Near The Road	1311000	1417000	830000	892000	682000	706000		
			Far from the Road	0	0	732000	758000	638000	662000		
		Near The Road	1255000	1299000	644000	758000	530000	596000			
		Near The Road	0	0	580000	713000	455000	511000			
		Far from the Road	1255000	1299000	644000	758000	530000	596000			
		Near The Road	0	0	471000	545000	400000	408000			
		Vishow Ashal Side	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
232	Kulgam	Paripora	Charabhal side	1036000	1181000	591000	669000	509000	551000		
			Road Side	0	0	535000	577000	455000	508000		
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
		Road Side	947000	1181000	644000	724000	563000	607000			
		Mursingpora	0	0	580000	602000	509000	551000			
		Road Side	0	0	580000	602000	509000	551000			
		Kadjan Side	0	0	580000	602000	509000	551000			
		Cadhma Side	975000	1204000	644000	724000	563000	607000			
		Road Side	0	0	580000	602000	509000	551000			
233	Kulgam	Behbagh	Near The Road	1311000	1417000	830000	892000	682000	706000		
			Far from the Road	0	0	732000	758000	638000	662000		
		Near The Road	1255000	1299000	644000	758000	530000	596000			
		Near The Road	0	0	580000	713000	455000	511000			
		Far from the Road	1255000	1299000	644000	758000	530000	596000			
		Near The Road	0	0	471000	545000	400000	408000			
		Vishow Ashal Side	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
234	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
235	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
236	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
237	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
238	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
239	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
240	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
241	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
242	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road	0	0	591000	669000	519000	529000			
		Chowwalgam side	1164000	1325000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Vishow Side	0	0	535000	577000	455000	508000			
		Charabhal side	1036000	1181000	591000	669000	509000	551000			
		Road Side	0	0	535000	577000	455000	508000			
		Litrow Side	0	0	535000	577000	455000	508000			
		Chehan side	0	0	535000	577000	455000	508000			
243	Kulgam	Selpora	Far from the Road	907000	1084000	644000	758000	530000	596000		
			Near The Road	0	0	471000	545000	400000	408000		
		Near The Road									

FORM-III [See Rule 7] District Kullgam  
Market Value Guidelines of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khalt/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Residential	Commercial	Irrigated				Un-Irrigated	
						Agricultural	Horticultural	Agricultural	Horticultural	Agricultural	Horticultural
1	2	4	5	7	10	13	16	19	22		
244	Kullgam	Hakimabad (Dumchakoo)	Road Side	947000	1181000	591000	724000	563000	607000		
			Gopal Pora Side	0	0	580000	602000	509000	551000		
			East Side	0	0	580000	602000	509000	551000		
			Road Side	768000	945000	591000	669000	509000	551000		
			Gopal Pora Side	0	0	535000	557000	455000	508000		
			Vishow Nallah Side	0	0	535000	557000	455000	508000		
			Link Road Side	907000	1063000	591000	669000	509000	551000		
			Pariwan Side	0	0	535000	557000	455000	508000		
			Gadhaima Side	0	0	535000	557000	455000	508000		
			Link Road Side	768000	945000	591000	669000	509000	551000		
246	Kullgam	Begam	Link Road Side	0	0	535000	557000	455000	508000		
			Mahpura Side	0	0	535000	557000	455000	508000		
			Mirhama Side	768000	945000	591000	669000	509000	551000		
			Road Side	0	0	535000	557000	455000	508000		
			Nilow Side	0	0	535000	557000	455000	508000		
			Modergam Side	997000	1146000	591000	669000	509000	551000		
			Road Side	0	0	535000	557000	455000	508000		
			Odura Side	0	0	535000	557000	455000	508000		
			Gadhama Side	917000	1084000	591000	669000	509000	551000		
			Road Side	0	0	535000	557000	455000	508000		
248	Kullgam	Parivan	Tengam Side	0	0	535000	557000	455000	508000		
			Road Side	917000	1084000	591000	669000	509000	551000		
			Gadhama Side	0	0	535000	557000	455000	508000		
			Road Side	0	0	535000	557000	455000	508000		
			Tengam Side	0	0	535000	557000	455000	508000		
			Parivan Side	0	0	535000	557000	455000	508000		
			Road Side	775000	963000	404000	423000	358000	386000		
			Harwerth Side	0	0	447000	580000	335000	354000		
			Parivan Side	0	0	362000	379000	335000	354000		
			Road Side	1142000	1287000	404000	445000	368000	408000		
251	Kullgam	Gadhama	Road Side	0	0	362000	390000	324000	364000		
			Tengpura Side	0	0	362000	390000	324000	364000		
			Road Side	1644000	1872000	1017000	1103000	898000	1004000		
			Avhaloo Side	0	0	897000	957000	812000	849000		
			Road Side	0	0	820000	892000	693000	739000		
			Out Side Road	1818000	1754000	820000	824000	693000	739000		
			Road Side	0	0	766000	824000	574000	640000		
			Out Side Road	0	0	766000	824000	574000	640000		
			Road Side	0	0	766000	824000	574000	640000		
			Out Side Road	0	0	766000	824000	574000	640000		
252	Kullgam	Odura	Road Side	0	0	362000	390000	324000	364000		
			Tengpura Side	0	0	362000	390000	324000	364000		
			Road Side	1644000	1872000	1017000	1103000	898000	1004000		
			Avhaloo Side	0	0	897000	957000	812000	849000		
			Road Side	0	0	820000	892000	693000	739000		
			Out Side Road	1818000	1754000	820000	824000	693000	739000		
			Road Side	0	0	766000	824000	574000	640000		
			Out Side Road	0	0	766000	824000	574000	640000		
			Road Side	0	0	766000	824000	574000	640000		
			Out Side Road	0	0	766000	824000	574000	640000		
253	Kullgam	Bugam	Road Side	0	0	362000	390000	324000	364000		
			Tengpura Side	0	0	362000	390000	324000	364000		
			Road Side	1644000	1872000	1017000	1103000	898000	1004000		
			Avhaloo Side	0	0	897000	957000	812000	849000		
			Road Side	0	0	820000	892000	693000	739000		
			Out Side Road	1818000	1754000	820000	824000	693000	739000		
			Road Side	0	0	766000	824000	574000	640000		
			Out Side Road	0	0	766000	824000	574000	640000		
			Road Side	0	0	766000	824000	574000	640000		
			Out Side Road	0	0	766000	824000	574000	640000		
254	Kullgam	Kampora	Road Side	0	0	362000	390000	324000	364000		
			Tengpura Side	0	0	362000	390000	324000	364000		
			Road Side	1644000	1872000	1017000	1103000	898000	1004000		
			Avhaloo Side	0	0	897000	957000	812000	849000		
			Road Side	0	0	820000	892000	693000	739000		
			Out Side Road	1818000	1754000	820000	824000	693000	739000		
			Road Side	0	0	766000	824000	574000	640000		
			Out Side Road	0	0	766000	824000	574000	640000		
			Road Side	0	0	766000	824000	574000	640000		
			Out Side Road	0	0	766000	824000	574000	640000		

Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khat/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023							
				Residential	Commercial	Irrigated				Un-Irrigated	
						Agricultural	Horticultural	Agricultural	Horticultural		
1	2	4	5	7	10	13	16	19	22		
255		Ramgarh	Road Side	1142000	1605000	820000	892000	693000	739000		
			Out Side Road	0	0	766000	824000	574000	640000		
256		Narburgh	Road Side	1142000	1605000	623000	770000	574000	629000		
			Out Side Road	0	0	558000	591000	455000	640000		
257		Soper	Road Side	1142000	1605000	623000	770000	574000	629000		
			Out Side Road	0	0	558000	591000	455000	640000		
258		Zarripora	Road Side	1164000	1670000	820000	870000	682000	739000		
			Out Side Road	0	0	678000	813000	574000	640000		
259		Awgam	Road Side	1164000	1670000	678000	870000	682000	739000		
			Out Side Road	0	0	678000	813000	574000	640000		
260		Panivah	Road Side	1164000	1670000	678000	870000	682000	739000		
			Out Side Road	0	0	678000	813000	574000	640000		
261		Katrasoo	Out Side Road	1563000	1927000	623000	770000	574000	629000		
			Near The Road	0	0	558000	591000	455000	640000		
262		Shahipora	Far from the Road	1612000	1949000	623000	770000	574000	629000		
			Near The Road	0	0	558000	591000	455000	640000		
263	Kulgam	Khee	Far from the Road	1489000	1835000	623000	770000	574000	629000		
			Near The Road	0	0	558000	591000	455000	640000		
264		Akhipora	Far from the Road	1489000	1835000	623000	770000	574000	629000		
			Near The Road	0	0	558000	591000	455000	640000		
265		Jogipora	Far from the Road	1489000	1835000	623000	770000	574000	629000		
			Near The Road	0	0	558000	591000	455000	640000		
266		Madipora	Far from the Road	1489000	1835000	623000	770000	574000	629000		
			Near The Road	0	0	558000	591000	455000	640000		
267		Bon Khandipora	Far from the Road	1489000	1835000	623000	770000	574000	629000		
			Near The Road	0	0	558000	591000	455000	640000		
268		Batasgam	Far from the Road	1489000	1835000	623000	770000	574000	629000		
			Near The Road	0	0	558000	591000	455000	640000		
269		Mohamadpura	Near The Road	1753000	1969000	766000	824000	606000	673000		
			Far from the Road	0	0	743000	792000	612000	629000		
270		Tarigam Dewar	Far from the road	1549000	1890000	696000	792000	574000	629000		
			Road Side	0	0	644000	748000	585000	640000		
271		Bowgam	Road Side	1468000	1720000	596000	669000	585000	640000		
			Out Side Road	0	0	558000	669000	519000	585000		


Note: 1. Near the road/along the road implies land situated at distance 100 feet from the centre of the road. 2. Away from the road implies land situated at distance of more than 100 feet from the centre of the road.

## Market Value Guideline of Agricultural Land for the Year 2023

S. No.	Name of Tehsil	Name of Village	Mohalla/Khat/ Taraf etc.	Value per Kanal (in Rupees) for Year 2023					
				Residential	Commercial	Irrigated		Un-Irrigated	
						Agricultural	Horticultural	Agricultural	Horticultural
1	2	4	5	7	10	13	16	19	22
272	Kulgam	Balsoo	Road Side	1644000	1890000	602000	669000	591000	640000
			Out Side Road	0	0	558000	669000	519000	585000
273	Kulgam	Buchroo	Road Side	1644000	1890000	602000	669000	591000	640000
			Out Side Road	0	0	558000	669000	519000	585000

Deputy Commissioner, Kulgam.  
(Chairman District Valuation Committee)



  
30.12.22