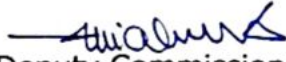


OFFICE OF THE DEPUTY COMMISSIONER BANDIPORA

OFFICE 2ND BLOCK, MINI-SECRETARIAT BANDIPORA, [Fax] 01957226051

Notification No. 53 /DCB/Adm of 2023, Dated: 29 -12-2023

In pursuance of Sub Rule (2) C of Rule (4) of Jammu and Kashmir Preparation and Revision of Market Value Guidelines/Rules 2011 issued Vide SRO-303 of 2011, the market rates of land and build up property in respect of Urban and Rural areas of District Bandipora are hereby notified on the basis of market rates communicated by Sub District Valuation Committee duly analyzed by the District Valuation committee and approved by the Divisional Valuation Board vide No. 466/DCK/Stamps, dated: 21-12-2023 forming annexure I, II and III to this notification. The rates shall be applicable w.e.f 1st January,2024 to 31st December,2024.


Deputy Commissioner,
Chairman District Valuation Committee,
Bandipora.

Dated: 29/12/2023

No.DCB/SQ/2023/5975-6000
Copy to the:

1. Financial Commissioner Rev, J&K Srinagar.
2. Principal Accounts General J&K Srinagar.
3. Divisional Commissioner Kashmir.
4. Inspector General of Registrations J&K, Srinagar.
5. Commissioner Commercial Taxes J&K Srinagar.
6. Commissioner of Stamps J&K Srinagar.
7. Chief Conservator of Forests Srinagar.
8. Director Agricultural Kashmir.
9. Director Land records Kashmir.
10. Deputy Commissioner Stamps Srinagar.
11. Addl. District Development Commissioner Bandipora.
12. Addl. Deputy Commissioner Bandipora.
13. Assistant Commissioner Rev, Bandipora.
14. Sub Registrar Bandipora/Sumbal/Gurez.
15. Superintendent Engineer R&B Bandipora.
16. Sub Divisional Magistrate Gurez/Sumbal.
17. General Manager Govt. Press Srinagar, for publication in next Gazette issue.
18. Divisional Forest Officer Bandipora.
19. Chief Agricultural Officer Bandipora.
20. Chief Horticulture Officer Bandipora.
21. General Manager DIC Bandipora.
22. Chief Executive Municipal Council Bandipora.
23. Tehsildar Bandipora/Aloosa/Hajin/Ajas/Sumbal/Gurez/Tulail.
24. Executive Officer MC Hajin/Sumbal.
25. DIO, NIC Bandipora with the direction to upload the same in District website.

S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture

Annexure "C" Form III (see Rule 7) District Bandipora
Proposed Market value of Agriculture Land for the year 2024

Market value Guideline of Agriculture Land

Value per Kanal (Rupees in Lacs)

S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
1	Mantrigam	Mantrigam	Mantrigam	1853451	1985862	1059086	1125342	529543	628826
2			Pazalpora	1635392	1771641	1226544	1294719	545097	613272
3			Sheikhpura	1721040	1853451	1323908	1390063	661954	728109
4			Kralpora	1985862	2118172	1390063	1456319	695082	741340
5			Bedi- Beath	1191497	1323908	661954	728109	397132	463388
6		Lawaypora	Lawaypora	1336836	1470560	668418	735280	401071	427836
7			Watrina	1604183	1804769	802142	869004	467933	494597
8		Khayar	Main Khayar	1191497	1323908	962833	1023029	842441	902637
9			Sheikh Pal	1390063	1588629	661954	661954	364711	463388
10		Chanadaji	Chanadaji Turk Mohalla	476619	0	0	0	334310	370670

[Signature]

[Signature]

Assistant Commissioner Rev,
Bandipora

Addl. Deputy Commissioner,
Bandipora

Chairman District Valuation Committee,
Deputy Commissioner, Bandipora.

S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
11			Janjua Mohalla	397132	0	0	0	222907	264822
12	Bonakoot	Bonakoot	Brari Pora	1596494	0	1197396	1263878	0	0
13			Pethkoot	1451349	0	1064329	1130913	532165	572054
14			Bonakoot Main	1729560	1995693	1064329	1130913	665231	705121
15			Tanghat	678223	0	542619	583321	406914	434116
16			Panar	532165	0	399098	425691	266133	292726
17			Gozarbal	813929	0	542619	569720	406914	434116
18			Athwathoo	665231	0	0	0	399098	425691
19			Bona Pora	665231	0	0	0	332616	359209
20			Her Pora	199549	0	0	0	133067	146363
21			Tanghtari	266133	0	0	0	199549	226142
22		Weaven	Dooni Wari/ Bajpathari/ Bon Mohalla	166257	0	0	0	133067	0
23		Labkachal	Labkachal	0	0	0	0	399098	0
24	Onagam	Onagam	Onagam A	1738080	1871802	1216656	1337016	410652	473076
25			Onagam B	1337016	1470738	802230	1069572	389334	456144

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khat / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
26			Boinar	534786	0	473280	578748	401064	427788
27			Naga	312324	0	0	0	133722	160446
28			Duban/ DubanBala	202470	0	0	0	121482	122706
29	ChunniMulla	ChunniMulla	ChunniMulla Main	521710	0	260855	326120	130428	195692
30			SurinderPati	199549	0	0	0	133067	199549
31			lower Kudara	332616	0	0	0	266133	332616
32			Upper Kudara	266133	0	0	0	133067	157224
33		Sumlar Shokbaba	Shok Baba	798298	0	665231	798298	332616	399098
34			Sumlar Main	931263	957957	665231	798298	399098	532165
35			GojarPati	537341	0	0	0	403057	470250
36			Kota Sathri	266133	0	332616	399098	199549	266133
37	ArinDardpor ^a	ArinDardpor ^a	Arin Main	1064329	1197396	864780	1130913	731714	864780
38			Dardpora	798298	931263	665231	798298	532165	631939
39			Barladi, Nagwani, Rang Daji	532165	0	0	532165	332616	399098
40		Shamthan	Shamthan	199549	0	0	0	133067	172956

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
41	Garoorra	Garoorra	Garoorra Main	1323908	1588629	992931	1072317	468741	504798
42			Galkul	529543	0	530856	577013	421271	469347
43			Chak	397132	0	0	0	216645	252702
44		Aragam	Aragam Main	1125342	1323908	926675	1059086	0	0
45			Chapran	661954	0	530957	604283	505505	553581
46	Gamroo	Gamroo	Upper Gamroo	1604358	1738080	1123020	1230018	909126	935850
47			Lower Gamroo	1871802	2406588	1256742	1337016	935850	962676
48		Mader	Upper Mader	1738080	2005524	1069572	1337016	1002762	1136484
49			Main Mader	2208198	2393532	1136484	1470738	1069572	1203294
50		Gundi Qaiser	Gundi Qaiser	1604358	1671270	802230	935850	534786	601596
51		Gundpora Rampora	Gundpora Rampora	1738080	1804890	935850	1002762	401064	534786
52		Chek Arsala Khan	C.A Khan Main	1337016	1403826	802230	1069572	401064	534786
53			Upper Chak Arsala Khan	1203294	1337016	668508	935850	374340	467976
54		T A Shah	Main T A Shah	1337016	1403826	802230	1069572	401064	534786
55			Upper T A Shah	1203294	1337016	668508	935850	374340	467976

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
56		Konan Babagund	Main	1337016	1403826	802230	1069572	401064	534786
57			Upper	1203294	1337016	668508	935850	374544	508062
58		Lowdara	Lowdara Main	1604358	1738080	1069572	1136484	802230	869040
59			Lowdara Lower	1470738	1604358	935850	1069572	668508	735318
60	Nadihal	Nadihal	Kolhama	802230	935850	935850	1069572	0	0
61			Nadihal Main	1604358	1871802	1337016	1470738	1069572	1203294
62			Satwouth, Kadlabal	1871802	200532	1337016	1470738	1069572	1203294
63			Chanapora	1604358	1671270	1337016	1470738	0	0
64			Selhund	1604358	1604358	1470738	1604358	935850	1069572
65		Brar	Tangwani	1337016	1403826	935850	1069572	0	0
66			Chinar Colony	1069572	1136484	1203294	1270104	735318	802230
67			Malshukar	1069572	1136484	935850	1069572	735318	802230
68			Zubantherpora	1069572	1136484	935850	1002762	735318	802230

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Tarnaf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
69		GundDaichina	New Colony	1337016	1363740	935850	1145154	869040	935850
70		Bonpora, Herpora		1203294	1270104	1069572	1136484	1002762	1069572
71		Wudder		735318	0	802230	828954	668508	735318
72		ChititBandey	Narzub, Deebarrun, Seer Mohalla, Malikpora	981546	1022448	954210	981546	613428	681564
73			Zonihund, Authwato, Hudnul	1069572	1096296	935850	962676	802230	869040
74			Chiter, Marchipal, Nagabal, Ajmul	869040	935850	802230	828954	601596	668508
75			Gour, Hajan, Champal, Gagerpati, Chaliwn, Budinar	668508	735318	534786	601596	401064	467976
76	Qazipora Patushay	Qazipora Patushay	Qazipora	1343570	1410708	1142055	1168910	581278	738923
77			Patushay	1209193	1276330	1074815	1115098	671785	712068
78			Lahrwapur	671785	0	604545	631503	0	0
79		Watpora	Watpora Bala	1369913	1438383	1095930	1137033	591938	0
80			Watpora Payeen	1232870	1273973	958888	986358	644418	0

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
81	Sonarwani	Sonarwani	Sonarwani Main	1625650	1950780	1167578	1343570	716783	851160
82			Arampora	2418385	2955793	873300	1074815	537408	671785
83		Ajar	Ajar Main	3022930	3291685	1209193	1276330	671785	806163
84			Greenland Colony	2888655	3157308	1142055	1209193	604545	738923
85		Ayathmulla	Ayathmulla	2149630	2687038	940438	1007678	671785	738923
86		Chakreshi Pora	Chakreshipora	1612223	2149630	671785	806163	514755	604545
87		Buthu	Buthu	397132	0	0	364105	0	198566
88		Ahamshareef	Ahamshareef	1871802	2139144	802230	869040	534786	601596
89		Hudbal	Hudbal	661954	0	0	397132	0	231694
90	Kaloosa Nathpora	Kaloosa Nathpora	Kaloosa Main	2219023	2793228	1209193	1612223	1074815	1142055
91			Nathpora	2219023	2793228	671785	940438	380275	530950
92			Gundbal	2219023	2793228	671785	940438	403030	537408
93			Kaloosa Dal	0	0	403030	417790	264860	296020

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khat / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
94		Panjigam	Panjigam Main	1197918	1343570	1074815	1155483	470270	537408
95			Barzala	738923	806163	604545	806163	470270	537408
96			ChekPanjigam	806163	927010	618075	886728	335893	349320
97	Bandipora	Bandipora	Naz Colony/ Nowpora	4796488	5652978	1370425	1507468	500200	565698
98			Bandipora Main	4863625	5542073	1612223	1699553	500200	565698
99			Braarikoot	0	0	1612223	1699553	500200	565698
100			Zalwan	0	0	873300	933775	500200	470270
101			Bagh	3963470	4903908	1276330	1323378	500200	565698
102		Nusoo	Gorpora/ Sheikh Mohalla	2458668	3399208	1074815	1195765	0	0
103			Tang Mohalla	2458668	3399208	1074815	1195765	0	0
104			Lankreshipora	2327673	3399208	968728	980823	0	0
105		Papachan	Papchan A/ Ganie/ Shah Mohalla	2327673	2771088	1074815	1142055	453153	430705
106		Kharpora	Muslimabad/ Kharpora Main	4115990	4470640	1095008	1101670	479290	464325

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khat / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
107		Dachigam	Mir Mohalla/ Bhat Mohalla/ Muqdam Mohalla	3399208	3399208	1088243	1101670	453153	430705
108	Aloosa	Aloosa	Aloosa	1251234	1285200	1285200	1165962	662286	702270
109			Ketsan	548228	0	481770	521564	334613	347642
110			Halmnapora	721544	0	655793	695385	459146	478639
111			Binlipora	918292	957278	957278	826281	524897	590648
112	Quil Mugam	Quil Mugam	Quil	1245828	1271736	1271736	1152396	344658	702270
113			Mugam	918292	984043	984043	852541	551056	590648
114			Hapatnar	537724	0	472478	511464	328149	340976
115		Malangam	Malangam	1233614	1259268	1259268	1141098	655793	695385
116			Kemah	1258170	1285200	1285200	1165962	662286	702270
117			Malik Naar	537724	0	472478	511464	328149	478639
118		Mangnipora	Lower Mangnipora	1245835	1272600	1272600	1154531	655793	695385
119			Upper Mangnipora	1233614	1259268	1259268	1141098	655793	695385

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
120			Turkpora	918292	984043	984043	852541	551056	590648
121	Kehnusa	Kehnusa	Kehnusa	1252003	1278900	1278900	1160247	659040	698828
122			Kanbarhi	1187043	1212824	1212824	1080671	632751	659040
123			Zurimanz	922838	949127	949127	685328	553784	593572
124		Ashtangoo	Ashtangoo	1226323	1252003	1252003	1120459	632751	659040
125			Ashtangoo Ghat	1146747	1173137	1173137	1015203	580073	606463
126	Ajas	Ajas	Bronth Mohalla	582930	596496	545802	545802	468180	545802
127			Lone Mohalla (Payeen)	582930	596496	545802	545802	468180	545802
128			Jan Mohalla	582930	596496	545802	545802	468180	545802
129			Pottu Mohalla	594354	608124	556512	556512	477360	556512
130			Chinpazpora	582930	596496	545802	545802	468180	545802
131			Waza Mohalla	582930	596496	545802	545802	468180	545802
132			Kawapora	562734	588030	545802	545802	468180	545802

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
133			Wani Mohalla	562734	588030	545802	545802	468180	545802
134			Rawalpora	562734	588030	545802	545802	468180	545802
135			Ahanger Mohalla	562734	588030	545802	545802	468180	545802
136			Lone Mohalla (Bala)	562734	588030	545802	545802	468180	545802
137			Ganie Mohalla	562734	588030	545802	545802	468180	545802
138			Tang Bhuthoo	545802	582930	582930	545802	468180	545802
139		Noor abad	Bhagat	582930	596496	545802	545802	468180	545802
140			Waza Mohalla	594354	608124	556512	556512	477360	556512
141			Shalla Mohalla	582930	596496	545802	545802	468180	545802
142			Rather Mohalla	582930	596496	545802	545802	468180	545802
143			Bhat Mohalla	562734	588030	519894	543558	445638	543558
144			GojarPati	562734	588030	519894	543558	445638	543558
145			Hamun Nar	562734	588030	519894	543558	445638	543558
146			Kulla Nar	562734	588030	519894	543558	445638	543558

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khat / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
147			Chrawan	562734	588030	519894	543558	445638	543558
148		Saderkote	Kalvetpura	376992	389946	353430	353430	314568	352512
149			Bona Mohalla	376992	389946	353430	353430	314568	352512
150			Manz Mohalla	376992	389946	353430	353430	314568	352512
151			Huer Mohalla	376992	389946	353430	353430	314568	352512
152			Ganie Mohalla	376992	389946	353430	353430	314568	352512
153			Chan Gullo	376992	389946	353430	353430	314568	352512
154	Hajin	Hajin	Tundpora/ Banger Mohalla	1293140	2155268	1044988	1175573	881705	979695
155			Ghat/Mir Mohalla	1293140	2155268	979695	1044988	881705	979695
156			Dander Mohalla/Khose Mohalla	1293140	2155268	914403	953558	881705	953558
157			Parray Mohalla/Wahabparray Mohalla	1293140	2155268	914403	953558	881705	953558
158			Syed Mohalla, Mir Mohalla	1293140	2155268	914403	953558	881705	953558

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S.No	Patwar Halga	Name of Village	Mohalla/ Khat / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
159			Bon Mohalla, Koehak Mohalla, Kan Mohalla	1293140	1363660	914403	953558	881705	953558
160			Bonikhan Mohalla	1293140	1363660	914403	953558	881705	953558
161			Khuserpora/ Malkpora	653130	653130	822870	822870	653130	718423
162		Rakhi Hajin	Gulshanabad/ Bonemohalla	849008	979695	822870	875145	757578	849008
163			Manz Mohalla/Parh Mohalla	809853	914403	822870	875145	757578	849008
164			Khana Check/ Chakmohalla	783715	888265	822870	875145	757578	849008
165			Batagund	751120	849008	822870	875145	757578	849008
166		Vijpara	Herpora	444440	914403	431013	522443	457150	502865
167			Bonepora	751120	914403	4245243	470270	457150	489848
168	GundiSaderk ote	GundiSaderk ote	Galibal/ Check Mohalla	444440	1306260	457150	522443	391858	457150
169			Banpora/ Manzrohalla	653130	1175573	457150	522443	391858	457150
170			Kanimohalla/ Haibal	718423	1436845	457150	522443	391858	457150

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Deputy Commissioner, Bandipora.

S.No	Palwar Halqa	Name of Village	Mohalla/ Khatir / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
171			Sader Mohalla	653130	1306260	457150	522443	391858	457150
172			Khan Mohalla	783715	1306260	457150	522443	391858	457150
173			Tang Mohalla	522443	1044988	457150	522443	391858	457150
174			Malpora/ Doodvan	849008	1371553	457150	522443	391858	457150
175			Sadunara Hashtkhan	587838	914403	391858	457150	326565	391858
176			Bronth/Manz Mohalla	522443	783715	391858	457150	326565	391858
177			Poth Mohalla /Hashtkhan	457150	653130	391858	457150	326565	391858
178			Jalal pora	130585	156723	130585	195980	91430	130585
179			Watal/ Bakerpora	195980	260145	130585	195980	91430	130585
180			Ghulamaryari	260145	326565	130585	195980	91430	130585
181	Baharabad	Baharabad	Kathpora /Check	1044988	1306260	359263	457150	326565	359263
182			Waskundal	1044988	1306260	504710	542123	359263	391858
183			Khumrin	1018850	1240865	482160	496408	391858	424555
184		Poshvari	Jannia Mohalla	1044988	1175573	431013	457150	391858	431013

Assistant Commissioner Rev,
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Addl. Deputy Commissioner,
Bandipora

Chairman District Valuation Committee,
Deputy Commissioner, Bandipora.

S.No	Patwar Halqa	Name of Village	Mohalla/ Khair / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
185			Laribal	1044988	1240865	457150	470270	391858	424555
186		Gulshanpora	Grace Mohalla	1044988	1175573	359263	496408	359263	431013
187			Ganie Mohalla	979695	1110280	391858	398418	391858	398418
188		Gundi Ramzan	Gundi Ramzan	0	0	0	0	0	933980
189	Madwan	Madwan	Hajam/Wani Mohalla	849008	979695	692285	770698	620433	718423
190			Check/Dolayari Mohalla	796835	940438	692285	770698	620433	718423
191			Jaffery Mohalla	770698	888265	692285	770698	620433	718423
192		Sri Hari Kran Gund	Chakh/Colony Mohalla	457150	522443	326565	359263	261273	320005
193			Haji/Mukdam/Rakh Mohalla	431013	457150	326565	35773	261273	320005
194			Gardhanz/Bona Mohalla	391858	417995	326565	359263	261273	320005
195		Gundi prang	Bhat Mohalla	9143513	979695	783715	835990	718423	757578
196			Eidgan Mohalla	783715	849008	918503	718423	600855	626993

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
197			Bajeweth Mohalla/Ladipora	783715	835990	653130	710633	561700	587838
198			BanyariGarbi	653130	653130	626993	679268	522443	548580
199	Naidkhai	Naidkhai	Bathpora	1181307	1246918	787538	853149	754784	853149
200			Bonpora	1181307	1312632	820395	879414	787538	879414
201			Manzpora	1181307	1312632	820395	879414	787538	879414
202			Hurpora	1205100	1312632	820395	879414	787538	879414
203			Bazar Mohalla	1575076	1968845	951617	984474	853149	984474
204			LariBal	1115696	1181307	820395	886006	787538	886006
205			Wazpora	1050085	1115696	787538	820395	787538	820395
206			Batan Tang	787538	853149	656316	721927	524991	721927
207		Gundibone	Maidan Mohalla	1050085	1181307	787538	886006	787538	853149
208			Main Gundibone	1115696	1246918	853149	951617	853149	951617
209		Tangpora	Tangpora	1110280	1240865	849008	946998	849008	946998
210		Gulabwari	Gulabwari	849008	979695	653130	783715	653130	849008

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S.No	Parwar Halqa	Name of Village	Mohalla/ Khafi / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
211	Shahgund	Shahgund	Lone Mohalla/ Putsutho/ Niehgund/ Pukhar/Bodain	783715	1175573	587838	718423	522443	653130
212			Bunpora	783715	1175573	587838	718423	522443	653130
213			Bajhar/Pranveth/Kaspe ti	1199353	1567430	783715	979695	718423	914403
214			Suthoo Mohalla/Ahmad Nagar/ Kathzamech	1044988	1306260	1044988	1253985	914403	1175573
215			Gulshan Mohalla/ Karnayi Mohalla/Zaidar Mohalla	522443	653130	391858	731440	339583	653130
216		Gundjahange er	Warpora/ Danagerpora/ Bulh Mohalla/ Kansuth/AabTrepeth/ Boonpath/ Lowgeera/ Budgeor	1044988	1306260	653130	1175573	587838	1044988
217			Balpora/ Pathpora/ Karhargund/Murg/ Harboth/ Khalpeth	1044988	1436845	692285	992713	653130	914403
218		Gundbalakh	Gundbalak	0	0	914403	1044988	783715	914403
219		Kanipora	Kanipora	914403	1044988	411435	489848	326565	359160
220	Kosumbagh	Kosumbagh	Check Kosumbagh	1044988	1175573	444440	849008	653130	718423

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
221			Hakbara Main/Bon Mohalla/Asfan Mohalla	1044988	1175573	444440	849008	653130	718423
222			Pahlipora	979695	1044988	718423	783715	587838	653130
223			Yarbalpora	1110280	1175573	783715	849008	718423	783715
224		Chandergera	Rather Mohalla	718423	783715	391858	457150	326565	391858
225			Bon Mohalla	653130	718423	365720	417995	300428	365720
226			Danger Mohalla	704175	692285	352703	404978	261273	326565
227		Rakhi Malgam	RakhiMalgam	0	0	326565	0	261273	0
228		Zoonipora	Kohistan colony	783715	849008	600855	653130	587838	600855
229			Sheikh Mohalla	718423	1089063	522443	587838	496408	574718
230	Sumbal Inderkote	Sumbal Inderkote	Main Bazar, Bhat Mohalla	1862652	2753499	998585	1011975	0	0
231			Dompura	1862652	2753499	998585	1011975	923601	930296
232			Chan Mohalla	1862652	2753499	998585	1011975	923601	930296
233		Wahipora	Wahidpora bala	1817442	2686667	974348	987413	901184	907716
234			Wahidpora Payeen	1817442	2686667	974348	987413	901184	907716

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khati / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
235		Rakhi Asham	Wasi Khan	1853200	2739620	993533	1006858	919015	943923
236			Mahapadann	1853200	2739620	993533	1006858	919015	943923
237			Sunbaran	1853610	2740133	974468	1007063	901283	907843
238	Ganastan	Ganastan	Ganastan	1110280	2686935	672708	685725	496920	546120
239			Checki Ganastan	1110280	2686935	672708	685725	496920	546120
240		Shilvat	Shilvat	1331726	1598051	978770	993443	832341	838974
241		Rakhi Shilvath	Rakhi Shilvath main	1275637	1553228	978770	993443	832341	838974
242			Guzar Mohalla	1364891	1632623	962991	979574	822794	829326
243		Saraie Dangepora	Main	1797845	2796614	1340369	1531419	1318359	1398257
244			Shahulpora	1828497	2808071	1329213	1501973	1293033	1371423
245			Kawpora	1808900	2768876	1319163	1436748	1240773	1371423
246	Hilalabad	Hilalabad	Near Haighway	1234812	1624860	506940	519894	435438	441966
247			Hilalabad	948906	1195848	506940	519894	435438	441966
248		Asham	Petipora	1360822	1388526	896886	909942	805902	818856

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khati / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
249		Chewa	Near Highway	1299888	1494810	379542	393210	363936	370464
250			Chewa Takiya	1104864	1416882	379542	393210	363936	370464
251	Trigam	Trigam	Main	1593568	1828703	1145950	1159890	988818	995378
252			Kawpura	1573990	1802565	1145950	1159890	988818	995378
253		Gundikhalil	Gundikhalil	1110280	1240865	744560	757578	666148	672708
254			Hajam Mohalla	979695	1110280	744560	757578	666148	672708
255		Malikpura	Malikpura	1031868	1149435	718423	731440	659690	666148
256		Odina	Main	1371553	1567430	770698	783715	670043	676603
257			Chan Mohalla	1097263	1306260	744560	757578	662253	668813
258			Haji Rahim Mohalla	1044988	1175573	724983	738000	653130	659690
259		Shardapora	Main	1828497	2808071	1031834	1446396	1286501	1188513
260			Payeen	1802367	2762343	1031834	1445190	1286501	1188513
261	Nowgam	Nowgam	Main	727872	792948	418506	431562	288558	295086
262			Nowgam Paycem	649944	740928	399024	412080	393720	283356

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khairi / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
263		Gundi Nowgam	Gundi Nowgam	714918	779892	347106	360060	283356	289884
264			JunctionMohalla	701964	766938	347106	360060	283356	289884
265		Najin	Najin	747456	760410	350982	348024	286008	292434
266		Gadakhud	Gadakhud	756534	768162	357510	363936	286008	292434
267		Zalpora	Zalpora	766938	779892	261936	274890	197574	210528
268		Rakhi Sulanpara	Rakhi Sulan para	648720	675954	240516	253470	197574	204102
269	Gulshanpora Baglore	Gulshanpora	Gulshanpora	514797	588426	489345	0	0	489345
270		Kanzalwan	KanzalwanNaval	514797	588426	489345	0	0	489345
271		Koragbal	Koragbal	323604	391274	303000	0	0	303000
272	Badwan Wanpora	Badwan Wanpora	Badwan Wanpora	1292093	1415818	1256339	0	0	1256339
273		Khandiyal	Khandiyal	1280983	1415818	1256339	0	0	1256339
274	Dawar	Dawar	Dawar	1483286	1550653	1434705	0	0	1434705
275		Mastan Khopri	Mastan	1483286	1550653	1434705	0	0	1434705

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
276			Khopri	1121403	118574	896274	0	0	896274
277		Markoot	Markoot	1442785	1550653	1434705	0	0	1434705
278	Shahpura	Shahpura	Shahpura	647208	661954	622867	0	0	622867
279	Jurniyal	Burnie	Burnie , Kashpot	484598	494799	477427	0	477427	0
280		Kilshaypayee n	Kilshay Payeen Bosgay, Sudikilshay, jaroji, Refugee 1&2	232603	265226	265226	0	265226	0
281		Zadgay	Zadgay	365216	408040	387638	0	387638	0
282		Purana Tulai	Pura Tulai Sami	484598	510050	483992	0	483992	0
283		Dangihal	Dangihal, Shichpura	387638	392789	387638	0	387638	0
284		Jurniyal	Jurniyal Check Jurniyal, Jawdara	386628	391678	387638	0	387638	0
285		Mazgund	Mazgund	386628	391678	387638	0	387638	0
286	Badugam	Neeru	Neeru, Neeru Nallah	379457	392789	387638	0	387638	0
287		Badugam	Badugam	484598	510050	381477	0	381477	0
288		Wazirhal	Wazirhal	265226	265226	265226	0	265226	0

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S.No	Patwar Halqa	Name of Village	Mohalla/ Khait / Taraf	Residential	Commercial	Irrigated		Un-irrigated	
						Agricultural	Horticulture	Agricultural	Horticulture
289		Saradab	Saradab	387638	392789	388143	0	388143	0
290		Buglindar	Buglindar, Khutran	387133	392183	387638	0	387638	0
291		Gund-Gul Shiekh	Gund-Gul sheikh	386628	387638	387638	0	387638	0
292		Hassan Gann	Hassan Gann	386123	386123	387133	0	387133	0
293	Gujran	Malam Gann	Malam Gann	385618	387133	386628	0	386628	0
294		Baduab	Baduab	484598	484598	484598	0	484598	0
295		Gujran	Gujran	383598	384103	383598	0	383598	0
296		Abdullain	Abdullain	240784	288658	287648	0	287648	0


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Bandipora


Chairman District Valuation Committee,
Deputy Commissioner, Bandipora.

FORM-1

Market value Guidelines (Urban Plots) District Bandipora for the year 2024
Municipal Area Bandipora.

S No	Name of the City	Ward No.	Mohalla	Residential	Commercial
1	Bandipora	1	Nowpora/ Naaz Colony to Jamia Masjid Jadeed	4818031	5678390
2	Bandipora	2	Jamia Masjid to Peer Masjid	4983140	5678390
3	Bandipora	3	Peer Masjid To Naag Masjid	4983140	5678390
4	Bandipora	4	Nag Masjid To Eaglets Public School	4983140	5678390
5	Bandipora	5	Naid Mohalla	4983140	5678390
6	Bandipora	6	Nishat Mohalla	4983140	5678390
7	Bandipora	7	Nusoo	2519071	3482739
8	Bandipora	8	Lankreshipora	2519071	3482739
9	Bandipora	9	Papachan	2384862	2839195
10	Bandipora	10	Mader	2273622	2464378
11	Bandipora	11	Ganait Mohalla Kaloosa To Gund Bal	1781694	2636903
12	Bandipora	12	Khar Mohalla To Watapora	1781694	2636903
13	Bandipora	13	Rather Mohalla To Muslimabad	1781694	2636903
14	Bandipora	14	Nathpora	2273622	2861855
15	Bandipora	15	Dachigam	3482739	3482739
16	Bandipora	16	Ajar	3097313	3372632
17	Bandipora	17	Kharpora	4217129	4580513


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Chairman District Valuation Committee,
Deputy Commissioner, Bandipora.

FORM-I
Market Value Guidelines (Urban Plots) District Bandipora for the year 2024

Municipal Area Hajin.

S.N	Name of the City	Ward No.	Mohalla/ Colony/ Society/ Street	Residential	Commercial
1	Hajin	1	Tundpora	1318560	2197498
2	Hajin	2	Main Bazaar	1318560	2197498
3	Hajin	3	Mir Mohalla Partly	1318560	2197498
4	Hajin	4	Naid Mohalla Khyber Mohalla	1318560	2197498
5	Hajin	5	Khas Mohalla/ Syed Mohalla	1318560	2197498
6	Hajin	6	Danger Mohalla	1318560	2197498
7	Hajin	7	Parra Mohalla	1318560	2197498
8	Hajin	8	Boire Mohalla	1318560	2197498
9	Hajin	9	Wahab Parray Mohalla	1318560	2197498
10	Hajin	10	Kochak/ Kane Mohalla	1318560	2197498
11	Hajin	11	Parray Mohalla Partly	1318560	2197498
12	Hajin	12	Banger Mohalla Partly	1318560	2197498
13	Hajin	13	Mochi Mohalla Partly	1318560	2197498

Signature

Signature

Assistant Commissioner
Bandipora

Addl. Deputy Commissioner
Bandipora


Chairman District Valuation Committee,
Deputy Commissioner,
Bandipora

FORM-I

Market Value Guidelines (Urban Plots) District Bandipora for the year 2024

Municipal Area Sumbal.

S No	Tehsil	Ward No	Mohalla	Residential	Commercial
1	SUMBAL	1	Wangipora Payeen	1859562	2748864
2	SUMBAL	2	Wangipora Bala	1859562	2748864
3	SUMBAL	3	Batmohalla	1859562	2748864
4	SUMBAL	4	Main Bazar	1859562	2748864
5	SUMBAL	5	Arampora	1859562	2748864
6	SUMBAL	6	Chanmohalla	1859562	2748864
7	SUMBAL	7	Dompora	1859562	2748864
8	SUMBAL	8	Wasikhan	1859562	2748864
9	SUMBAL	9	Sonabarr	1859562	2748864
10	SUMBAL	10	Manz Mohalla	1859562	2748864
11	SUMBAL	11	Bunmohalla	1859562	2748864
12	SUMBAL	12	Gunzari Mohalla	1859562	2748864
13	SUMBAL	13	Rakhi Asham	1859562	2748864


Assistant Commissioner Rev,
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Bandipora


Chairman District Valuation Committee,
Deputy Commissioner, Bandipora.

MARKET VALUE GUIDELINES OF URBAN BUILT UP PROPERTIES OF DISTRICT BANDIPORA (2024)

Form-II
(See Rule 7)

1. Tehsil: Bandipora.

Name of City	Ward No.	Mohalla / Society / Street	Value of built up property per Sq. meter						
			If roof of RCC	If Roof made of RBC Girder	Residential If roof made of 1[asbestos] sheets / tin sheets / English Tiles	If roof made of Karchha 2[* *] / Bamboo	Shop	Office	Godown
Nowpora	1	(Mir, Beigh, Kuchay, Naz Colony, Khadam&GanieMohallas) Party	26574	31003	24926	23587	22866	25132	22351
Plan Party	2	(Bhatoo, Peer, gousia, Ahanger&BhatMohallas) Party.	26574	31003	24926	23587	22866	25132	22351
	3	Parra Bhat&SnuMohalla	26265	30594	24720	23381	22660	24926	22145
HalamiMohalla	4	Mir, Misger&WaniMohalla	26574	31003	24926	23587	22866	25132	22351
NishatBagh	5	(Bagh, Khusho, Nishat, Parra, Sheikh, Baba, New Colony &NazMohallas) Party	26574	31003	24926	23587	22866	25132	22351
Nisoo	6	(Syedpora, Dar, Lone, Ganie, Sheikh &GourporMohallas) Party.	26574	31003	24926	23587	22866	25132	22351
Lankeshpora	7	Khan, Reshi, Dar, Fisher Mohallas	26574	31003	24926	23587	22866	25132	22351
Papachan	8	Sheikh, Khan, Ganie, Shattu, Dar, Shah, Hajam&Wakamohallas	26574	31003	24926	23587	22866	25132	22351
Mader	9	(Rather, Wani, Khan, Kar, Ganie, WaniMohalla, bagh, Chopank &New Colony Mohallas) Party	26574	31003	24926	23587	22866	25132	22351
Kalooosa Party	10	(Akhooon, Shah, Khan &ShardhMohallas) Party	26574	31003	24926	23587	22866	25132	22351
Kalooosa Party	11	(Dhobi, Ahangar, Pandith, Gress&Ganie&Ganie Mohallas) Party	26574	31003	24926	23587	22866	25132	22351
Kalooosa Party	12	Ganie, Muslim, Sof&, Rather Party	26574	31003	24926	23587	22866	25132	22351
Nathpora	13	Rather, Mir, Hanj, Lone, Bhat, Wani&Zaiwan, Party Mohallas	26574	31003	24926	23587	22866	25132	22351
Ajar	14	Zargar, Kumar, Tantray, Green Land Colony, Sheikh and Lone Mohallas.	26574	31003	24926	23587	22866	25132	22351
Khatipora	15	Pandith, Bhat, Tantray& New Colony Stadium Mohallas.	26574	31003	24926	23587	22866	25132	22351

Note:

- Sanitary Rs. 1,70Lacs/Pt.
- Additional Points having common disposal Rs. 0.35 Lacs/Pt.
- Extra for water points other than those in the toilets Rs. 0.10Lacs/Pt.
- Heating Point Rs. 1900 / Pt.
- Lighting Rs. 1000 / Pt.
- Almrah 9" * deep Block board @ Rs. 450 / Sft Badloo wood @ Rs. 630 / Sft.
- Ward Rope 24" deep Block board @ Rs. 602/ Sft Badloo wood @ Rs. 630/ Sft.
- In respect of urban built up properties the R&B schedule rates issued by the Chief Engineer PWD (R&B) Kashmir vide order No. 502 of 2012-13 Dated:- 23-03-2013 endorsement No.CE/RBK/HD/31138-76 Dated:23-03-2013 shall apply for determination of value.

Assistant Commissioner Rev,
Bandipora

Addl. Deputy Commissioner
Bandipora

Chairman District Valuation Committee,
Deputy Commissioner, Bandipora.

Form-II
(See Rule 7)
Market value guidelines of Urban Built up Properties of District Bandipora 2024
Tehsil Hajin (within Municipal Limits)

Name of City	Ward No	Mohalla/Society/Street	Value of built up Property per Sq. meter/Floor							
			If roof of RCC	Residential If Roof made of RBC Girder	If roof made of 1 (asbestos) sheet/fin sheet/English Tiles	If roof made of Kacha ² (Bamboo)	Shop	Office	Godown	
Tehsil Hajin	1									
Tundapora	2									
Main Bazar	1	Janna Mohalla, Shahie Handan Colony and Tur/Pora	23780	27778	22243	21423	20090	23678	19578	
2	Main Bazar, Boda Mohalla	23780	27778	22243	21423	20090	23678	19578		
3	3 Mir Mohalla, Shol, Mir Mohalla east, Mir Mohalla West, Bonikhan	23780	27778	22243	21423	20090	23678	19578		
Nand/Kkachar Mohalla	4	Nand Mohalla, Kkachar Mohalla	23780	27778	22243	21423	20090	23678	19578	
Khos Mohalla/Syed Mohalla	5	Khos Mohalla, Syed Mohalla	23780	27778	22243	21423	20090	23678	19578	
Danger Mohalla	6	Danger Mohalla	23780	27778	22243	21423	20090	23678	19578	
Para Mohalla	7	Para Mohalla Mohalla	23780	27778	22243	21423	20090	23678	19578	
Bour/Shakur Din Mohalla	8	Bour/Shakur Din Mohalla	23780	27778	22243	21423	20090	23678	19578	
Wahab Parray Mohalla	9	Wahab Parray Mohalla	23780	27778	22243	21423	20090	23678	19578	
Kochlak/Kan Mohalla	10	Kochlak/Kan Mohalla, Kusht Mohalla	23780	27778	22243	21423	20090	23678	19578	
Paray Mohalla	11	Paray Mohalla (A) Paray Mohalla (B)	23780	27778	22243	21423	20090	23678	19578	
Banger Mohalla	12	Banger Mohalla Party, Lone Mohalla, Tuf Mohalla, Gulshanabad	23780	27778	22243	21423	20090	23678	19578	
Mohli Mohalla	13	Mohli Mohalla, Natar Mohalla	23780	27778	22243	21423	20090	23678	19578	

Note: Provision for depreciation 0.5% per cent per

Assistant Commissioner
Bandipora

Addl. Deputy Commissioner
Bandipora

Chairman District Valuation Committee,
Deputy Commissioner,
Bandipora

Form-II
(See Rule7)
Market value guidelines of Urban Built up Properties of District Bandipora (2024)
3. Tehsil Sumbal (within Municipal Limits)


Name of City	Ward No	Mohalla/Society/Street	Value of built up property per Sq. meter/Floor						
			Residential If roof of RCC	If roof made of RCC made of RBC Gilder	If roof made of 1 (asbestos) sheets/tin sheets/English Tiles	If roof made of Kacha2 (Bamboo)	Shop	Office	Godown
Tehsil Sumbal	2	3	4	5	6	7	8	9	10
Wangpora Bala	1	Baigh Mohalla, Bhat Mohalla, Chak Mohalla, Mir Mohalla and Pot Mohalla, Ror Mohalla, Dar Mohalla	25029	29252	23484	22660	21218	24926	20600
Wangpora Payeen	2	Beigh Mohalla, Ghat Mohalla, Gushan Mohalla, Hajam Mohalla, Parrey Mohalla	25029	29252	23484	22660	21218	24926	20600
Bala Mohalla	3	New Colony Mohalla, Bata Mohalla	25029	29252	23484	22660	21218	24926	20600
Main Bazar	4	Gushan Colony, Main Bazar, Wani Mohalla	25029	29252	23484	22660	21218	24926	20600
Arampora	5	Arampora, New Colony (B) Sheikh Mohalla	25029	29252	23484	22660	21218	24926	20600
Chan Mohalla	6	Chan Mohalla	25029	29252	23484	22660	21218	24926	20600
Dumpora	7	Dumpora	25029	29252	23484	22660	21218	24926	20600
Waaskhan	8	Chinar Colony, Dar Colony, Sa Syed Abad and Waslabad	25029	29252	23484	22660	21218	24926	20600
Sorburn	9	Sorburn, Gundiqbal and Murtazaabad	25029	29252	23484	22660	21218	24926	20600
Manz Mohalla	10	Manz Mohalla and Eidgah Mohalla	25029	29252	23484	22660	21218	24926	20600
Bon Mohalla	11	Tankoo Mohalla, Bon Mohalla and Checki Mohalla	25029	29252	23484	22660	21218	24926	20600
Gunzi Mohalla	12	Gunzi Mohalla (A) Gunzi Mohalla (B)	25029	29252	23484	22660	21218	24926	20600
Rakhi Asham	13	Rakhi Asham	25029	29252	23484	22660	21218	24926	20600

Note:- Provision for depreciation 0.5% per annum

- Other provisions
1. Sanitary Rs.1.70 Lacs/Pt.
 2. Additional points having common disposal Rs.0.35 Lacs/point
 3. Extra for water points other than those in the toilets Rs.0.10 Lacs/point
 4. Heating points Rs.1900/Point
 5. Lighting Rs.999/Point
 6. Fan Points Rs.3400/Point
 7. Almira 9" deep Block Board @ Rs.398/St, Budlloo Wood @Rs.452/St
 8. Ward robes 24" deep Block Board @ Rs.573/St, Budlloo Wood @Rs.602/St
 9. In respect of urban built up properties, the R&B rent Schedule of rates issued by the Chief Engineer PW(R&B) Kashmir wide order No.328 of 2018-19, Dated:-01-10-2018 shall apply for determination of value


Assistant Commissioner Rev,
Bandipora


Addl. Deputy Commissioner,
Bandipora


Chairman District Valuation Committee,
Deputy Commissioner, Bandipora.