

No. SML-SR-Acq(Misc)/2017-
Office of the District Collector,
Shimla District Shimla H.P.

1557

Dated Shimla the

12 July, 2017

ORDER

Whereas in pursuance of Government notification No. Rev. Stamp (F) 6-1/2009-1 dated 26-06-2013 of Revenue Department to the Government of Himachal Pradesh, the rates for Built Up Structures in District Shimla classification of buildings into Pucca, Semi Pucca and Kutcha for properties for the year 2017-18 is on the basis of latest plinth area rates notified/circulated by the HPPWD is hereby assessed as per annexure enclosed. The rates in respect of District Shimla are hereby proposed to be notified on per square meter basis which will be applicable for the Financial Year 2017-2018.

AND Whereas the Stamp Duty for built up structures in whole District will be charged on the basis of the above rates or the actual consideration amount which ever is higher. These rates will be applicable for calculating stamp duty/registration fee for any transaction w.e.f the date of notification. The circle rates of land in different villages notified by this office earlier will be in addition to the above mentioned rates. In this regard the following conditions will be applicable

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


The purchaser is required to file an affidavit stating the distance of the relevant land/property or holding from a National Highway/State Highway/Other road in the case of a rural area or in the urban area as the case may be. This will be the basis for the rate to be used for calculation of stamp duty.



Rohan Chand Thakur) IAS,
District Collector,
Shimla District Shimla
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Valuation of Pukka Building (w.e.f. 1-4-2017 to 31-03-2018) Complete Reinforced Cement Concrete (RCC) structure with Reinforced Cement Concrete Columns/Beam or load bearing walls with Reinforced Cement Concrete (RCC) slab/common Gateway Interface (CGI) Sheet roofing. All such building having a life span more than 90 years as per Public Works Departments specification.

Rate in rupees per square meter									
Period of construction of building	Category-I Building abutting road			Category-II Building within 0-50 meter in rural and 0-25 in Urban Mohal			Category-III Building beyond 50 meter in rural and 25 in urban mohal		
	National Highway	State Highway	Other road	National Highway	State Highway	Other road	National Highway	State Highway	Other road
2010 onward (100%)	25657	19242.75	12828.5	19242.75	14432.06	9621.38	12828.5	9621.375	6414.25
2000-09 (90%)	23091.3	17318.48	11545.7	17318.48	12988.86	8659.24	11545.65	8659.2375	5772.83
1990-99 (80%)	20525.6	15394.2	10262.8	15394.2	11545.65	7697.1	10262.8	7697.1	5131.4
1980-89 (70%)	17959.9	13469.93	8979.95	13469.93	10102.44	6734.96	8979.95	6734.9625	4489.98
1970-79 (60%)	15394.2	11545.65	7697.1	11545.65	8659.238	5772.83	7697.1	5772.825	3848.55
Before 1970 (50%)	12828.5	9621.375	6414.25	9621.375	7216.031	4810.69	6414.25	4810.6875	3207.13


District Collector
Shimla District (H.P.)

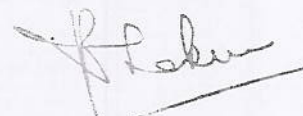
valuation of Semi Pukka Building (w.e.f. 1-4-2017 to 31-03-2018) Wooden structure with masonry and mud plaster with wooden/slate/common gate way interface roofing or Reinforced Cement Concrete (RCC) slab. All such building having a life span more than 40 years as per Public Works Departments specification.

Period of construction of building	Rate in rupees per square meter								
	Category-I Building abutting road			Category-II Building within 0-50 meter in rural and 0-25 in Urban Mohal			Category-III Building beyond 50 meter in rural and 25 in urban mohal		
	National Highway	State Highway	Other road	National Highway	State Highway	Other road	National Highway	State Highway	Other road
2010 onward (100%)	19242.75	14432.06	9621.38	14432.06	10824.05	7216.03	9621.375	7216.0313	4810.69
2000-09 (90%)	17318.48	12988.86	8659.24	12988.86	9741.642	6494.43	8659.238	6494.4281	4329.62
1990-99 (80%)	15394.2	11545.65	7697.1	11545.65	8659.228	5772.83	7697.1	5772.825	3567.55
1980-89 (70%)	13469.93	10102.44	6734.96	10102.44	7576.833	5051.22	6734.963	5051.2219	3367.48
1970-79 (60%)	11545.65	8659.238	5772.83	8659.238	6494.428	4329.62	5772.825	4329.6188	2886.41
Before 1970 (50%)	9621.375	7216.031	4810.69	7216.031	5412.023	3608.02	4810.688	3608.0156	2405.34

P. K. K.
 District Collector
 Shimla District (H.P.)

Valuation of Kacha Building (w.e.f. 1-4-2017 to 31-03-2018) Stone wall with dry masonry/mud plaster with wooden and mud straw roofing

Period of construction of building	Rate in rupees per square meter								
	Category-I Building abutting road			Category-II Building within 0-50 meter in rural and 0-25 in Urban Mohal			Category-III Building beyond 50 meter in rural and 25 in urban mohal		
	National Highway	State Highway	Other road	National Highway	State Highway	Other road	National Highway	State Highway	Other road
2010 onward (100%)	12828.5	9621.375	6414.25	9621.375	7216.031	4810.69	6414.25	4810.6875	3207.13
2000-09 (90%)	11545.65	8659.238	5772.83	8659.238	6494.428	4329.62	5772.825	4329.6188	2886.41
1990-99 (80%)	10262.8	7697.1	5131.4	7697.1	5772.825	3848.55	5131.4	3848.55	2565.7
1980-89 (70%)	8979.95	6734.963	4489.98	7634.963	5051.222	3367.48	4489.975	3367.4813	2244.99
1970-79 (60%)	7697.1	5772.825	3848.55	5772.825	4329.619	2886.41	3848.55	2886.4125	1924.28
Before 1970 (50%)	6414.25	4810.688	3207.13	4810.688	3608.016	2405.34	3207.125	2405.3438	1603.56


 District Collector
 Gulbarga District (H.F.)