



புதுச்சேரி மாநில அரசிதழ்

La Gazette de L'État de Poudouchéry

The Gazette of Puducherry

PART - I

சிறப்பு வெளியீடு

EXTRAORDINAIRE

EXTRAORDINARY

அதிகாரம் பெற்ற
வெளியீடு

Publiée par
Autorité

Published by
Authority

எண்	} 55	புதுச்சேரி	தங்கடக்குழமை	2022 ஹ்	மே ம்	30 உ
No.		Poudouchéry	Lundi	30	Mai	2022 (9 Jyaistha 1944)
No.		Puducherry	Monday	30th	May	2022

GOVERNMENT OF PUDUCHERRY
DEPARTMENT OF REVENUE AND DISASTER MANAGEMENT

(G.O. Ms. No. 06, Puducherry, dated 18th May 2022)

ORDER

The Guideline Value Registers containing the market value of lands in each village survey number-wise is supplied to Registering Officers for verifying whether the market value set forth in the document presented for registration reflects the true market value of the property. This Guideline Value Register is also employed by the Collector under the Indian Stamp Act, 1899 for assessment of value of properties covered by documents referred by Registering Officers under section 47 A of the Indian Stamp Act, 1899. Further, the said Register has also been useful for assessment of value of properties for various governmental purposes like land acquisition, leasing/licensing of lands, etc.

2. The Guideline Value Registers in respect of each Revenue Village, are so far prepared every financial year by the Sub/Deputy Collectors (Revenue) notified as Collectors under the Indian Stamp Act *vide* Notification No. 3882/Rev-C3/2003, dated 02-08-2004 of the Joint Secretary (Revenue), Puducherry, as per the instructions issued by this Department *vide* (1) Circular No. E-8142/69, dated 27-10-1970 of the Under Secretary (Revenue), Puducherry, (2) Memorandum No. 14473/88/B1, dated 21-03-1989 of the Deputy Secretary (Revenue), Puducherry and (3) Memorandum No. 8470/Rev-C3/2003, dated 20-02-2004 of the Joint Secretary (Revenue), Puducherry, for distribution to the concerned Sub-Registries/District Registrar so as to follow the rates indicated therein for all the lands to enable the Registration of Documents with due collection of Stamp Duty and Registration Fee.

3. The Guideline Value Register shall be revised every year so as to reflect true and latest market value of properties to ensure proper realization of Revenue from Stamp Duty and Registration Fee. For revising the Guidelines Register, Firka Level Teams with Revenue Officials namely, Village Administrative Officer (VAO), Revenue Inspector and Deputy Tahsildar shall be constituted by the Sub/Deputy Collectors (Revenue) in their respective subdivision by the first week of January every year. The team shall be provided with the details of purchase/sale transactions in respect of previous calendar years obtained from the District Registrar.

4. The following shall be the parameters to be considered while preparation of the Guideline Values:

(a) The principles laid out under rule 5 of the Puducherry Stamp (Prevention of undervaluation of instruments) Rules, 1970 shall be the basis.

(b) The sale/purchase data received from the Registration Department shall be analysed.

(c) The classification of land as dry, wet, garden and the like; various classes of soil in the survey records, *etc.*, shall be considered;

(d) The nature of crop and average annual yield from the land for five consecutive years till the determination and nearness to road and market, distance from village site, its location in general, level of land, transport facilities, facilities available for irrigation such as tanks, well and pump sets shall be studied.

(e) The general value of house sites in the locality; nearness to road, railway station, bus route; nearness to market, shops and the like, shall be studied.

(f) The amenities available in the locality like public offices, hospitals and educational institutions, development activities and industrial improvements in the vicinity, shall be factored in.

(g) The GLR revision, if any, in the neighboring States/Districts in recent times shall be checked. The details regarding the value of the nearby land of adjacent States could also be considered provided the potential of the both the land at Union territory of Puducherry and the nearby State are similar.

(h) The factors like condition of real estate market, interest rates and loaning activity of house building construction, urban development and prices of agricultural produce, shall be considered.

(i) Conversion of land usage (Agricultural to residential/commercial/industrial) like formation of layouts, Industrial purposes/Industries, Commercial purpose/Commercial unit like Shopping Complex, Malls, *etc.*, may be considered.

(j) The Government Poramboke lands, temple lands, lands acquired under land acquisition proceedings/land reform proceedings/revenue recovery proceedings shall be assigned with "0" (Zero) value.

(k) Any other features or factors having a special bearing on the valuation of the site shall be examined.

5. The following shall be the functions of the Firka Level Teams:

(i) The VAO of the village should prepare a list showing all the survey numbers detailing various categories of lands as per the format in Annexure-I.

(ii) Each survey number of the land, should then be classified as per the potentiality and usage of land like industrial, commercial, residential, agricultural, *etc.*

(iii) The prevailing market value of these categories of land shall be recorded after making necessary field enquires in the locality.

(iv) The list prepared shall be handed over by the VAO to the Revenue Inspector, who shall verify atleast 20 percent of the total entries by conducting random verification and searching enquiries in the locality. The valuation arrived at shall be compared and finalized with the sales statistics obtained from the Sub-Registrars, Offices.

(v) The list duly signed by the VAO and Revenue Inspector along with remarks, if any, shall be submitted to the Deputy Tahsildar/Tahsildar, for scrutiny. The Tahsildar/Deputy Tahsildar concerned shall cross check atleast 10 percent of the total entries by random verification and field enquiry if, required.

(vi) The Tahsildar/Deputy Tahsildar shall then submit the duly signed list along with his/her remarks to the Sub/Deputy Collector (Revenue) concerned.

(vii) The preparation of the said list shall be completed by 15th of February each year.

6. The list thus submitted shall be placed before a Subdivisional Level Committee, hereby constituted with the following composition for each sub-division in the Union territory of Puducherry, which shall review and finalise the Guideline Value Register every year:

1	Sub/Deputy Collector (Revenue) concerned	-	Chairman
2	Taluk Tahsildars of the respective subdivisions	-	Member
3	Sub-Registrars of the concerned Sub-Registries	-	Member
4	Official from the Town and Country Planning Department not below the rank of Junior Town Planner.	-	Member
5	Official from the Public Works Department (Irrigation Division and Buildings and Roads division) not below the rank of Assistant Engineer.	-	Member
6	Official from the Agriculture Department not below the rank of Deputy Director.	-	Member
7	Official from the Local Administration Department not below the rank of Deputy Director.	-	Member
8	Official from the respective Local Bodies	-	Member
9	Revenue Officer/Tahsildar in the Office of the Sub/Deputy Collector (Revenue) in Puducherry/ Karaikal regions; Deputy Tahsildar (Revenue), in Mahe/Yanam region.	-	Member - Secretary/ Convener.

7. The terms of reference of the Committee shall be as follows:
 - (a) The Committee shall be convened in the First week of January every year.
 - (b) The Committee shall study/analyze the list prepared by the Firka Level Teams and ensure that the parameters stipulated at para 4 of this Order.
 - (c) The Committee shall consult with the following organizations/registered Bodies namely, builders forum, real estate developers association, Institution of valuers, Chamber of Commerce and Industry, *etc.*, as required, for obtaining their opinion on the growth rate, market conditions, elasticity of demand and other factors relevant for revision of Guideline Values.
 - (d) The Committee shall examine land tax and valuation of sites with reference to taxation records of the local authorities concerned.
 - (e) The Committee shall, after scrutiny, direct the concerned Sub/Deputy Collector (Revenue) to carry out corrections/changes, if any, and subsequently cause the list to be published in the public domain (notice-boards of VAO Office, Taluk Office, Sub-Registrar Office, *etc.*) and District website, for a period of 10 days, calling for objections/suggestions from the general public.
 - (f) The Committee shall again be convened immediately after completion of the notice period to scrutinize the objections and suggestions, and direct the concerned Sub/Deputy Collector (Revenue) to carry out corrections/changes, if required.
 - (g) Any decision by the Subdivisional Committee to accept or overrule the objections/suggestions received in this regard, either fully or partly, shall be final.
 - (h) The preparation of final list of Guideline values shall be completed by the end of February.
8. After incorporating the changes, if any, the final list of Guideline values shall be submitted by the concerned Sub/Deputy Collector (Revenue) to the Special Secretary (Revenue), who shall compile all the proposals in the form of Guideline Value Register and submit the same to the Secretary (Revenue)-*cum*-Inspector-General of Registration, for approval.
9. A hard copy of the approved Guideline Value Register shall be maintained at the offices of the concerned Sub/Deputy Collectors (Revenue), District Registrar and the respective Sub-Registrars for reference, and a digital copy of the same shall be integrated into the respective software of Registration Department on 1st April of every year. The year-wise Guideline Values of the previous years has to be maintained electronically and the access to such database shall be made available to general public and other Government offices.
10. The Guideline Values may also be updated/revised at any time during the year in the following cases:
 - (a) When new subdivisions arise out of transaction in the existing lands.
 - (b) When lands are brought under land acquisition/land reforms/revenue recovery proceedings.
 - (c) When missing Guideline Values, if any, are required to be updated based on departmental proceedings.

11. The Guideline Value Registers shall be in force from 1st April of the year to 31st March of the subsequent year. In case of exigencies, they shall remain effective till the time they are revised as per the procedure detailed herein above.

(By order of the Lieutenant-Governor)

E. VALLAVAN, I.A.S.,
Secretary to Government (Revenue).

ANNEXURE -I

**REPORT OF THE COMMITTEE ON RECOMMENDATIONS FOR FIXATION OF
GUIDELINE VALUE**

Sl. No.	R.S./T.S. No.	Class as per Revenue Records	Classification according to potentiality of the land (A/B/C/D/E/F/G/H/I)	Rate per Are/ Square ft. as learnt from field enquiry	Recommended Rate of the Committee	Remarks
1	2	3	4	5	6	7

Details of classification of land:

- A – Existing industrial or commercial area adjacent to roads.
- B – Existing habitation sites adjacent to roads.
- C – Approved plots of unapproved plots within a radius of 200 metres from the existing housesites.
- D – Approved plots or unapproved plots within a radius of 500 metres and above 200 metres from the existing housesites.
- E – Wet land-Group ‘A’ *i.e.*, the wet lands which are lying adjacent to existing tanks, channels and other Government irrigation facilities.
- F – Wet land Group ‘B’ *i.e.*, wet lands situated away from the main irrigation facilities or at the tail and of the ayacuts/vaikals.
- G – Dry land-Group ‘A’ *i.e.*, the lands which are having good soil structure wherein, ground water is tapped by private irrigation.
- H – Dry land-Group ‘B’ *i.e.*, the land *i.e.*, manavari dry lands.
- I – Any other classification: Any other land not included in the above categories.