

THE BALOCHISTAN STAMP
(VALUATION TABLES IN RESPECT OF LAND)
RULES, 2013

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RULES

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' THE BALOCHISTAN STAMP
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NOTIFICATION

[5% March, 2015]

No. 90- Stamps/ BOR. In exercise of the powers conferred under Section 75 of the Stamp Act, 1899? (II of 1899) the Government of Balochistan is pleased to make the following rules for determination of valuation of land by the Collector under Section 27-A of the aforesaid Act:—

1. Short title and commencement.— qd) These rules may be called the Balochistan Stamp (Valuation Tables in respect of Land) Rules, 2013.

(2) They shall come into force at once.

2. The Procedure for formulation of valuation tables shall be as follows:—

qd) The Collector shall divide land in a locality into suitable number of zones.

(2) The tentative estimated market value per sq. ft. of land in respect of commercial

land and residential land in a zone of a town or city, and per acre in respect of agricultural land, per sq. ft. in respect of commercial and residential land in zones of rural area, will be determined by the Collector keeping in view the location of the land, on the basis of the value which in his opinion is the average of the highest and the lowest rates of value of land in the zone.

(3) The determination of estimated market value of land in a zone shall be made separated for the land used for commercial purposes and for residential purposes in a town or city, and for land used for agricultural purposes, for industrial purposes, for commercial purposes, for residential purposes and for housing colonies elsewhere.

Provided that the valuation table in respect of land in a town or city already notified by the Collector of the District under sub rule (9) shall continue to be in force till the revised valuation tables are notified in the official Gazette under rule 3.

(4) A draft valuation Table in the form given at Appendix- I in a town or city and in from given at Appendix- II in respect of rural land shall be prepared on the basis of the valuation determined under sub rules (2) and (3).

(5) The draft valuation tables shall be published in the official Gazette inviting objections from the interested persons by a date to be specified in this behalf.

(6) A copy of the draft valuation tables published in the official Gazette shall be placed in the offices of the Collector of the district, Collector of the Sub Division and Tehsildar for inspection by the general public. One such copy shall also be supplied to the Patwari within whose jurisdiction the land is situated, who shall allow its inspection on demand free of charge.

1 These rules have been issued by the Revenue Department, Government of Balochistan, vide its Notification No. 90- Stamps

dated 5" March, 2015; and published in the Balochistan Gazette (Extraordinary) No. 22, dated 5" March, 2015.

2 Adopted by Balochistan Laws (Adaptations) Order, 1975, published in the Balochistan Gazette (Extraordinary) No. 17, dated 1975.

(7) The objection against the draft valuation tables shall be made by presenting to the Collector of the district personally or through post a written memorandum stating briefly the grounds of objection. The objections received in the office of the Collector of the district shall be entered in a register to be maintained for the purpose.

(8) After the last date for making objections specified in sub-rule (5) has expired the Collector of the district shall cause the draft valuation tables and the objections received against them, if any, to be considered by a Committee consisting of the following:—

(i) Collector of the District. Chairman

(ii) Assistant Commissioner of the Sub Division Member concerned.

(iii) Executive Engineer, Communications and Member Works Department.

(iv) Excise and Taxation Officer. Member

(v) Any other officer to be co-opted by the Collector Member

of the district.

(9) The draft valuation tables approved by the Committee mentioned in sub-rule (8) shall be notified by the Collector of the district in the official Gazette.

3. The valuation tables notified in accordance with the provisions of sub rule (9) of rule 2 shall be subject to periodical revision by the Collector of the district on yearly basis. For revising the valuation tables, the procedure laid down in rule 2 shall be followed.

Secretary Revenue
Board of Revenue, Balochistan,
Quetta.

(See Appendix on next page)

APPENDIX- I
(See Rule 2 (4))

DRAFT VALUATION TABLE IN RESPECT OF URBAN LAND

District Tehsil Town/ City Average estimated market value
per sq. ft.

Commercial Residential

(5) (6)

APPENDIX- II
(See Rule 2 (4))

DRAFT VALUATION TABLE IN RESPECT OF URBAN LAND

District

Ss. Name of Name of Classification of Land Location Description of Rate of Acre
No. Village/ Mouza/ i) Patwar Circle i) Agricultural Land i) On Main Road | land (Agricultural)
Revenue Estate ii) Kanungo ii) Residential Land ii) On Link Road i) Mahal Rate per sq.ft.
Circle iii) Commercial Land iii) Off Road ii) Mouza (industrial Rate
iii) Tehsil iv) Industrial Land iii) Khasra No. per sq.ft.
v) Land under Housing (Commercial &
Colonies Residential)
qd) Q) Q) (4) 6) (6) (7)