GOVERNMENT OF ODISHA
REVENUE AND DISASTER MANAGEMENT DEPARTMENT

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No. RDM-Reg-BMV-0006-2024- 47634 /R&DM, dated : 19 DEC 2025

RESOLUTION

Sub : Standard Operating Procedure (SOP) for Fixation of Market Value of Immovable Properties (BMV).

1. Background and Objective:

The Odisha Stamp Rules, 1952 mandate biennial revision of Market Value of immovable properties for implementation with effect from 1st April of the biennial year. To ensure timely initiation, completion and implementation of the process of biennial revision of the Market Value of immovable properties across the State, this Standard Operating Procedure (SOP) is hereby being issued to provide a comprehensive guideline to one and all involved in the process of revision of the Market Value.

2. Relevant Statutory Provisions:

Provisions of Sec.47-A of the Indian Stamp Act, 1899 & that of Rules 37, 37-A, 38, 39, 40, 41, 42, 43, 44 & 45 of the Odisha Stamp Rules, 1952 shall be adhered to during the process of biennial revision of the Market Value of immovable properties across the State.

3. Constitution of Valuation Committees:

The District Collector as Chairman and the ADM-cum-DR as Member-Convenor of the District Valuation Committee (DVC) and the Sub-Collector as Chairman and the Sub-Registrar of the SRO of the Sub-Division Hqrs. as Member-Convenor of the Sub-District Valuation Committee (SDVC) shall notify the constitution of the respective District and Sub-District Valuation Committees within the prescribed time schedule in accordance with Rule37 (a) and 37(b) respectively.

As the tenure of the nominated members in the DVC is two years, the Chairman shall nominate two members to the Committee afresh before each biennial revision ensuring that one of the nominees is an Expert Valuer or an expert familiar with the principle and practices of valuation of land, buildings and other immovable properties. The DVC, if it feels necessary, may utilize the services of professionals like Chartered Valuers to assist the committee in the process.

4. Collection, compilation and analysis of Data at SDVC Level:

The Registering Officers and Tahsildars shall furnish the requisite sale statistics and data to the SDVC in the prescribed Form-5 (for urban areas) & Form-6 (for rural areas) and the Engineering Department shall furnish the data in the Form-7.

Tahsildars shall guide the field staff (R.I.s) to ensure that accurate field data is collected by them as prescribed in Forms - 5 & 6, taking into account distance of the plots/groups of plots categorized into different zones. Utmost care should be taken to ensure that all the revenue plots of each village are included in the data and no plot is left out. Care should be taken to ensure that there are no duplicate plot nos. in the data furnished.

4.1 Urban Areas: Form 5

"Form No. 5
(See rule 42)
Sale statistics of the land property for urban area

Name of Tahasil :
Name of Registration office :

Name of the City/Town	Ward No.	Name of Locality/Street	Value per Sq. Feet and per Dec.					
			Roadside plot	Residential	Commercial	Institutional	Industrial	Others
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

Form-5 shall be used for collection and compilation of requisite data for Urban Areas. The plots in each revenue village shall be categorized into six categories - Road side plots, Residential plots, Commercial Plots, Institutional plots, Industrial plots and Others.

4.2 Rural Areas: Form 6

In Form-6 which is meant for Rural Areas, the plots in a revenue village shall be categorized into three broad categories – Agricultural plots and Non-agricultural plots and miscellaneous plots.

Form No. 6
(See rule 42)
Sale statistics of the land property for rural area

Name of Tahasil :
Name of Registration office :
Name of the Village :

Type of Land	Location	Zone		Plot Nos	Value per acre	Remarks
1	2	3	4	5	6	7
Agricultural Land	Roadside Plot	National Highway	Zone I : Upto 50 meters from the road			
			Zone II : 50 to 200 meters from the road			
		State Highway and Expressway	Zone I : Upto 50 meters from the road			
			Zone II : 50 to 200 meters from the road			
		Other Major Roads	Zone I : Upto 50 meters from the road			
			Zone II : 50 to 200 meters from the road			
	Interior Plot (Beyond 200 meters form the road)	Irrigated Land	Double Crops			
			Single Crop			
		Non-Irrigated Land	Cropped Area			
			Fallow Land			
	Project Area (Social, Economic or Other Development Project but not converted to Non-Agriculture Purpose)	Social				
		Economic				
		Others				
Non-Agricultural Land	Residential					
	Commercial					
	Institutional					
	Industrial					
Miscellaneous Land (Plots not defined hitherto)						
Remark:- Plots to be clubbed in to appropriate zone on the basis of the factors as indicated in Appendix II.						

4.2.1 Agriculture Land: Plots under agriculture land are categorised further into road side plots, interior plots and project area plots as below

1. **Roadside Plots**: Agricultural plots in the rural areas which are located adjacent to different existing roads shall come under this sub-category. All the roadside plots in rural areas shall again be divided into three groups depending upon the type of roads adjacent to which they are located –
    a. **National Highway Side Plots**: Plots located adjacent to roads that are notified as NH shall come under this group. Plots located adjacent to NH, shall be further divided into 2 zones depending upon their distance from the NH –
        i. Zone I - Those located within a distance of 50 mtrs. from the NH.
        ii. Zone II -Those located within a distance of 50 to 200 mtrs. from the NH.
    b. **State Highway & Expressway Side Plots**: Plots located adjacent to roads that are notified as SH and Expressways, shall come under this group. Plots under this group, shall be further divided into 2 Zones depending upon their distance from the SH or Expressway roads –
        i. Zone I - Those located within a distance of 50 mtrs. from the NH.
        ii. Zone II -Those located within a distance of 50 to 200 mtrs. from the NH.
    c. **Other Major Roadside Plots**: Plots located adjacent to other major R&B or RD roads, shall come under this group. Plots under this group, shall be further divided into 2 Zones depending upon their distance from the R&B or RD roads –
        i. Zone I - Those located within a distance of 50 mtrs. from the NH.
        ii. Zone II -Those located within a distance of 50 to 200 mtrs. from the NH.

2. **Interior Plots**: Agricultural Plots in rural areas located at a distance beyond 200 mtrs from any type road shall come under this category. Interior Plots shall be further classified into 2 sub-categories – Irrigated and Non-irrigated Land
    a. **Irrigated Land**: Interior plots (located beyond 200 mtrs from road) with irrigation facility shall come under this category. Plots under this sub-category shall be further divided into 2 groups – Double Crop & Single Crop land.
        i. **Double Crop Land** - Irrigated plots where two crops are grown in a year.
        ii. **Single Crop Land** - Irrigated plots where only one crop is grown in a year.
    b. **Non-irrigated Land**: Interior plots (located beyond 200 mtrs from road) with no irrigation facility shall come under this category. Plots under this sub-category shall be further divided into 2 groups – Cropped Area & Fallow land
        i. Cropped Area – Non-irrigated land where some crops are grown.
        ii. Fallow Land – Non-irrigated land without any vegetation.

3. **Project Area Plots**: Agricultural plots which have not been converted into non-agricultural land but have the potential of being used for non-agricultural purpose and/or those agricultural plots whose value increased owing to presence of social/economic/other projects in surrounding area. Plots under this category shall be further classified into 3 sub-categories – Social, Economic and Others
    a. **Project Area (Social):** Agricultural land which have not been converted into non-agricultural land and are situated in the area surrounding social infrastructure like Universities, Colleges, Schools, Health Infra. etc.
    b. **Project Area (Economic):** Agricultural land which have not been converted into non-agricultural land and are situated in the area where economic activities like SEZs, MSME units, any other industrial or manufacturing activities are being carried out.
    c. **Project Area (Others):** Agricultural plots which have not been converted into non-agricultural land but different prospective future projects (Highway/Railway/Economic corridors etc.) are being declared to be undertaken in the coming days.

4.2.2 Non-agricultural Land: Plots which are under non-agricultural category in the revenue records shall be further classified into four sub-categories- Residential, Commercial, Institutional and Industrial.

a. **Residential plots**: Plots that are being used for residential purpose.
b. **Commercial plots**: Plots over which commercial activities like shopping complexes, recreational hubs, event places are being carried out.
c. **Institutional Plots:** Plots over which institutions like schools, colleges, health infra etc. are existing.
d. **Industrial Plots:** Plots over which industrial activities are being undertaken.

4.2.3 Miscellaneous Plots: Plots which does not fall under any of the above-mentioned categories are categorised under miscellaneous plots.

4.3 Structure Valuation: Form 7

Concerned engineering offices shall furnish the data to the SDVC as well as to the DVC regarding different types of buildings and civil structures.

a. **For Reinforced Cement Concrete (RCC) buildings**, the per sqft. rate furnished by the Chief Engineer (Buildings) shall be taken into account.
b. **For other buildings** like Autoclaved Cellular Concrete (ACC) etc., report of the Asst. Executive Engineer (R&B), Asst. Executive Engineer (RD) or Asst. Executive Engineer (Panchayat Samiti) in Form-7 shall be taken into account.

Form No. 7
(See rule 39 and 42(2))
Sale statistics of Buildings and Structures by the Engineering Departments

Name of Tahasil :
Name of Registration office :

Name of the City/Town/Village	Value per Sq. Feet					
	R.C.C.	Asbestos	Tin Sheets	Acrylic/Polycarbonate Sheets	Other Types	Apartment Units
(1)	(2)	(3)	(4)	(5)	(6)	(7)

Signature of Competent Authority".

5. Determination of Market Value by SDVC:

As soon as the data in the prescribed formats are received from the Registering Officers & Tahasildars, the Sub-Collector as chairman of the SDVC shall convene a meeting of the committee and propose the Market Value Guidelines for the plots as decided by the committee.

The SDVC shall arrive at the Market value of different categories/groups of plots of land taking into account different categories of data/sale statistics

5.1. Where more than one sale transactions are available for any category, the market value shall be calculated by taking into account **the average of 50% of the documents having highest sale instances registered in the SRO during the last 2 years.**

5.2. Where only one sale transaction is available for category of plots during the last two years, the extent of land involved in the transaction shall be taken into consideration to arrive at the market value of that category of plots

5.2.1. In case of **urban area**, the extent/area of land in the sale transaction to be considered should not be less than 1/25th of an acre for **homestead land and** not be less than 1/10th of an acre for **agricultural land.**

5.2.2. In case of **rural area**, the extent/area of land in the sale transaction to be considered should not be less than 1/5th of an acre for **homestead land and** not be less than ½ of an acre for **agricultural land.**

5.3. In case of auction values in urban areas, the **average auction value** of same type of land in the same village or ward shall be taken into account instead of the highest auction value.

5.4. In case of sale instances involving purchase of land/plots/buildings from Development Authorities and Housing Board Societies, the average purchase value of the land/plots shall be taken into account.

The Market Value Guidelines as proposed by the committee, together with data collected in Forms 5, 6 & 7 and proceeding of the committee meeting shall thereafter be transmitted to the DVC within the prescribed timeline. While arriving at the market value of the properties, justification for the same should be reflected in the proceedings of the meeting.

6. Determination of Market Value at DVC level:

The DVC, after receiving market value determination proposal from the SDVC, shall analyse the same along with the data collected from different sources & determine market value of the plots. After determination of the Market Value, the DVC shall transmit the same to the IGR, Odisha for final approval by the Member, Board of Revenue, Odisha.

7. Publication of the Market Value Guidelines:

After approval of the Market Value Guidelines of the properties by the Member, Board of Revenue, Odisha, the DVC shall publish the same for its implementation in the district w.e.f. 1st April.

8. Periodicity of revision:

a. The Set of Market value guidelines shall be revised biennially from the 1st of April.

b. A **5 %** enhancement shall be made to the set of values of immovable properties **only in the urban area** after the 1st year of revision, provided that the enhanced set of values shall take effect from the 1st of April, upon its approval by the District Valuation Committee.

c. In case the Committee fails to revise the valuation biennially, the Collector as Chairman would enhance the value by ten percent of the value so fixed for the last biennial year. Provided that such escalation shall not be applicable for the **rural villages** in which there have been no sale of property for the last biennial period.

9. Conclusion:

This SOP shall come into force with immediate effect. All the Collectors and Sub-Collectors shall scrupulously adhere to the guidelines to ensure timely completion and implementation of the Market Value Guidelines across the State as mandated in the statute.

By order of the Governor

19/12/2025

Additional Chief Secretary to Government

Memo No 47635 /R&DM, Dated: 19 DEC 2025

Copy forwarded to the IGR, Odisha, Cuttack/ all RDCs/ all Collectors/ all ADM-cum-District Registrars/ all Deputy IGRs/ all District Sub-Registrars/all Sub-Registrars for information and necessary action.

Additional Secretary to Government
19.12.25

Memo No 47636 /R&DM, Dated: 19 DEC 2025

Copy forwarded to all Departments of Government/ all Heads of Department/ all Branches of Revenue & Disaster Management Department for information and necessary action.

Additional Secretary to Government
19.12.25

Memo No 47637 /R&DM, Dated: 19 DEC 2025

Copy forwarded to the Additional Secretary to Government, e-Governance Branch of Revenue & DM Department for information with a request to upload the notification in the Department website.

Additional Secretary to Government
19.12.25

Calendar for Biennial Revision of Market Value Guidelines to be effective from 01.04.2026

1.	Constitution of District Valuation Committees & Sub-District Valuation Committees u/r 37	- **by 20.12.2025**
2.	Collection, compilation & analysis of the data by the Sub-District Valuation Committees u/r 39(a)	- **21.12.2025 to 21.01.2026**
3.	Objection Invitation/Resolution, if necessary and submission of proposed Guideline Values along with the data collected to the respective District Valuation Committees u/r 39(b)	- **22.01.2026 to 31.01.2026**
4.	Compilation, analysis of the data and fixation of Guideline Values by the District Valuation Committee u/r 38(d)	- **01.02.2026 to 15.02.2026**
5.	Objection Invitation/Resolution, if necessary and submission of the Guideline Values so fixed to the IGR, Odisha	**16.02.2026 to 28.02.2026**
6.	Approval of the Guide Values fixed by the District Valuation Committees by the Member, BoR	- **20.03.2026**
7.	Notification by the Chairman, District Valuation Committee for implementation of the approved Guideline Values in their respective Districts wef 01.04.2026	- **25.03.2026**
8.	Implementation of approved/revised Market Value Guidelines across the State	- **wef 01.04.2026**