



User Manual

Property Valuation (NGDRS)

For

*Department of Land Resources
Government of India – Ministry of Rural Development*

Application Designed and Developed by
SDU Pune NIC
Department of Information Technology



Property Valuation

	Property Valuation
Concept	<p>Property valuation or land valuation is the process of arriving at market value of property. Module takes care of calculating market value</p> <p>It is the most useful application of property valuation for most people, determining the asking or purchase price of a property.</p> <p>PVM generally uses a combination of property usage, valuation rule formulated by state government authority, development zones, construction type, depreciation if any, road connectivity etc. The results of each are weighted, analyzed and then reported as a final estimate of value based on a requested data.</p> <p>We used powerful algorithm and local market evidence to get the nearest base value of property. And report that valuation in a matter of seconds.</p>
Who can Use?	<p>Appraisers, buyers and sellers, investment professionals and lending institutions, investors use Property Valuation in their analysis of property.</p> <p>Anyone involved in a real transaction can benefit from gaining a basic understanding of the different methods of property valuation.</p>
What is required	<p>Citizen user should know the following details</p> <ol style="list-style-type: none">Valid Citizen user credentialProperty location detailsValuation Zone Details if anyProperty Usage
Precondition	<ol style="list-style-type: none">Open NGDRS siteRegister to a site as a citizen to get access for NGDRS siteLogin to the NGDRS by citizen credential

User Manual: Property Valuation



- Open NGDRS site
- NGDRS site **home page** screen as follow

NGDRS

Skip to Main Content

Select Language

Home

Citizen Registration

Appointment

10 Registered Employees

10 Registered Citizens

10 Property Valuations

10 Registered Properties

Citizen Login

Search

Organization Login

Property Registration Act:

Act:1
Act:2
Act:3

Slider

Property Registration

External Links

Ministry of Rural Development

Unique Ident., Auth. of India

Digital India

India.gov.in

Swachh Bharat, My Clean India

Legal Information

Disclaimer

Terms & Conditions

Policies

Accessibility Statement

Link 5

Site Links

About The NGDRS

Contact Us

Feedback

Help

Site map

Other Links

NGDRS Client

Accessibility Statement

Visitor Summary

Services

Connect With Us

Site designed and developed by National Informatics Center
Contents provided and maintained by Department of Land Resources, Ministry of Rural Development, Govt. of India.

Digital India

1. Click on Citizen Registration menu link

User Manual: Property Valuation



➤ Citizen Registration screen as follow

NGDRS Skip to Main Content Select Language

Home Citizen Registration Appointment

National Generic Document Registration System
Department of Land Resources
Government of India - Ministry of Rural Development

Contact Person: First Name Middle Name Last Name

Contact Person Address

Building Name / No. / Floor: Street / Locality:
City: Pin Code:
State: --Select State-- Division: --Select Division--
District: --Select District-- Taluka: --Select Taluka--

Contact Person Details

E-Mail ID: Mobile No: * (1)
ID Proof Type: --Select ID Proof--

Select User ID & Password

User Name: * (2) Check Availability (3)
Password: * (4) Retype Password: * (5)
* Only Hash(#), At Sign(@) & Star(*) with at least one capital, one small alphabet & one number allowed in Password field.
Enter Text As Shown: * (7) (6) x J L T C S

In case you Forget Your Password

Hint Question: --Select Hint Question-- Your Answer:
(8) Submit (9) Cancel

Site designed and developed by National Informatics Center
Contents provided and maintained by Department of Land Resources, Ministry of Rural Development, Govt. of India.

- Red Asterisk (*) are mandatory /compulsory fields.
- Fields not showing Red Asterisk (*) are optional.
- Password Policy : Password should contain at least 1 Uppercase, 1 Lowercase, 1 digit, 1 special character)

1. Enter valid 10 digit mobile number
2. Enter username of your preference.
3. Check username is available by click on Check Availability button to make sure username is available. If username is available then only user has allowed to create username
4. Enter password (Password should contain at least 1 Uppercase, 1 Lowercase, 1 digit, 1 special character)
5. Enter retype password (Retype password should be same as entered password)
6. Read the characters from the captcha image
7. And enter text in field

User Manual: Property Valuation



8. Click on submit button for to save records. (If record save successfully then success message is displayed)
 9. By click on cancel button user re-direct to home page
- Enter the details in citizen registration form and click on submit button for to generate citizen username & password.
 - **Home page** screen as follow

The screenshot shows the NGDRS home page. A red arrow labeled '1' points to the 'Home' link in the sidebar. Another red arrow labeled '2' points to the 'Citizen Login' button. The page displays various statistics and service options.

1. Go to home page by click on home menu link
2. Click on citizen login link for to open login page

User Manual: Property Valuation



National Generic Document Registration System
Department of Land Resources
Government of India - Ministry of Rural Development



➤ **Login page** screen as follow

The screenshot shows the NGDRS login page. The header includes the NGDRS logo, a menu icon, 'Skip to Main Content', and a language selection dropdown. The main content area features a banner with the system name and a login form titled 'Sign in to start your session'. The form contains fields for User Name (ngdrscitizen), Password (masked), and Captcha (4VE0FL). Below the captcha is a 'Get OTP' button, followed by an 'Enter OTP' field (36125488) and a 'Login' button. Red arrows and numbers 1 through 7 point to each of these elements in sequence: 1. User Name field, 2. Password field, 3. Captcha image, 4. Captcha input field, 5. Get OTP button, 6. Enter OTP field, 7. Login button. The footer contains the text: 'Site designed and developed by National Informatics Center. Contents provided and maintained by Department of Land Resources, Ministry of Rural Development, Govt. of India.' and the Digital India logo.

1. Enter valid username
2. Enter valid password
3. Read captcha from image which shown in below the captcha field
4. Enter 6 digit **Captcha** code which is shown in image
5. Click on **Get OTP** button, OTP will be received on your registered mobile
6. Enter OTP
7. Click on **Login** button to enter into site

User Manual: Property Valuation



National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development



➤ Welcome screen as follows

The screenshot shows the NGDRS (National Generic Document Registration System) interface. The header includes the text 'NGDRS', 'Skip to Main Content', 'Select Language', and 'nicpravin'. The main content area displays the system title 'National Generic Document Registration System', 'Department of Land Resources', and 'Government of India - Ministry of Rural Development'. The left sidebar contains a navigation menu with items: Home, Valuation, Property Valuation, User Management, Reports, Master, and Document Entry. Red arrows and numbered circles (1 and 2) indicate the selection path for Property Valuation.

- Select property valuation under valuation menu.

User Manual: Property Valuation



National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development



➤ **Property Valuation** screen as follow

The screenshot displays the 'Property Valuation' interface. At the top, there is a header with the NGDRS logo, a navigation menu, and utility buttons like 'Skip to Main Content', 'Select Language', and accessibility options. The main content area is titled 'Property Valuation' and contains several dropdown menus for selection: 'Financial year' (set to 2016-2017), 'District', 'Taluka', 'Corporation', 'City / Village', and 'Location'. A 'View Survey Number' button is located at the bottom right of this section. Below the dropdowns, there are two panels: 'Property Usage' with a search bar and a list of checkboxes for various property types (e.g., Mumbai Urban Residential Flat, Industrial Shop, Non-Agri Probability Land, Shop - Rural, Office, Layout Plot), and 'Main Usage' with two expandable options: 'Agriculture' and 'Non Agriculture Build And Open'. At the bottom of the interface, there are five buttons: 'New Valuation', 'Calculate & Save', 'View', 'Cancel', and 'Exit'. The footer contains the site's design and development credits, the Department of Land Resources information, and the Digital India logo.



Steps for to estimate property valuation

a) Property Location

1. Select Financial year. Default is Current Financial Year. Citizen can select previous financial year so that valuation for particular year is also possible.
2. Select District
3. Taluka and Corporation/Municipal councils will be available for selected districts.
4. Select Taluka or Corporation/Municipal councils.
5. Select City/ Village from the list.
6. Select location
7. Select location within City/ Village
8. View Survey Number: will show the survey numbers for particular location.
 - View survey number for the confirmation or reference

Screen of view survey number as follows

List of Survey Numbers	
Sr. No	Survey Number
1	364
2	376
3	691
4	704
5	714
6	721
7	373
8	381
9	698
10	717

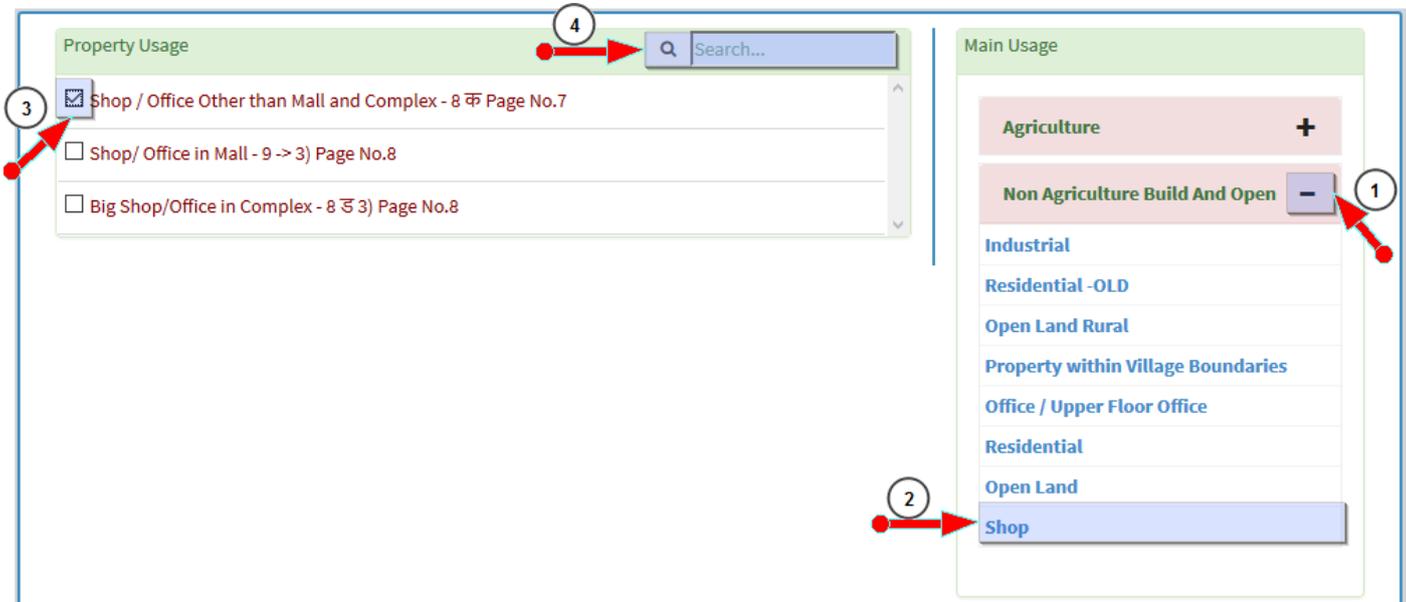
Showing 1 to 10 of 47 entries

Previous 1 2 3 4 5 Next

Close



b) Property Usage



For which property usage user want to find valuation select that correct property usage by following steps

Selection Process A

1. Go to Main Usage and click on + icon for to open usages.
2. Select particular usage then details will be available in left hand panel.
3. Select Detail usage

Selection Process B

1. Enter/type usage in search box. List of Detail usages will be displayed in left hand panel
2. Select particular usage then details will be available in left hand panel.
3. Select Detail usage.
4. Select the property usage
 - Here taking example for to select Ground Floor Shop so that selected property usage is Shop / Office other than mall and complex
 - By selecting property usage its dependencies are appear as shown in following screenshot

User Manual: Property Valuation



The screenshot shows a web form for property valuation. At the top, there are two dropdown menus: 'Construction Type' (set to 'RCC PUCCA') and 'Age' (set to '0 to 2 Years'). Below these are two more dropdown menus: 'Road Vicinity' (set to 'Facing Road') and 'GROUND FLOOR SHOP'. The main section is titled 'GROUND FLOOR SHOP' and contains several input fields and dropdown menus. The 'Area of Constructed Property' field is set to '15.79'. The 'Shop Floor' dropdown is set to 'Ground Floor Or'. The 'Mezzanine Floor Area' field is set to '5.57'. Each field has a unit dropdown menu (all set to 'Square Metres') and a 'Built Up Area' dropdown menu. Red arrows and numbered circles (1-6) point to specific fields: 1 points to 'Construction Type', 2 to 'Age', 3 to 'Road Vicinity', 4 to 'Area of Constructed Property', 5 to 'Shop Floor', and 6 to 'Mezzanine Floor Area'.

1. Select the construction type
2. Select the age 0 to 2 Years
3. Select Road Vicinity
4. Add area in constructed property
5. Select Shop Floor
6. Add Mezzanine Floor Area

c) Calculate & Save

1. Estimate the Property Valuation by simply click on Calculate & Save Button. View valuation Report appear on the screen
2. After estimate property valuation user can also view valuation report by click on view button
3. User can cancel property valuation by click on cancel button
4. By click on exit button user go to welcome page



d) Property Valuation Report

RPT View ✕

Valuation

Valuation No.1285 / 2016 Date: 18-November-2016

State : Maharashtra	District : Pune	Tahsil : हवेली
Land Type :	: pimpari chinchwad corporation	चिंचवड
Zone - चिंचवड गाव (गांधी पेठ रस्ता)		
Construction Type :RCC PUCCA		Age:0 to 2 Years
Ready Reckoner Rate: ₹ 90,550.00/- Applied Rate : 90550 x 100% = ₹ 90,550.00/-		

Valuation Detail

1	Area of Constructed Property	15.79 Square Metres
2	Shop Floor	Ground Floor Or Upper Ground Floor
3	Mezzainine Floor Area	5.57 Square Metres

Reference :8 क Page No.7
 Usage : Non Agriculture Build And Open => Shop => GROUND FLOOR SHOP

	Valuation Description	Calculation		Total
A	Constructed Property Valuation	15.79 x 90550	15.79 x 90550	₹ 14,29,785.00/-
B	Mezzainine Floor Valuation	5.57 x 90550 x 0.7	5.57 x 90550 x 0.7	₹ 3,53,054.00/-
Final Total Valuation (A + B)				₹ 17,82,839.00/-