



# User Manual

## *Valuation Rule* *(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*

## User Manual: Valuation Rule



### National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development



- 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

DOCUMENT 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

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Digital India

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

## User Manual: Valuation Rule



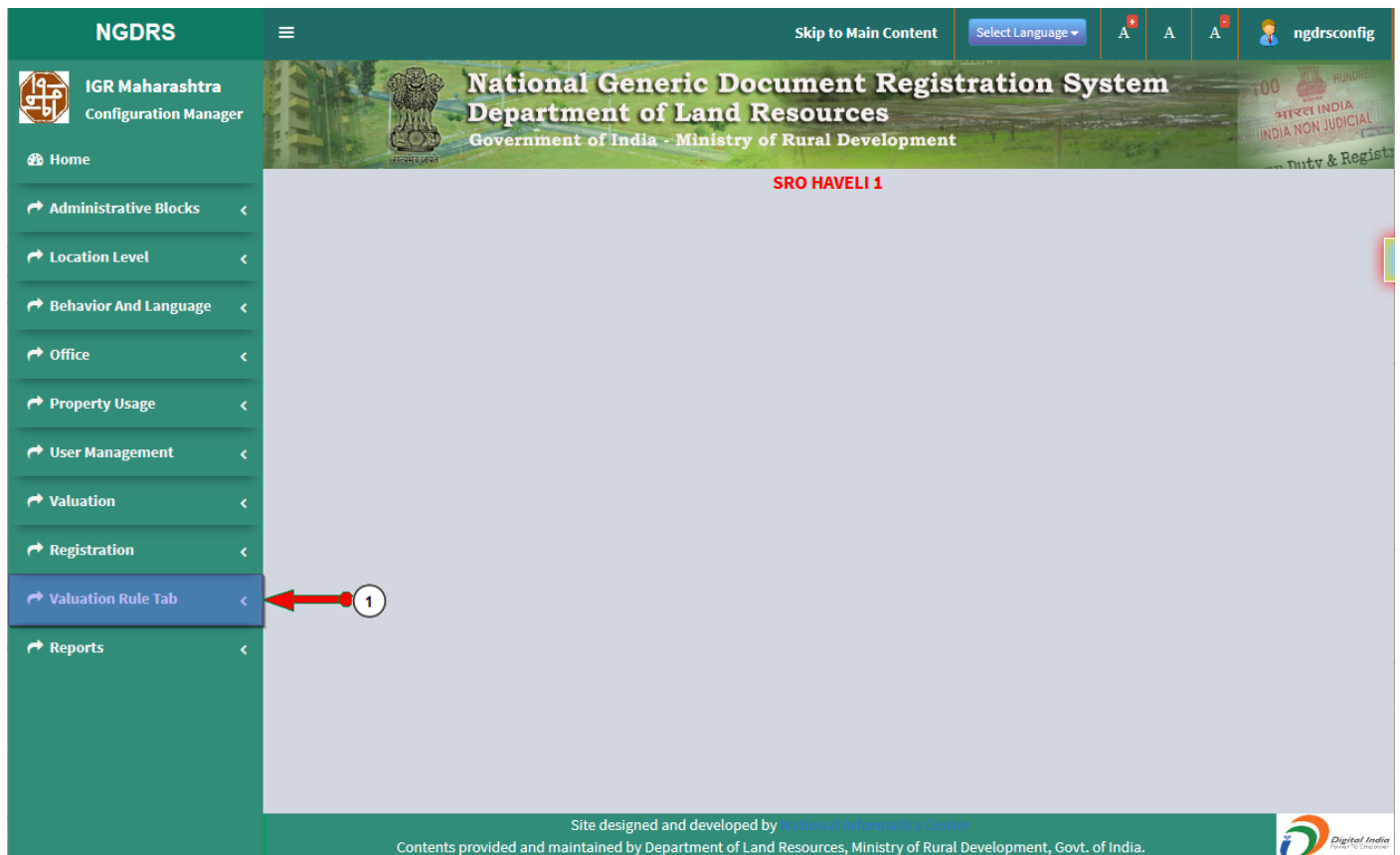
➤ **Login page** screen as follow

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 **Login** button to enter into site

## User Manual: Valuation Rule



➤ Welcome screen as follows



- Click on Valuation Rule Tab

## User Manual: Valuation Rule



➤ Valuation Rule List screen as follow

1. List of valuation rules are listed in table
2. Edit the valuation rule
3. Delete the valuation rule
4. User can copy all sub rule by simply click on copy icon
5. And paste all sub rule to other valuation rule by simply click on paste icon
6. Click on New Rule button for to create new rule

## User Manual: Valuation Rule



### ➤ Valuation Rule screen as follow

**NGDRS** Skip to Main Content Select Language A<sup>+</sup> A A<sup>-</sup> ngdrsconfig

**IGR Maharashtra**  
Configuration Manager

Home  
Administrative Blocks  
Location Level  
Behavior And Language  
Office  
Property Usage  
User Management  
Valuation  
Registration  
Valuation Rule Tab  
Reports

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

**SRO HAVELI 1**

Rule List **Valuation Rule** Rule Items Linkage Subrule

**Valuation Rule**

Financial year: 2016-2017 Effective Date: 03/02/2017 Reference No.: Rule Reference

Usage Main Category: --Select Option-- Usage Sub Category Name: --Select Option--

Rule Description(Eng.): Rule Description in English Rule Description(Local): Rule Description in Local Language

Dolr Usage Code:

Construction Type: ☐ Yes ☒ No Depreciation Type: ☐ Yes ☒ No Road Vicinity: ☐ Yes ☒ No

User Dependency Flag 1: ☐ Yes ☒ No User Dependency Flag 2: ☐ Yes ☒ No

Additional Rate Required: ☐ Yes ☒ No

Is Rate Comparison Required?: ☐ Yes ☒ No

Is TDR Applicable?: ☐ Yes ☒ No

Rule Applicable: Urban: ☒ Yes ☐ No Rural: ☒ Yes ☐ No Influence: ☒ Yes ☐ No

+ Save ⊖ Exit

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1 Financial year: 2016-2017 2 Effective Date: 03/02/2017 3 Reference No.: 9 -> 3) Page No.8

4 Usage Main Category: Non Agriculture Build And Open 5 Usage Sub Category Name: Shop

1. Select Financial Year. Default is Current Financial Year. User can select previous financial year so that valuation rule for particular year is also possible.
2. Valuation rule is effected on selected date
3. Enter Reference Number. (Refer from valuation rule book)
4. Select Usage Main Category
5. Select Usage Sub Category

## User Manual: Valuation Rule

<p>Rule Description(Eng.) <span style="float: right;">1</span> → <span style="border: 1px solid black; padding: 2px;">Shop/ Office in Mall - 9 -&gt; 3) Page No.8</span></p> <p>Dolr Usage Code <span style="float: right;">3</span> → <span style="border: 1px solid black; padding: 2px;"></span></p>	<p>Rule Description(Local) <span style="float: right;">2</span> → <span style="border: 1px solid black; padding: 2px;">मालमधील दुकान - 9 -&gt; 3) Page No.8</span></p> <p><span style="float: right;">4</span> ↓</p>												
<table style="width: 100%;"> <tr> <td>Construction Type</td> <td><input checked="" type="radio"/> Yes <input type="radio"/> No</td> <td>Depreciation Type</td> <td><input checked="" type="radio"/> Yes <input type="radio"/> No</td> <td>Road Vicinity</td> <td><input type="radio"/> Yes <input checked="" type="radio"/> No</td> </tr> <tr> <td>User Dependency Flag 1</td> <td><input type="radio"/> Yes <input checked="" type="radio"/> No</td> <td>User Dependency Flag 2</td> <td><input type="radio"/> Yes <input checked="" type="radio"/> No</td> <td colspan="2"></td> </tr> </table>		Construction Type	<input checked="" type="radio"/> Yes <input type="radio"/> No	Depreciation Type	<input checked="" type="radio"/> Yes <input type="radio"/> No	Road Vicinity	<input type="radio"/> Yes <input checked="" type="radio"/> No	User Dependency Flag 1	<input type="radio"/> Yes <input checked="" type="radio"/> No	User Dependency Flag 2	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Construction Type	<input checked="" type="radio"/> Yes <input type="radio"/> No	Depreciation Type	<input checked="" type="radio"/> Yes <input type="radio"/> No	Road Vicinity	<input type="radio"/> Yes <input checked="" type="radio"/> No								
User Dependency Flag 1	<input type="radio"/> Yes <input checked="" type="radio"/> No	User Dependency Flag 2	<input type="radio"/> Yes <input checked="" type="radio"/> No										

1. Enter Rule Description. Valuation Rule is applied for this Rule Description and it's consider as a usage sub to sub category. It also consider as a valuation rule name
2. Enter Rule Description in local language
3. Enter Dolr Usage Code
4. Select Yes or No. ( If set this to Yes then it display in property valuation )

<p>Additional Rate Required <span style="float: right;">1</span> → <span style="border: 1px solid black; padding: 2px;"><input checked="" type="radio"/> Yes <input type="radio"/> No</span></p> <p>Usage Main Category <span style="float: right;">2</span> ↓ <span style="border: 1px solid black; padding: 2px;">Non Agriculture Build And Open</span></p> <p>Usage Sub Category <span style="float: right;">3</span> → <span style="border: 1px solid black; padding: 2px;">Office / Upper Floor Office</span></p>
--

1. If additional rate is required then click on Yes otherwise click on No. If Click on Yes then Usage Main Category and Sub Category is open
2. Select Usage Main Category
3. Select Usage Sub Category

<p>Is Rate Comparison Required ? <span style="float: right;">1</span> → <span style="border: 1px solid black; padding: 2px;"><input checked="" type="radio"/> Yes <input type="radio"/> No</span></p> <p>Main Category (Compare) <span style="float: right;">2</span> ↓ <span style="border: 1px solid black; padding: 2px;">Non Agriculture Build And Open</span></p> <p>Sub Category (Compare) <span style="float: right;">3</span> → <span style="border: 1px solid black; padding: 2px;">Office / Upper Floor Office</span></p>
---

1. If rate comparison is required then click on Yes otherwise click on No. If Click on Yes then Usage Main Category and Sub Category is open. (If set Yes then also set Yes for max value check in sub rule tab and filled the formula for max value.)
2. Select Usage Main Category
3. Select Usage Sub Category

<p>Is TDR Applicable ? <span style="float: right;">1</span> → <span style="border: 1px solid black; padding: 2px;"><input type="radio"/> Yes <input checked="" type="radio"/> No</span></p>	<p><span style="float: right;">2</span> ↓</p>				
<table style="width: 100%;"> <tr> <td>Rule Applicable</td> <td>Urban: <input checked="" type="radio"/> Yes <input type="radio"/> No</td> <td>Rural: <input checked="" type="radio"/> Yes <input type="radio"/> No</td> <td>Influence: <input checked="" type="radio"/> Yes <input type="radio"/> No</td> </tr> </table>		Rule Applicable	Urban: <input checked="" type="radio"/> Yes <input type="radio"/> No	Rural: <input checked="" type="radio"/> Yes <input type="radio"/> No	Influence: <input checked="" type="radio"/> Yes <input type="radio"/> No
Rule Applicable	Urban: <input checked="" type="radio"/> Yes <input type="radio"/> No	Rural: <input checked="" type="radio"/> Yes <input type="radio"/> No	Influence: <input checked="" type="radio"/> Yes <input type="radio"/> No		
<span style="float: right;">3</span> → <span style="border: 1px solid black; padding: 5px 10px;">+ Save</span> <span style="border: 1px solid black; padding: 5px 10px; margin-left: 10px;">⊗ Exit</span>					

1. Check TDR is applicable and click on Yes or No
2. Check where rule is applicable for Urban, Rural or Influence and click on Yes or No
3. Click on Save button for to save Valuation Rule form

## User Manual: Valuation Rule



- After Save Valuation Rule form Rule Item Linkage form is open

➤ Rule Item Linkage form screen as follow

1. Select output items.
2. Select input items
3. Click on save button to save form

- Number of sub rules is created by selecting output & input items.

➤ **Formula for number of sub rule creation**

- If select 4 input item and two of them are list item of which having (3,2) list values respectively. And select output item 2

$$\begin{aligned}\text{Total sub rule} &= \text{Input}(2+(3*2))*\text{Output}(2) \\ &= 8*2 \\ &= 16\end{aligned}$$

## User Manual: Valuation Rule



➤ Sub Rule Screen as follow

NGDRS

IGR Maharashtra Configuration Manager

Home

Administrative Blocks

Location Level

Behavior And Language

Office

Property Usage

User Management

Valuation

Registration

Valuation Rule Tab

Reports

Skip to Main Content

Select Language

A

A

A

ngdrsconfig

National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development

SRO HAVELI 1

Rule List

Valuation Rule

Subrule

Sub Rule

Shop/ Office in Mall - 9 -> 3) Page No.8

Output Items

--Select Option--

Display Order

Item Description

AAH : Area of Constructed Property  
AAZ : Covered Parking  
ABK : Shop Floor

Max Value Check

☐ Yes ☒ No

lblRateRevFlag

☐ Yes ☒ No

Select Item

--select--

Select Operator

--select--

Condition

Condition 1

Condition 2

Condition 3

Condition 4

Condition 5

Formula

Formula 1

Formula 2

Formula 3

Formula 4

Formula 5

Alternate Formula

Save

New Rule

Exit

5 records per page

Search:

Sr. No.	Id	Condition 1	Formula 1	Is Max	Road Vicinity	Output Item	Order	Action
1	71	ABK==1 && RRR!=0	AAH*round(RRR*0.8)	N	-NA-	Constructed Property Valua	3	
2	72	ABK==1 && RRR==0	AAH*round(RR2*0.8)	N	-NA-	Constructed Property Valua	3	
3	73	ABK==1 && RRR==0	AAZ*round(RR2*0.80)*C	N	-NA-	Covered Parking	2	
4	74	ABK==4 && RRR!=0	AAZ*round(RRR*0.25)	Y	-NA-	Covered Parking Upper Flo	4	
5	75	ABK==4 && RRR!=0	AAH*round(RRR)	Y	-NA-	Constructed Property Uppe	1	

Showing 1 to 5 of 8 entries

Previous 1 2 Next

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## User Manual: Valuation Rule



National Generic Document Registration System

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The screenshot shows the 'Valuation Rule' configuration interface. It includes three main sections: 'Output Items' with a dropdown menu showing 'Covered Parking' (labeled 1), 'Display Order' with a numeric input field set to '2' (labeled 2), and 'Item Description' with a list of items: 'AAH : Area of Constructed Property', 'AAZ : Covered Parking', and 'ABK : Shop Floor' (labeled 3).

1. Select output items
2. Enter display order.
  - Output items display according to order in valuation report
  - Suppose covered parking has display order is 2 then it listed in second row in valuation report

The screenshot shows the 'Valuation Rule' configuration interface. It includes several sections: 'Max Value Check' with radio buttons for 'Yes' and 'No' (labeled 1), 'Rate Revision' with radio buttons for 'Yes' and 'No' (labeled 2), 'Select Item' with a dropdown menu (labeled 4), 'Select Operator' with a dropdown menu (labeled 3), 'Condition' with a list of conditions (labeled 6), 'Rate Revision Formula' with a list of formulas (labeled 3), 'Formula' with a list of formulas (labeled 5), and 'Alternate Formula' with a text input field (labeled 7). At the bottom, there are buttons for '+ Save', 'New Rule', and 'Exit' (labeled 8).

### 1. Max value Check :

The screenshot shows the 'Valuation Rule' configuration interface. It includes three main sections: 'Max Value Check' with radio buttons for 'Yes' and 'No' (labeled 1), 'Select Parameter' with a dropdown menu (labeled 2), 'Max Value Formula' with a text input field (labeled 4), and 'Select Operator' with a dropdown menu (labeled 3).

1. Check max value is set to Yes
2. Select Parameter (First Set cursor on max value formula input then select parameter)
3. Select Operator (First Set cursor on max value formula input then select operator)
4. Created formula by selecting parameter and operator
  - If rate comparison is set to Yes from valuation rule tab then this max value check is set Yes as a by-default otherwise No is selected as a by-default.
  - If max value check is set to Yes then filled the formula for max value by selecting parameter and operator

## User Manual: Valuation Rule


















2. **Check Rate Revision** Yes or No. (This now used in Mumbai location. Eg. Depreciation rate is applied on constructed rate – open land)
3. If click Yes Rate Revision then Rate Revision Formula panel is open. Create formula in rate revision by selecting item and operator
4. Select Item
5. Select Operator
6. By selecting Item & operator condition is created
7. By selecting Item & operator Formula is created
8. Click on save button to save rule

### Steps to create condition & formula for valuation rule

1. Set mouse cursor on condition textbox
2. Select Item. (By selecting item then Item Description code is displayed in condition or textbox )
3. Select operator from dropdown (By selecting operator then operator +,- etc.. displayed in condition or formula textbox)
4. If no input is selected and select only condition or operator then formula is created in formula one

#### ➤ List of Sub Rule

Sr. No.	Id	Condition 1	Formula 1	Is Max	Road Vicinity	Output Item	Order	Action
1	71	ABK==1 && RRR!=0	AAH*round(RRR*0.8)	N	-NA-	Constructed Property Valua	3	  
2	72	ABK==1 && RRR==0	AAH*round(RR2*0.8)	N	-NA-	Constructed Property Valua	3	  
3	73	ABK==1 && RRR==0	AAZ*round(RR2*0.80)*0	N	-NA-	Covered Parking	2	  
4	74	ABK==4 && RRR!=0	AAZ*round(RRR*0.25)	Y	-NA-	Covered Parking Upper Floo	4	  
5	75	ABK==4 && RRR!=0	AAH*round(RRR)	Y	-NA-	Constructed Property Uppe	1	  

Showing 1 to 5 of 8 entries

Previous 1 2 Next

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