




Revenue Department,  
Government of Goa,  
Secretariat, Porvorim-Goa. 403 521

No.17/1/Fixation of Land Rates/2012-RD Dated: 05/08/2020

**ORDER**

In exercise of the powers conferred under sub-rule (3) of Rule 4 of the Goa Stamp (Determination of True Market Value of Property) Rules, 2003, the Government of Goa is pleased to issue statement of minimum Land Rates as follows for the year 2020-21 which shall come into effect from 17<sup>th</sup> August, 2020 to 31<sup>st</sup> March, 2021.

The below mentioned Taluka-wise minimum rates are base values and are applicable to SI Zone and upto an area of 1000 sq. meters depending upon the zone and the area involved, the base values will change as indicated in the appendix to this statement.

  
(Sudin Natar)  
Under Secretary (Revenue-1),  
Porvorim,  
05<sup>th</sup> August, 2020

**DISTRICT - NORTH GOA**  
**1. TALUKA - PERNEM**

URBAN		DEVELOPING		RURAL		COASTAL			
Area	Present Rate per Sq. mts in Rs.	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
Pernem Municipal Arelil	2500.00	3000.00		<u>Village</u> Dhargal			<u>Village</u> Morjim		
			1000.00	Torsvem	500.00	600.00	Mandrem	2500.00	3000.00
		1000.00	1200.00	Tambosvem	1200.00	1440.00	Arambol	2500.00	3000.00
				Moyn	500.00	600.00	Quezim	2500.00	3000.00
				Ugvem	650.00	780.00	Tracol	2500.00	3000.00
				Khajne/Casnem	700.00	840.00			
				Anherem	400.00	480.00			
				Poroscadem	700.00	840.00			
				Varconda	300.00	360.00			
				Ozari	776.00	931.20			
				Casavortnem	1000.00	1200.00			
				Chandel	163.00	195.60			
				Hasapur	200.00	240.00			
				Ajorna	500.00	600.00			
				Ibrampur	400.00	480.00			
				Vinsoda	500.00	600.00			
				Agarwoda	600.00	720.00			
				Chopdem	444.00	532.80			
				Palhem	500.00	600.00			
				Corgau	500.00	600.00			
				Parcem	300.00	360.00			

*[Handwritten Signature]*

2. TALUKA - BARDEZ

Area	URBAN		DEVELOPING		RURAL		COASTAL	
	Present Rate per Sq. mts. in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts. in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts. in Rs.	Proposed Rate per Sq. mts. in Rs.
Mapusa - I (Ward Nos. 2,5,6,7,8,9,10,11,12 & 13)	4000.00	4800.00	Village			Village		
			Guirim	4000.00	4800.00	Sangolida	3000.00	3600.00
			Penha-de-Franca	3000.00	3600.00	Moirá	3000.00	3600.00
			Salvador-do-Mundo	3000.00	3600.00	Assagao	3000.00	3600.00
			Pilerse	5000.00	6000.00	Siofim	4000.00	4800.00
			Colvale	3000.00	3600.00	Aldora	4000.00	4800.00
			Tivim	3000.00	3600.00	Arpora	4500.00	5400.00
			Bastora	4000.00	4800.00	Socorro	4000.00	4800.00
			Reis Magos	4000.00	4800.00	Camarfim	3000.00	3600.00
			Verla	5000.00	6000.00	Sircalim	2500.00	3000.00
			Parra	2000.00	2400.00	Nagosa	3000.00	3600.00
			Catten	3500.00	4200.00	Nachinola	2000.00	2400.00
						Licassatim	3000.00	3600.00
			Marra	5000.00	6000.00			
			Nadora	1800.00	2160.00			
			Moltem	2000.00	2400.00			
			Assomora	2000.00	2400.00			
			Oxel	4000.00	4800.00			
			Pirna	1800.00	2160.00			
			Revora	2500.00	3000.00			
			Palern	2500.00	3000.00			
			Saligao	4000.00	4800.00			



3. TALUKA - BICHOLIM

URBAN		DEVELOPING			RURAL			COASTAL	
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	
Bicholim Municipal Area	2000.00	2400.00	<u>Village</u> Carpur	1000.00	1200.00	<u>Village</u> Adwajpale	200.00	240.00	
			Maem	500.00	600.00	Atardi	300.00	360.00	
			Sarvona	500.00	600.00	Coombi	300.00	360.00	
			Mulgao	500.00	600.00	Cudnem	300.00	360.00	
			Sangolim	1000.00	1200.00	Curchirem	100.00	120.00	
			Maulinguem - South	500.00	600.00	Dumracem	100.00	120.00	
			Arvalim	500.00	600.00	Latarbascem	300.00	360.00	
			Arnone	400.00	480.00	Maulinguem - North	300.00	360.00	
						Mencuzem	300.00	360.00	
						Narao	300.00	360.00	
						avelim	360.00	360.00	
						Ona	300.00	360.00	
						Paje	300.00	360.00	
						Pilgao	360.00	360.00	
						Sallem	300.00	360.00	
						Sirgao	400.00	480.00	
						Surla	300.00	360.00	
						Vainguinim	360.00	160.00	
						Velgues	300.00	360.00	
						Virdi	300.00	360.00	



4. TALUKA - SATTARI

URBAN		DEVELOPING		RURAL		COASTAL		
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	
Valpoi Municipal Area	800.00	960.00	<u>Village</u> Onda	1000.00	1200.00	<u>Village</u> Ambeli	80.00	96.00
			Namus	800.00	960.00	Ambedern	150.00	180.00
						Ansolem	300.00	360.00
						Advoni	200.00	240.00
						Assodern	200.00	240.00
						Bombodern	100.00	120.00
						Bairnpal	300.00	360.00
						Bironidern	200.00	240.00
						Karambidroin - Brama	150.00	180.00
						Charamnarn	100.00	120.00
						Codal	100.00	120.00
						Caranzal	75.00	90.00
						Ciamarcorda	120.00	144.00
						Cudjern	100.00	120.00
						Comporidern	120.00	144.00
						Codjern	100.00	120.00
						Codju	150.00	180.00
						Codvoel	50.00	60.00
						Carambidern - Bramuco	75.00	90.00

[Sattari] Contd....2

URBAN		DEVELOPING			RURAL			COASTAL			
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
			Village			Village			Village		
						Cotorem	100.00	120.00			
						Conquirem	50.00	60.00			
						Dongarli	200.00	240.00			
						Derodem	50.00	60.00			
						Davem	100.00	120.00			
						Dabam	100.00	120.00			
						Damocem	100.00	120.00			
						Edorem	100.00	120.00			
						Grantell	100.00	120.00			
						Golaull	100.00	120.00			
						Govanem	100.00	120.00			
						Gulell	100.00	120.00			
						Ivrem - Buznico	100.00	120.00			
						Ivrem - Curdo	100.00	120.00			
						Morlem	125.00	150.00			
						Massordem	800.00	960.00			
						Mauzi	500.00	360.00			
						Matroli	100.00	120.00			
						Melaull	100.00	120.00			
						Malporm	75.00	90.00			
						Naguem	400.00	480.00			

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URBAN			DEVELOPING			RURAL			COASTAL		
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
			<u>Village</u>			<u>Village</u>			<u>Village</u>		
						Nagargao	200.00	240.00			
						Narnell	100.00	120.00			
						Nanorem	75.00	90.00			
						Poreim	300.00	360.00			
						Podocent	200.00	240.00			
						Pussurlem	200.00	240.00			
						Pendral	20.00	24.00			
						Pale	150.00	180.00			
						Pirawcan	150.00	180.00			
						Padiel	150.00	180.00			
						Querim	200.00	240.00			
						Ravroat	150.00	180.00			
						Rveem	100	120.00			
						Srooli	150	180.00			
						Surin	100	120.00			
						Sutrem	50	60.00			
						Sigrorem	50	60.00			
						Saledi	200	240.00			
						Satorrem	100	120.00			
						Sonal	150	180.00			
						Sonus Morvelizin	150	180.00			



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URBAN		DEVELOPING			RURAL			COASTAL			
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
			Village			Village			Village		
						Sanvordem	150	180.00			
						Sanvorcem	150	180.00			
						Strangali	75	90.00			
						Sisodem	75	90.00			
						Ustem	75	90.00			
						Velus	800	960.00			
						Vaingunim	20	24.00			
						Vagurim	150	180.00			
						Velgoem.	150	180.00			
						Vantem	150	180.00			
						Xelpo Cindo	75	90.00			
						Xelopo Buzruco	75	90.00			
						Zarant	20	24.00			
						Zarim	100	120.00			

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5. TALUKA - TISWADI

URBAN		DEVELOPING		RURAL		COASTAL	
Area	Present Rate per Sq. mts in Rs.	Area	Present Rate per Sq. mts in Rs.	Area	Present Rate per Sq. mts in Rs.	Area	Present Rate per Sq. mts in Rs.
		<u>Village</u>		<u>Village</u>		<u>Village</u>	
	5000.00	Talegao	4000.00	Capao	500.00		600.00
Panaji City - (Ward Nos. 1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16)		Durgawado	4000.00	Ambarim	1000.00		1200.00
		Bambolim	3000.00	Batim	1000.00		1200.00
		Baingulim	3000.00	Carim	1000.00		1200.00
		Corlim	3000.00	Canclim	1000.00		1200.00
Panaji City II (Ward No. 17 & 18)	3000.00	Calapur	3000.00	Caundolim	1000.00		1200.00
		Chimbel	3000.00	Coalim-Moola	2500.00		3000.00
		Cajira	3000.00	Colton	2500.00		3000.00
		Carumbolim	3000.00	Jun	2500.00		3000.00
		Ella	3000.00				
		Morambi-o-Pesqueiro	3000.00	Malar	2500.00		3000.00
		Morambi-o-Grande	3000.00	Narea	2500.00		3000.00
		Murda	3000.00	Navelim	2500.00		3000.00
		Parcelim	3000.00	Talaulim	2500.00		3000.00
		Renovadi	3000.00	Chicaco	2500.00		3000.00
				Cumbourjua	2500.00		3000.00
				Corca	2000.00		2400.00
				Nicun-o-Grande	2500.00		3000.00
				Nicun-o-Pequeno	3500.00		4200.00
				Azossim	3500.00		4200.00

(Tiswadi) Contd 2

URBAN		DEVELOPING		RURAL		COASTAL	
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.
			Village			Village	
			Goa-Velha	3500.00	4200.00		
			Mandur	3500.00	4200.00		
			Mercarim	3500.00	4200.00		
			Siridao	3500.00	4200.00		

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DISTRICT - SOUTH GOA  
6. TALUKA - PONDA

URBAN			DEVELOPING			RURAL			COASTAL		
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
Ponda - I Ward Nos. 1,6,8,10 Ponda - II Ward No. 2	3000	3600.00	Village			Village			Village		
			Siroda	1000.00	1200.00	Arcoiba	600.00	720.00			
			Borim	1000.00	1200.00	Betqui	1000.00	1200.00			
			Queola	1000.00	1200.00	Bornil	700.00	840.00			
			Belorre	1000.00	1200.00	Candepar	1000.00	1200.00			
			Curri	1000.00	1200.00	Codat	800.00	960.00			
			Cundaim	1000.00	1200.00	Carvam	800.00	960.00			
			Marcam	600.00	720.00	Cuncolern	500.00	600.00			
			Lisga	1000.00	1200.00	Durbhat	500.00	600.00			
			Bandarra	1000.00	1200.00	Nirancaz	800.00	960.00			
						Orgao	1500.00	1800.00			
						Panchwadi	1000.00	1200.00			
						Priol	800.00	960.00			
						Queram	800.00	960.00			
						Savel - Verem	500.00	600.00			
						Gangern	500.00	600.00			
						Talaullm	500.00	600.00			
						Tivrem	2500.00	3000.00			
						Voel	500.00	600.00			
						Mangulbern	500.00	600.00			
					Velonga	500.00	600.00				

(Pondal)...Contd 2

URBAN		DEVELOPING			RURAL			COASTAL	
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	
			Village			Village			
						Volvei	800.00	960.00	
						Candola	1500.00	1800.00	

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7. TALUKA - SALCETE

URBAN			DEVELOPING			RURAL			COASTAL		
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
Margao-I (Ward Nos. 4, 9, 10, 11, 12, 13, 14 & 15)	7185.00	8622.00	Village Navelim	5617	6740.40	Ambelim	1166	1399.20	Village		
Margao-II (Ward No. 5, 6, 7 & 8)	8250.00	9900.00	Aquem	2564	3076.80	Adsalim	7000	8400.00			
Margao-III (Ward Nos. 1, 2, 3 & 16)	9089.00	10906.80	Nivem	3427	4112.40	Assolim	1984	2380.80			
			Davorlim	5594	6712.80	Chandorn	1223	1457.60			
						Chinchinim	3333	3999.60			
						Galata	1930	2316.00			
						Camurim	2000	2400.00			
						Cata	2045	2454.00			
						Cavorim	2016	2419.20			
						Curtorim	3501	4201.20			
						Cuncolim	2000	2400.00			
						Deusseia	888	1065.60			
						Dicarpale	3807	4568.40			
						Dramapur	3329	3984.00			
						Dumcolim	1200	1440.00			
						Gaundolim	1400	1680.00			
						Guandolim	2203	2643.60			

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URBAN			DEVELOPING			RURAL			COASTAL		
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mths. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mths. in Rs.
			Village			Village			Village		
			Loutolim	2500.00	3000.00						
			Macasana	400.00	480.00						
			Mulem	500.00	600.00						
			Nagosa	1767.00	2120.40						
			Orlim	3636.00	4363.20						
			Paroda	995.00	1194.00						
			Raia	2321.00	2785.20						
			Rachol	950.00	1140.00						
			Sarzort	1498.00	1797.60						
			Sao Jose de Areal	2500.00	3000.00						
			Seraulim	5068.00	6081.60						
			Sirim	1000.00	1200.00						
			Talvorda	3666.00	4399.20						
			Talaulim	1300.00	1560.00						
			Utorda	3782.00	4538.40						
			Vancolim	3000.00	3600.00						
			Velim	1000.00	1200.00						
			Vernia	2962.00	3554.40						
			Veroda	1000.00	1200.00						

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8. TALUKA - MORMUGAO

Area	URBAN			DEVELOPING			RURAL			COASTAL		
	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	
Vasco - I(Ward Nos. 6,7,8,9,10,11,12,13 & 14)	3500.00	4200.00	Village Chicalim	1500.00	1800.00	Village Quellossim	350.00	420.00	Village Arossim	500.00	600.00	
Vasco-II( Ward No.1,2,3,4,5,15 & 16)	2700.00	3240.00	Dabolim	1500.00	1800.00	Cachim	400.00	480.00	Carnaulim	500.00	600.00	
Vasco-III(Ward No.17,18,19,20,21, 22,23,24 & 25)	2100.00	2520.00	Sarconale	1200.00	1440.00	Sao-Jacinto Island	400.00	480.00	Velsao	500.00	600.00	
			Cortalim	1200.00	1440.00				Issoreim	500.00	600.00	
									Chicolna	500.00	600.00	
									Pabe	500.00	600.00	
									Sao Jorge	400.00	480.00	

9. TALUKA - QUEPEM

URBAN			DEVELOPING			RURAL			COASTAL		
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
Quepem	2000.00	2400.00	Village Sirvol	2000.00	2400.00	Zimodem	200.00	240.00	Village Naquerim	1000.00	1200.00
Cuechorem	3000.00	3600.00	Armona	2000.00	2400.00	Uisoborna	200.00	240.00	Qestel	1000.00	1200.00
Cucora Municipal area	3000.00	3600.00	Deap	1500.00	1800.00	Quiseand	200.00	240.00			
					3800.00			240.00			
			Xelidem	1500.00	1800.00	Quodem	200.00	240.00			
			Chaili	1200.00	1440.00	Suiderma	200.00	240.00			
			Cusmane	2000.00	2400.00	Pirila	200.00	240.00			
			Fatorpa	800.00	960.00	Padi	200.00	240.00			
						Odar	1000.00	1200.00			
						Nagvern	600.00	720.00			
						Mungal	200.00	240.00			
						Manna	200.00	240.00			
						Molconem	1200.00	1440.00			
						Molcopona	500.00	600.00			
						Moopirila	200.00	240.00			
						Geolidem	200.00	240.00			
						Corla	200.00	240.00			
						Cazur	200.00	240.00			
						Coridem	200.00	240.00			
						Cavorem	200.00	240.00			
						Corombi	1000.00	1200.00			

[Quepems]...Contd 2

URBAN		DEVELOPING		RURAL		COASTAL	
Area	Present Rate per Sq. mts in Rs.	Area	Present Rate per Sq. mts in Rs.	Area	Present Rate per Sq. mts in Rs.	Area	Present Rate per Sq. mts in Rs.
		Village		Village			
				Raveem	200.00		
				Bendurdem	100.00		
				Ambaurim	1500.00		
				Avadern	1500.00		
				Assoldh	1000.00		
				Adharn	1500.00		
				Xolvona	1500.00		
				Xic-Xellvona	1500.00		
				Bajil	1000.00		
				Tibor	1000.00		
					240.00		
					120.00		
					1800.00		
					1800.00		
					1200.00		
					1800.00		
					1800.00		
					1200.00		
					1700.00		

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10. TALUKA - SANGUEM

Area	URBAN		DEVELOPING		RURAL		COASTAL	
	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
Sanguem	900.00	1080.00	Village Cotarli	500.00	600.00	Village Antorim	50.00	60.00
			Sarvordem	600.00	720.00	Bornia	100.00	120.00
						Barj	125.00	150.00
						Comproi	125.00	150.00
						Ceranginim	125.00	150.00
						Costi	150.00	180.00
						Calem	200.00	240.00
						Culperm	75.00	90.00
						Colomba	250.00	300.00
						Cardi	50.00	60.00
						Cumbari	50.00	60.00
						Dudal	150.00	180.00
						Dongurli	75.00	90.00
						Dongar	75.00	90.00
						Maulinguem	125.00	150.00
						Mugali	150.00	180.00
						Naiquinim	75.00	90.00
						Netorli	100.00	120.00
						Nudrem	100.00	120.00
						Oxel	75.00	90.00
						Patsiem	150.00	180.00

(Sanguem).....Contd. 2

URBAN		DEVELOPING			RURAL			COASTAL	
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	
			<u>Village</u>			<u>Village</u>			
			Putrem	75.00	90.00				
			Paracem	100.00	120.00				
			Rumbrem	100.00	120.00				
			Rivona	350.00	420.00				
			Sallaui	100.00	120.00				
			Santova	175.00	150.00				
			Sigorem	100.00	120.00				
			Tudou	100.00	120.00				
			Uguem	350.00	420.00				
			Vilena	100.00	120.00				
			Verlem	30.00	36.00				
			Vichandrem	75.00	90.00				
			Xelpeim	175.00	150.00				

11. TALUKA - DHARBANDORA

URBAN		DEVELOPING			RURAL			COASTAL			
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
			<u>Village</u>			<u>Village</u>			<u>Village</u>		
			Dharbandora	661.00	793.20	Aglote	500.00	600.00			
			Pillim	1025.00	1230.00	Bandoli	150.00	180.00			
			Collem	153.00	183.60	Codli	166.00	199.20			
			Moilem	365.00	438.00	Caravzoi	23.00	30.00			
						Camiarconda	40.00	48.00			
						Cormonem	294.00	352.80			
						Sancorda	274.00	328.80			
						Sargod	435.00	522.00			
						Sugao	100.00	120.00			
						Somaulim	100.00	120.00			
						Surla	50.00	60.00			
						Maissal	75.00	90.00			

*[Handwritten signature]*

etc  
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12. TALUKA - CANACONA

URBAN			DEVELOPING			RURAL			COASTAL		
Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.	Area	Present Rate per Sq. mts in Rs.	Proposed Rate per Sq. mts. in Rs.
Chaudi Municipal Area	3000	3600.00	Village			Village			Village		
									Nagarcan Palolem	2000	2400.00
						Canacona	250	300.00			
						Coligao	50	60.00			
						Caundogressa	355	426.00			
						Lohiem	600	720.00			
									Agonda	600	720.00
									Cula	200	240.00
									Pornigumim	500	600.00

Note:

- a) These land values will not apply to purchases made by mundkars and tenants from Landlord under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975 (Act 1 of 1976) and the Goa, Daman and Diu Agricultural Tenancy Act, 1964 (Act 7 of 1964) respectively.
- b) These land values will not apply to agricultural tenanted land.
- c) In land acquisition matters, these land values will be only broad guiding factor in the exercise of determining the compensation to be paid by the Land Acquisition Officer. The land values should not be made ipso facto applicable.





## APPENDIX

## IMPORTANT

S1 Zone (Settlement)

- ❖ In S1 and area 1001 – 4000 sq.mts., 10% less than the base value.
- ❖ In S1 and area 4001 – 10,000 sq.mts., 15% less than the base value.
- ❖ In S1 and area 10,001 – 50,000 sq.mts., 25% less than the base value.
- ❖ In S1 and area above 50,000 sq.mts., 30% less than the base value.

S2 Zone

- ❖ In S2 zone and area upto 1,000 sq.mts., the rates will be 10% less than the base value.
- ❖ In S2 and area 1001 – 4000 sq.mts., 15% less than the base value.
- ❖ In S2 and area 4001 – 10,000 sq.mts., 20% less than the base value.
- ❖ In S2 and area 10,001 – 50,000 sq.mts., 30% less than the base value.
- ❖ In S2 and area above 50,000 sq.mts., 35% less than the base value.

S3 Zone

- ❖ In S3 zone and area upto 1,000 sq.mts., the rates will be 20% less than the base value.
- ❖ In S3 and area 1001 – 4000 sq.mts., 25% less than the base value.
- ❖ In S3 and area 4001 – 10,000 sq.mts., 30% less than the base value.
- ❖ In S3 and area 10,001 – 50,000 sq.mts., 40% less than the base value.
- ❖ In S3 and area above 50,000 sq.mts., 45% less than the base value.

S4 Zone

- ❖ In S4 zone and area upto 1,000 sq.mts., the rates will be 25% less than the base value.
- ❖ In S4 and area 1001 – 4000 sq.mts., 30% less than the base value.
- ❖ In S4 and area 4001 – 10,000 sq.mts., 35% less than the base value.
- ❖ In S4 and area 10,001 – 50,000 sq.mts., 45% less than the base value.
- ❖ In S4 and area above 50,000 sq.mts., 50% less than the base value.

C1 Zone

- ❖ In C1 zone and area upto 1,000 sq.mts., the rates will be 100% more than the base value.
- ❖ In C1 and area 1001 – 4000 sq.mts., 90% more than the base value.
- ❖ In C1 and area 4001 – 10,000 sq.mts., 80% more than the base value.
- ❖ In C1 and area 10,001 – 50,000 sq.mts., 60% more than the base value.
- ❖ In C1 and area above 50,000 sq.mts., 50% more than the base value.

C2 Zone

- ❖ In C2 zone and area upto 1,000 sq.mts., the rates will be 75% more than the base value.
- ❖ In C2 and area 1001 – 4000 sq.mts., 65% more than the base value.
- ❖ In C2 and area 4001 – 10,000 sq.mts., 55% more than the base value.
- ❖ In C2 and area 10,001 – 50,000 sq.mts., 35% more than the base value.
- ❖ In C2 and area above 50,000 sq.mts., 25% more than the base value.

C3 Zone

- ❖ In C3 zone and area upto 1,000 sq.mts., the rates will be 50% more than the base value.
- ❖ In C3 and area 1001 – 4000 sq.mts., 40% more than the base value.
- ❖ In C3 and area 4001 – 10,000 sq.mts., 30% more than the base value.

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- ❖ In C3 and area 10,001 – 50,000 sq.mts., 20% more than the base value.
  - ❖ In C3 and area above 50,000 sq.mts., 10% more than the base value.

#### C4 Zone

- ❖ In C4 zone and area upto 1,000 sq.mts., the rates will be 25% more than the base value.
- ❖ In C4 and area 1001 – 4000 sq.mts., 20% more than the base value.
- ❖ In C4 and area 4001 – 10,000 sq.mts., 15% more than the base value.
- ❖ In C4 and area 10,001 – 50,000 sq.mts., 10% more than the base value.
- ❖ In C4 and area above 50,000 sq.mts., 5% more than the base value.

#### I Zone (Industrial / Institutional)

- ❖ In all Industrial/Institutional/Public/Semi-Public areas upto 10,000 sq.mts., the rates will be 40% less than the base value.
- ❖ In I and area 1001 – 4,000 sq.mts., 45% less than the base value.
- ❖ In I and area 4001 – 10,000 sq.mts. 50% less than the base value.
- ❖ In I and area 10,001 – 50, 000 sq.mts. 55% less than the base value.
- ❖ In I and area above 50,000 sq.mts., 60% less than base value.

#### O/F Zone (Orchard/Forest)

- ❖ In orchard and forest land upto 1,000 sq.mts., 50% less than base value.
- ❖ In O/F and area 1001 – 4000 sq.mts., 55% less than base value.
- ❖ In O/F and area 4001 – 10,000 sq.mts. 60% less than base value.
- ❖ In O/F and area 10,001 – 50, 000 sq.mts. 65% less than base value.
- ❖ In O/F and area above 50,000 sq.mts., 70% less than base value.

#### A – Zone (Agricultural)

- ❖ In Agricultural land upto 1,000 sq.mts., 60% less than base value.
- ❖ In A and area 1001 – 4000 sq.mts., 65% less than base value.
- ❖ In A and area 4001 – 10,000 sq.mts. 70% less than the base value.
- ❖ In A and area 10,001 – 50, 000 sq.mts. 75% less than the base value.
- ❖ In A and area above 50,000 sq.mts., 80% less than base value.

#### BW Zone (Barren Waste)

- ❖ In Barren Waste land upto 1,000 sq.mts., 70% less than base value.
- ❖ In BW and area 1001 – 4000 sq.mts., 75% less than base value.
- ❖ In BW and area 4001 – 10,000 sq.mts. 80% less than the base value.
- ❖ In BW and area 10,001 – 50, 000 sq.mts. 85% less than the base value.
- ❖ In BW and area above 50,000 sq.mts., 90% less than base value.

#### NOTE


- ❖ Barren waste land is not categorized as a zone in the Regional Plan or ODP. As a proof, certificate from the Taluka Mamlatdar is to be obtained that the land is barren and waste land not fit for cultivation. In any zone, if more than 50% of the land under consideration is found to be rocky/marshy or uncultivable due to natural conditions. The whole of such land is to be categorized as barren waste land.
- ❖ Where in places there is no commercial zoning or where in settlement zone there is no grading of zones 1, 2, 3 & 4, S3 rates would be applicable in the Talukas of Bicholim, Pernem and

320/C

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Quepem, S4 rates would be applicable in the Talukas of Satari, Sanguem and Canacona and S2 rates would be applicable in the Talukas of Tiswadi, Bardez, Salcete, Mormugao and Ponda.

- ❖ A copy of the Regional Plan and ODP would be available in every Talukas Sub-Registrar Office for ready reference.
- ❖ No land value shall be below Rs.20/- per sq.mts.

  
(Sudin A. Natus)  
Under Secretary (Revenue-I)

Copy to:-

1. The Director (Printing & Stationery), Government Printing Press, Panaji. He is requested to publish the above Order in the next issue of Government Gazette and to supply 5 copies of the same to this department for record.
2. All Concerned.
3. The Collector, North Goa District, Panaji - Goa.
4. The Collector, South Goa District, Margao - Goa.
5. The District Registrar, Notary Services & District Registrar, Near Ferry Jetty, Panaji - Goa.
6. Special Secretary to Hon. Chief Minister of Goa, Secretariat, Alto-Porvorim.
7. O.S.D. to Minister for Revenue, Secretariat, Alto-Porvorim.
8. P. A. to Chief Secretary, Secretariat, Alto-Porvorim.
9. P. A. to Secretary (Revenue), Secretariat, Alto-Porvorim.
10. Guard File.
11. O/C.

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