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Panaji, 30th October, 2024 (Kartika 8, 1946)

SERIES I No. 30

OFFICIAL GAZETTE

GOVERNMENT OF GOA

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No. 3

GOVERNMENT OF GOA

Department of Revenue

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Order

17/1/Fixation of land rates/2012–RD(PFII)/1174

Read: Order No. 17/1/Fixation of land rates/2012-RD/6850 dated 05-08-2020, published in the Official Gazette, Series I No. 20 on 13-08-2020.

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 partially modify Order read at preamble for the three Talukas viz Tiswadi, Salcete and Mormugao and issue statement of minimum land rates for the year 2024-25 which shall come into effect from the date of publication in the Official Gazette.

The Taluka wise minimum rates as mentioned in the Annexure are base values and are applicable to S1 Zone for an area upto 1000 sq. m. However, for an area upto 500 sq. m. in zone S1 to S4, the said base rate will be reduced by 30%.

Further, depending upon the zone and area involved, the base values will change as indicated in the Appendix, to this Order.

Vrushika Kauthankar, Under Secretary (Revenue-I).

Porvorim, 30th October, 2024.

Suggestions are welcomed on e-mail: dir–gpps.goa@nic.in

ANNEXURE-C

1. TALUKA – TISWADI

URBAN			DEVELOPING			RURAL			COASTAL		
Area	**Present** Rate per sq.mts. in Rs.	**Revised new** rate per sq.mts. in Rs.	**Area**	**Present** rate per sq.mts. in Rs.	**Revised new** rate per sq.mts. in Rs.	**Area**	**Present** Rate per sq.mts. in Rs.	**Revised new** rate per sq.mts. in Rs.	**Area**	**Present** rate per sq.mts. in Rs.	**Revised new** rate per sq.mts. in Rs.
1	2	3	4	5	6	7	8	9	10	11	12
			Village			**Village**			**Village**		
Panaji (all wards)	6000.00 & 3600.00	25,000.00	Taleigao	4800.00	25,000.00	Capao	600.00	5000.00			
			Durgawado	4800.00	20,000.00	Ambarim	1200.00	5000.00			
			Bambolim	3600.00	25,000.00	Batim	1200.00	10,000.00			
			Bainguinim	3600.00	20,000.00	Caraim	1200.00	5000.00			
			Corlim	3600.00	15,000.00	Gancim	1200.00	12,000.00			
			Calapur	3600.00	15,000.00	Gandaulim	1200.00	12,000.00			
			Chimbel	3600.00	15,000.00	Goalim-Moula	3000.00	8,000.00			
			Cujira	3600.00	15,000.00	Goltim	3000.00	8,000.00			
			Carambolim	3600.00	13,000.00	Jua	3000.00	15,000.00			
			Ella	3600.00	15,000.00	Malar	3000.00	10,000.00			
			Morombi-o-Pequeno	3600.00	20,000.00	Naroa	3000.00	8,000.00			
			Morombi-o-Grande	3600.00	15,000.00	Navelim	3000.00	10,000.00			
			Murda	3600.00	15,000.00	Talaulim	3000.00	10,000.00			
			Panelim	3600.00	20,000.00	Chorao	3000.00	12,000.00			
			Renovadi	3600.00	8,000.00	Cumbarjua	3000.00	10,000.00			
						Curca	2400.00	15,000.00			
						Neura-o-Grande	3000.00	10,000.00			
						Neura-O-Pequene	4200.00	10,000.00			

1	2	3	4	5	6	7	8	9	10	11	12
						Azossim	4200.00	10,000.00			
						Goa-Velha	4200.00	12,000.00			
						Mandur	4200.00	10,000.00			
						Mercurim	4200.00	10,000.00			
						Siridao	4200.00	15,000.00			

ANNEXURE-D

2. TALUKA SALCETE

URBAN			**DEVELOPING**			**RURAL**			**COASTAL**		
Area	**Present** Rate per sq. mts. in Rs.	**Revised new** rate per sq. mts. in Rs.	**Area**	**Present** rate per sq. mts. in Rs.	**Revised new** rate per sq. mts. in Rs.	**Area**	**Present** Rate per sq. mts. in Rs.	**Revised new** rate per sq. mts. in Rs.	**Area**	**Present** rate per sq. mts. in Rs.	**Revised new** rate per sq. mts. in Rs.
1	2	3	4	5	6	7	8	9	10	11	12
			Village			**Village**			**Village**		
Margao (all wards)	8622.00 9900.00 10906.80	20,000.00	Navelim	6740.00	12,000.00	Ambelim	1399.20	5,000.00	Benaulim	4999.20	15,000.00
			Aquem	3076.00	12,000.00	Adsulim	8400.00	12,000.00	Colva	4200.00	15,000.00
			Nuvem	4112.00	15,000.00	Assolna	2380.80	8,000.00	Betalbatim	1766.40	15,000.00
			Davorlim	6712.00	12,000.00	Chandor	1467.00	8,000.00	Gonsua	2040.00	8,000.00
Cunco-lim	2400.00	8000.00				Chinchinim	3999.00	8,000.00	Carmona	3102.00	10,000.00
						Calata	2316.00	10,000.00	Cavelossim	1440.00	10,000.00
						Camurlim	2400.00	8,000.00	Majorda	3714.00	12,000.00
						Cana	2454.00	10,000.00	Sernabatim	9300.00	15,000.00
						Cavorim	2419.00	5,000.00	Varca	2100.00	15,000.00
						Curtorim	4201.00	12,000.00			
						Deussua	1065.00	5,000.00			

1	2	3	4	5	6	7	8	9	10	11	12
						Dicarpale	4568.00	8,000.00			
						Dramapur	3984.00	8,000.00			
						Duncolim	1440.00	6,000.00			
						Gaundalim	1680.00	6,000.00			
						Guirdolim	2643.30	6,000.00			
						Loutolim	3000.00	10,000.00			
						Macasana	480.00	5,000.00			
						Mulem	600.00	5,000.00			
						Nagoa	2120.40	8,000.00			
						Orlim	4363.20	8,000.00			
						Paroda	1194.00	5,000.00			
						Raia	2785.20	10,000.00			
						Rachol	1140.00	5,000.00			
						Sarzora	1797.60	5,000.00			
						Sao Jose de Areal	3000.00	8,000.00			
						Seraulim	6081.60	10,000.00			
						Sirlim	1200.00	5,000.00			
						Talvorda	4399.20	5,000.00			
						Talaulim	1560.00	5,000.00			
						Utorda	4538.00	10,000.00			
						Vanelim	3600.00	10,000.00			

1	2	3	4	5	6	7	8	9	10	11	12
						Velim	1200.00	6,000.00			
						Verna	3554.00	10,000.00			
						Veroda	1200.00	5,000.00			

ANNEXURE-E

3. TALUKA – MORMUGAO

URBAN			**DEVELOPING**			**RURAL**			**COASTAL**		
Area	**Present** Rate per sq. mts. in Rs.	**Revised new** rate per sq. mts. in Rs.	**Area**	**Present** rate per sq.mts. in Rs.	**Revised new** rate per sq. mts. in Rs.	**Area**	**Present** Rate per sq. mts. in Rs.	**Revised new** rate per sq. mts. in Rs.	**Area**	**Present** rate per sq. mts. in Rs.	**Revised new** rate per sq. mts. in Rs.
1	2	3	4	5	6	7	8	9	10	11	12
			Village			**Village**			**Village**		
Vasco (all wards)	4200.00 3240.00 2520.00	20,000.00	Cortalim	1800.00	18,000.00	Village Quelossim	420.00	12,000.00	Arossim	600.00	10,000.00
			Sancoale	1800.00	25,000.00	Village Cuelim	480.00	12,000.00	Cansaulim	600.00	15,000.00
			Chicalim	1440.00	20,000.00	Village Sao Jacinto Island	480.00	8,000.00	Velsao	600.00	12,000.00
			Dabolim	1440.00	20,000.00				Issorcim	600.00	12,000.00
									Pale	600.00	12,000.00
									Chicolna	600.00	12,000.00
									Sao Jorge	480.00	8,000.00

Note:

a) These land values will not apply to purchases made by mundkars and tenants from Landlord under the Goa Mundkars (Protection from Eviction) Act, 1975 (Act 1 of 1976) and the Goa 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.

The rates mentioned in Annexure C, D & E are base values and are applicable to S1 Zone for an area upto 1000 sq. m. However, for areas upto 500 sq. m. and within S1 to S4 zones, the base rates will be reduced by 30%. Furthermore, based upon the zone and the area involved, the base values will change as indicated below:

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 501–1,000 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 501–1,000 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 501–1,000 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.
- 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 1000 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 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. 200/- per sq. mts.

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