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OFFICIAL GAZETTE GOVERNMENT OF GOA

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EXTRAORDINARY No. 2

GOVERNMENT OF GOA

Department of Revenue

Order

17/1/Fixation of land rates/2012-RD(PFII)/883

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 two Talukas viz. Pernem and Bardez 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 Talukawise 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, 13th September, 2024.

ANNEXURE-A
1. TALUKA-PERNEM

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.
			Village			Village			Village		
Pernem Municipal Area	3000.00	8000.00	Dhargal	1200.00	6000.00	Torxem	600.00	2000.00	Morjim	3000.00	15,000.00
			Tuem	1200.00	7000.00	Tamboxem	1440.00	3000.00	Mandrem	3000.00	15,000.00
						Mopa	600.00	15,000.00	Arambol	3000.00	15,000.00
						Ugvem	780.00	2000.00	Querim	3000.00	15,000.00
						Khajne/Casnem	840.00	2000.00	Tiracol	3000.00	12,000.00
						Amberem	480.00	1500.00			
						Poroscodem	840.00	1500.00			
						Varconda	360.00	1500.00			
						Ozari	931.20	2000.00			
						Casarvornem	1200.00	3000.00			
						Chandel	195.30	1500.00			
						Hasapur	240.00	1500.00			
						Alorna	600.00	1500.00			
						Ibrampur	480.00	1500.00			
						Vimoda	600.00	2000.00			
						Agarwada	720.00	5000.00			
						Chopdem	532.80	6000.00			
						Paliem	600.00	3000.00			
						Corgao	600.00	4000.00			
						Parcem	600.00	3000.00			

ANNEXURE-B
2. TALUKA: BARDEZ

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.
Mapusa (All Wards)	4800.00 & 3000.00	18,000.00	Village			Village			Village		
			Gurim	4800.00	15,000.00	Sangolda	3600.00	12,000.00	Anjuna	5400.00	25,000.00
			Penha-de-Franca	3600.00	15,000.00	Moirá	3600.00	10,000.00	Candolim	6000.00	25,000.00
			Salvador-do-Mundo	3600.00	15,000.00	Assagao	3600.00	25,000.00	Calangute	6000.00	25,000.00
			Pileme	6000.00	15,000.00	Siolim	4800.00	18000.00	Nerul	6000.00	12,000.00
			Colvale	3600.00	10,000.00	Aldona	4800.00	12,000.00			
			Tivim	3000.00	10,000.00	Arpora	5400.00	15,000.00			
			Bastora	4800.00	8,000.00	Socorro	4800.00	15,000.00			
			Reis Magos	4800.00	20,000.00	Camurlim	3600.00	6,000.00			
			Verla	6000.00	12,000.00	Sircaim	3000.00	6,000.00			
			Parra	2400.00	15,000.00	Nagao	3600.00	8,000.00			
			Canca	4200.00	12,000.00	Nachinola	2400.00	5,000.00			
						Ucassaim	3600.00	6,000.00			
						Marra	6000.00	12,000.00			
						Nadora	2160.00	4,000.00			
						Moitem	2400.00	5,000.00			
						Assonora	2400.00	6,000.00			
						Oxel	4800.00	9,000.00			
						Pima	2160.00	6,000.00			
						Revora	3000.00	6,000.00			
						Pallem	3000.00	6,000.00			
						Saligao	4800.00	12,000.00			
						Marna	7200.00	12,000.00			
						Calvim	2400.00	6,000.00			
						Corjuvem	3000.00	6,000.00			
						Punola	3000.00	6,000.00			
						Pomburpa	3000.00	8,000.00			
						Olaulim	3000.00	6,000.00			
						Ponolem	2400.00	5,000.00			

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 A & B 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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