

Panaji, 25th May, 2026 (Jyaistha 4, 1948)

SERIES I No. 8

OFFICIAL GAZETTE

GOVERNMENT OF GOA

PUBLISHED BY AUTHORITY

EXTRAORDINARY

GOVERNMENT OF GOA

Department of Revenue

Order

35/06/01/2025-RD/681

Date : 22-May-2026

Whereas, in exercise of the powers conferred by sub-rule (3) of rule 4 of the Goa Stamp (Determination of True Market Value of Property) Rules, 2003, the Government of Goa vide Order No. 17/1/Fixation of land rates/2012-RD(PFII)/1174 dated 30/10/2024, published in the Official Gazette, Extraordinary No. 3, Series I No. 30 dated 30/10/2024 has notified the revised minimum land rates for Tiswadi Taluka, Salcete Taluka and Mormugao Taluka;

And whereas, it has been observed that the method of fixing a single uniform rate for entire village is not appropriate and justified, as each village consists of diverse areas with significant variations in accessibility, amenities, infrastructure and overall desirability. Certain areas may command distinctly higher or lower values due to factors such as proximity to the coast or sea view, nearness to urban centres, availability of civic amenities, commercial activity, surrounding development and road connectivity. Consequently, fixation of uniform rate, results in overvaluation or undervaluation of some areas, thereby creating inconsistencies in valuation, reducing transparency and increasing grievances and objections;

And whereas, in order to resolve the above issue the Government has decided to introduce the methodology of a category based system of valuation which would be more practical, rational and effective, whereby each village would be divided into smaller categories on the basis of similarity of their characteristics and a separate minimum land rate would be assigned to each such cluster;

And whereas, the Taleigao village has been identified by the Government as the pilot area for implementing the said methodology by classifying it into five different categories such as 'A', 'B', 'C', 'D' and 'E' as delineated in the plan of Village Taleigao appended hereto.

Now, therefore, in exercise of the powers conferred by sub-rule (3) of rule 4 of the Goa Stamp (Determination of True Market Value of Property) Rules, 2003, read with section 21 of the General Clauses Act, 1897 (Act No. 10 of 1897), the Government of Goa in partial modification of the Order No. 17/1/Fixation of land rates/2012-RD(PFII)/1174 dated 30/10/2024, published in the Official Gazette, Extraordinary No. 3, Series I No. 30, dated 30/10/2024 hereby notifies the revised annual statement of rates

in respect of Village Taleigao of Tiswadi Taluka for the year 2026–2027, as specified in the Annexure, appended hereto, which shall serve as the base rate and shall be applicable to the S1 Zone for areas up to 1000 sq. mtrs. However, for areas up to 500 sq. mtrs. in Zones S1 to S4, the said base rate shall stand reduced by 30% except in Category E as specified in the Annexure hereto.

Further, depending upon the Zone and area involved, the base rates shall vary as indicated in the Appendix appended to this Order.

This order shall come into force on the date of its publication in the Official Gazette.

By order and in the name of the Governor of Goa.

Vrushika P. Kauthankar, Under Secretary (Revenue-I).

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ANNEXURE

Sr. No.	Category	Base Rate	Details of the area/survey No.
1	A	30,000/-	221/1, 221/2, 221/2-A, 221/3, 221/4, 221/5, 221/6, 222/1, 222/1-A, 223/0, 224/1, 224/2, 224/3, 225/1, 225/2, 225/3, 225/4, 226/1, 226/2, 227/0, 228/0, 229/0, 230/1, 230/1-A, 231/1, 232/0, 233/0, 234/1, 234/2, 234/2-A, 235/1, 235/1-B, 235/2, 236/1, 236/1-A, 237/0, 238/1, 238/1-A, 238/1-B, 239/1-A, 239/1-B, 239/1-C, 239/1-D, 239/1-E, 240/0, 241/1, 241/1-A, 241/2, 241/2-A, 242/1-A, 242/1-B, 242/1-C, 242/1-D, 242/1-E, 242/1-F, 242/1-G, 242/1-H, 242/1-I, 242/1-J, 242/1-K, 242/1-L, 242/1-M, 242/1-N, 242/1-O, 242/1-P, 242/1-Q, 242/1-R, 242/1-T, 242/1-U, 242/2, 243/1, 243/10, 243/11, 243/12, 243/13, 243/14, 243/15, 243/16, 243/17, 243/18, 243/19, 243/2, 243/20, 243/21, 243/22, 243/23, 243/24, 243/25, 243/26, 243/3, 243/4, 243/5, 243/6, 243/7, 243/8, 243/9, 244/1, 244/1-A, 245/1, 245/2, 246/1, 246/2, 246/3, 246/4, 247/1, 247/1-A, 247/1-B, 248/1, 248/1-B, 248/1-C, 248/2, 249/1, 249/1-A, 249/1-A-1, 249/1-B, 249/1-C, 249/2, 250/1, 250/10, 250/11, 250/12, 250/13, 250/14, 250/15, 250/16, 250/17, 250/18, 250/19, 250/2, 250/20, 250/21, 250/22, 250/3, 250/4, 250/5, 250/6, 250/7, 250/8, 250/9, 251/1, 251/10, 251/11, 251/12, 251/13, 251/14, 251/15, 251/16, 251/17, 251/18, 251/2, 251/20, 251/21, 251/22, 251/23, 251/24, 251/25, 251/26, 251/3, 251/4, 251/5, 251/6, 251/6-A, 251/6-B, 251/6-C, 251/7, 251/8, 251/9, 252/1, 252/1-A, 252/2, 252/3, 252/4, 253/1, 253/1p, 253/2, 253/2-A, 253/3, 253/4, 253/4-A, 253/5, 253/6.
2	B	25,000/-	1/1, 10/1, 10/2, 10/8, 100/1, 100/2, 100/3, 100/3-A, 100/4, 100/4-A, 100/4-B, 100/4-D, 100/5, 100/5-A, 100/6, 100/6-A, 101/1, 101/2, 101/2-A, 101/3, 101/3-A, 101/4, 101/4-A, 102/1, 102/1-A, 102/1-A-1, 102/1-A-2, 102/1-B, 103/1, 103/1-A, 103/2, 103/3, 103/4, 103/4-A, 103/4-B, 103/5, 103/6, 104/1P, 104/2, 104/3, 104/4, 104/5-A, 104/6, 105/2, 105/2-A, 105/3, 106/2P, 106/3P, 107/11, 108/0, 109/1, 109/1404, 109/2, 109/3-A, 109/3P, 109/4, 11/1, 11/1-B, 11/2, 11/3, 11/4, 11/5, 110/1, 110/2, 110/3, 110/4, 110/5, 111/0, 112/1, 112/2, 112/2-A, 113/3, 113/3-A, 114/1, 114/1-B, 114/1-E, 114/1-F, 114/1-G, 114/1-H, 114/1-I, 114/1-J, 115/1, 115/1-A, 115/1-B, 115/1-C, 115/1-D, 115/1-E, 115/1-F, 115/1-G, 115/1-H, 115/1-I, 116/1, 116/1-A, 116/1-A-1, 116/1-B, 116/1-C, 116/2, 116/2-A, 117/1, 117/10, 117/11, 117/1-A, 117/2, 117/3, 117/3-B, 117/3-C, 117/4, 117/5, 117/5-A, 117/6, 117/6-A, 117/6-B, 117/6-C, 117/8, 117/8-A, 117/8-B, 117/8-C, 117/9, 118/1, 118/4, 118/5, 118/6T, 118/6-A, 118/7, 118/8, 119/1, 119/10, 119/1-A, 119/1-A-1, 119/2, 119/2-A, 119/9, 12/1, 12/10, 12/11, 12/12, 12/13, 12/14, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/9-A, 121/1, 121/1-A, 121/2, 121/3, 121/4, 121/5, 121/6, 13/10, 13/13, 13/16, 13/17, 13/4, 13/7, 15/1, 15/3, 15/4, 15/5, 15/6P, 164/1, 164/2, 164/3, 164/4, 165/1, 165/10, 165/2, 165/3, 165/4, 165/5, 165/7, 165/8, 165/9, 166/1, 166/2, 167/1, 167/10, 167/1-A, 167/2,

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3	C	20,000/-	122/1, 122/2, 122/3, 122/4, 122/4-A, 123/11, 123/6, 124/1, 124/2, 125/16, 126/2, 127/10, 127/3, 127/9, 128/0, 129/1, 129/10, 129/11, 129/12, 129/14, 129/15, 129/19, 129/1-A, 129/3, 129/4, 129/5, 129/6, 129/7, 129/8, 129/9, 130/1, 130/10, 130/11, 130/12, 130/13, 130/13-A, 130/13-B, 130/14, 130/15, 130/16, 130/2, 130/3, 130/4, 130/5, 130/6, 130/7, 130/8, 130/9, 131/1, 131/1-A, 131/1-B, 131/1-C, 131/1-D, 131/1-E, 132/1, 132/1-A, 132/1-B, 132/1-C, 132/1-D, 132/1-E, 132/1-F, 132/1-G, 132/1-H, 132/1-I, 132/2, 132/3, 132/3-A, 132/3-B, 132/3-C, 133/1, 133/1-A, 133/1-B, 133/2, 133/3, 133/4, 133/4, 134/1, 134/2, 134/3, 134/4, 134/5, 134/6, 134/7, 135/1, 135/1-A, 135/1-B, 135/1-C, 136/2, 136/3, 136/3-A, 136/3-C, 136/3-D, 136/3-E, 136/3-F, 136/3-G, 136/4, 137/1, 137/1-A, 137/1-B, 137/1-C, 137/1-D, 137/1-E, 137/1-F, 137/1-G, 137/1-H, 137/2, 139/2, 139/4, 141/1, 141/10, 141/11, 141/12, 141/13, 141/14, 141/15, 141/16, 141/2, 141/3, 141/4, 141/5, 141/6, 141/7, 141/8, 141/9, 142/1, 142/2, 142/3, 142/4, 142/6, 143/1, 143/2, 143/3, 143/4, 143/5, 144/1, 144/10, 144/11, 144/12, 144/13, 144/14, 144/15, 144/16, 144/17, 144/18, 144/19, 144/1-A, 144/1-B, 144/1-C, 144/1-D, 144/1-E, 144/1-F, 144/1-G, 144/1-H, 144/1-I, 144/1-J, 144/1-K, 144/1-L, 144/2, 144/20, 144/21, 144/22, 144/23, 144/24, 144/25, 144/26, 144/27, 144/28, 144/3, 144/4, 144/5, 144/6, 144/7, 144/8, 144/9, 145/1-A, 145/1-B, 145/1-C, 145/1-D, 145/1-E, 145/1-F, 145/2, 145/2-B, 145/2-B-1, 145/2-D, 145/2-E, 145/2-F, 145/2-G, 146/0, 147/1, 147/1-A, 147/1-B, 147/1-C, 147/2, 148/1, 148/10, 148/11, 148/1-A, 148/1-B, 148/2, 148/3, 148/4-A, 148/4, 148/4-B, 148/5, 148/6, 148/7, 148/8P, 148/8-A, 148/9, 149/1, 149/2, 149/2-A, 149/3, 149/T, 150/0, 151/1, 151/2, 151/7, 151/8, 152/1, 152/1-A, 152/1-B, 152/1-C, 152/1-E, 152/1-F, 152/1-G, 152/1-H, 152/1-I, 152/1-J, 152/2, 152/3, 152/4, 152/5, 152/6, 152/7, 152/8-A, 153/1, 153/1-B, 153/1-C, 153/1-D, 153/1-E, 153/1-F, 153/1-G, 153/1-H, 153/1-I, 153/1-J, 153/1-K, 153/1-L, 153/2, 153/2-A, 153/2-B, 153/2-C, 153/3, 153/4, 154/1, 154/1-A, 155/2, 158/1, 158/1-A, 158/1-B, 158/1-C, 158/1-D, 158/1-E, 158/1-F, 158/1-G, 158/1-H, 159/1, 159/1-A, 159/1-B, 159/1-C, 159/2, 160/1, 160/2, 160/3, 160/4, 160/5, 160/6-A, 160/7, 160/8, 161/1, 163/1, 172/10, 172/11, 172/12, 172/13, 172/14, 172/15, 172/17, 172/18, 172/19, 172/1, 172/2, 172/3, 172/4, 172/5, 172/6, 172/7, 172/8-A, 172/8-B, 172/8-C, 172/8-D, 172/8-E, 172/8-F, 172/9, 173/1, 173/3, 175/5, 175/5, 175/9, 186/3, 187/1, 187/2, 80/1, 80/2-C, 80/2, 80/2-A, 80/2-B, 80/3, 80/4, 80/5, 80/6-A, 80/6-B, 80/6-C, 80/6-D, 80/6-E, 80/, 80/8.
4	D	7,000/-	181/12, 181/13, 181/14, 181/14-A, 181/14-B, 181/15, 181/15-A, 181/15-B, 181/15-C, 181/15-C, 181/16, 195/2, 195/3, 196/2, 197/1, 197/2, 197/3, 197/4, 197/5, 197/6, 197/7, 197/8, 199/1, 199/10, 199/11, 199/12, 199/13, 199/14,

			199/15, 199/16, 199/17, 199/18, 199/19, 199/2, 199/3, 199/4, 199/5, 199/6, 199/7, 199/8, 199/9, 200/1, 203/0, 204/1, 204/2, 204/3, 204/4, 205/1, 205/2, 205/3, 206/1, 206/10, 206/10-A, 206/10-B, 206/10-C, 206/10-D, 206/10-E, 206/10-F, 206/10-G, 206/10-H, 206/10-I, 206/10-J, 206/10-K, 206/10-L, 206/10-M, 206/10-N, 206/10-O, 206/10-P, 206/10-Q, 206/10-R, 206/10-S, 206/10-T, 206/10-U, 206/10-V, 206/10-W, 206/10-X, 206/11, 206/12, 206/12-B, 206/12-C, 206/12-D, 206/12-E, 206/12-F, 206/12-H, 206/14, 206/14-A, 206/2, 206/3, 206/4, 206/5, 206/6, 206/7, 206/8, 206/9, 207/1, 207/10, 207/11, 207/12, 207/13, 207/14, 207/15, 207/16, 207/17, 207/2, 207/3, 207/4, 207/5, 207/6, 207/7, 207/8, 207/9, 208/1, 208/3, 208/4, 208/6, 208/8, 208/9, 209/10, 209/11, 209/12, 209/13, 209/14, 209/15, 209/16, 209/8, 209/9, 211/1, 211/2, 211/2A, 211/3, 211/3-A, 211/3-B, 211/3-C, 211/4, 211/4-A, 211/5, 213/1, 213/1-A, 213/1-B, 213/1-C, 213/1-D, 213/1-D-1, 213/1-D-2, 213/1-E, 213/1-F, 213/1-G, 213/2, 214/1, 214/2, 214/2-A, 214/3, 214/4, 214/4-A, 214/4-B, 214/4-C, 214/5, 214/6, 214/6-A, 214/7, 214/8, 214/9.
5	E	The rate would be 20% of the lowest minimum rate specified from A to D.	10/5, 10/7, 106/1, 106/4, 106/5, 106/6, 106/7, 106/8, 107/2pt, 107/2, 113/1, 113/2, 113/2-A, 113/2-B, 119/3, 119/3-A, 119/7, 119/7-A, 119/7-B, 120/1, 123/1, 123/10, 123/12, 123/13, 123/14, 123/15, 123/16, 123/17, 123/18, 123/19, 123/2, 123/20, 123/21, 123/22, 123/23, 123/24, 123/25, 123/26, 123/27, 123/28, 123/29, 123/3, 123/30, 123/4, 123/5, 123/7, 123/8, 123/9, 125/1, 125/10, 125/11, 125/12, 125/13, 125/14, 125/15, 125/2, 125/3, 125/4, 125/5, 125/6, 125/7, 125/8, 125/9, 127/1, 127/2, 127/4, 127/5, 127/6, 127/7, 127/8, 13/11, 13/12, 13/14, 13/18, 13/19, 13/19, 13/2P, 13/3, 13/5, 13/6, 13/8, 13/9, 138/10, 138/11, 138/12P, 138/13P, 138/14, 138/15, 138/16, 138/1, 138/2, 138/3, 138/4, 138/5, 138/6, 138/7, 138/8, 138/9, 139/1, 14/1, 14/2, 14/3, 14/4, 14/5, 14/6P, 14/7, 14/8, 140/0, 15/2, 151/10, 151/3, 151/4, 151/5, 151/6, 151/9, 155/1, 155/3, 155/4, 156/1, 156/2, 156/3, 156/4, 156/5, 156/7-B, 157/1, 157/2, 157/3, 157/4, 16/1, 16/10, 16/11, 16/12, 16/13, 16/14, 16/15, 16/16, 16/2, 16/3, 16/4, 16/5, 16/6, 16/7, 16/8, 16/9, 162/3, 173/2, 174/1, 174/3, 174/4, 174/5, 174/6, 175/1, 175/10, 175/11, 175/12, 175/13, 175/14, 175/15, 175/16, 175/3, 175/4, 175/6, 175/7, 175/8, 176/1, 176/2, 176/3, 176/4, 176/5, 176/6, 176/7, 176/8, 177/1, 177/2, 177/3, 178/1, 178/10, 178/11, 178/12, 178/13, 178/14, 178/15, 178/16, 178/17, 178/18, 178/2, 178/3, 178/4, 178/5, 178/6, 178/7, 178/8, 178/9, 179/1, 179/2, 179/3, 179/4, 179/5, 179/6, 180/1, 181/10, 181/11, 181/1-A, 181/2, 181/3, 181/4, 181/5, 181/6, 181/7, 181/8, 181/9, 182/2, 182/3, 182/4, 182/5, 182/6, 182/7, 182/8, 182/9, 183/1, 183/10, 183/11, 183/12, 183/13, 183/14, 183/2, 183/3, 183/4, 183/5, 183/6, 183/7, 183/8, 183/9, 184/1, 184/10, 184/11, 184/12, 184/13, 184/14, 184/15, 184/16, 184/17, 184/18, 184/3, 184/4, 184/5, 184/6, 184/7, 184/8, 184/9, 185/1, 185/3, 185/5, 186/1, 186/2, 186/4, 186/6, 186/7, 189/2, 189/4, 189/5, 190/2, 190/3, 190/4, 190/5, 191/1, 191/10, 191/2, 191/3, 191/4, 191/5, 191/6, 191/7, 191/8, 191/9, 193/1, 193/10, 193/11, 193/12, 193/13, 193/14, 193/2, 193/3, 193/4, 193/5, 193/6, 193/7, 193/8, 193/9, 194/1, 194/10, 194/11, 194/2, 194/3, 194/4, 194/5, 194/6, 194/7, 194/8, 194/9, 195/1, 195/10, 195/11, 195/4, 195/5, 195/6, 195/7, 195/8, 195/9, 196/1, 196/3, 196/4, 196/5, 196/6, 196/7, 196/8, 196/9, 2/1, 20/1, 20/5, 209/1, 209/3, 209/4, 209/6, 209/7, 22/6, 220/1, 220/6, 23/1, 23/2, 23/3, 23/4, 23/5, 24/1, 25/1, 25/2, 25/3, 26/1, 26/2, 26/3, 26/4, 26/5, 27/1, 27/2, 27/3, 27/4, 27/5, 27/6, 27/7, 27/8, 27/9, 28/1, 28/2, 28/3, 28/4, 28/5, 28/6, 28/7, 283/1, 286/1, 286/2, 287/1, 287/2, 287/3, 287/4, 288/1, 289/2, 289/3, 289/4, 289/5, 289/6, 289/7, 29/1, 29/2, 29/3, 29/4, 290/2, 290/3, 290/4, 290/5, 290/6, 290/7, 291/4, 293/1, 293/10, 293/11, 293/12, 293/13, 293/14, 293/15, 293/2, 293/3, 293/4, 293/5, 293/6, 293/7, 293/8, 293/9, 294/1, 294/2, 3/1, 3/6, 30/1, 30/2, 30/3, 30/4, 30/5, 31/1, 31/2, 32/4, 33/1, 34/1, 34/2, 34/3, 36/3, 37/5, 38/1, 38/2, 38/3, 38/7, 39/10, 39/11, 39/4, 39/7, 4/1, 4/2, 4/4, 40/13, 40/14, 41/1, 41/2, 41/4, 41/5, 42/1, 42/4, 42/7, 42/9, 43/2, 43/5, 43/8, 44/10, 44/11, 44/13, 44/14, 44/3, 44/6, 44/7, 45/1, 45/3, 45/4, 45/7, 45/8, 46/1, 46/10, 46/11, 46/2, 46/5, 46/9, 47/1, 47/10, 47/11, 47/12, 47/2, 47/3, 47/4, 47/5, 47/6, 47/7, 47/8, 47/9, 48/1, 48/10, 48/11, 48/12, 48/13, 48/14, 48/15, 48/16, 48/2, 48/3, 48/4, 48/5, 48/6, 48/7, 48/8, 48/9, 49/1, 49/10,

			49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9 , 5/1, 5/2, 5/2, 5/3, 5/4, 50/1, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 50/8, 51/1, 51/5, 51/6, 52/1, 52/10, 52/11, 52/2, 52/3, 52/4, 52/5, 52/6, 52/7, 52/8, 52/9, 53/1, 53/2, 53/4, 53/5, 58/10, 58/11, 58/12, 58/2, 58/4 , 58/5, 58/6 , 58/7, 58/8, 58/9, 59/1, 59/10 , 59/11, 59/12 , 59/13, 59/14 , 59/2, 59/3, 59/4, 59/5, 59/6, 59/7, 59/8, 59/9, 6/1, 6/10, 6/2, 6/3, 6/4, 6/5, 6/6P, 6/9, 62/1, 62/2, 62/3, 62/4, 62/5, 62/6, 63/1, 63/3, 63/4, 63/6, 63/7, 63/8, 64/1, 64/3, 64/4, 64/5, 64/6, 64/7, 65/2, 66/11, 66/12, 66/9, 67/13, 67/2, 67/4, 67/5, 67/7, 68/1, 68/10, 68/13, 68/2, 68/3, 68/4, 68/6, 68/7, 68/8, 68/9, 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/8, 70/1P, 70/2P, 72/11, 72/13, 72/5, 72/6, 72/8, 73/10, 73/11, 73/12, 73/14, 73/3, 73/6, 73/7, 73/8, 73/9, 74/1, 74/2, 75/1, 75/3, 75/4, 75/5, 75/6, 75/7, 75/8, 75/9, 77/1, 77/2, 78/1, 78/2, 78/4, 78/5, 78/6, 78/7, 8/1, 8/2, 83/1, 83/2, 83/3, 83/4, 83/5, 83/6, 83/7, 84/1, 84/2 , 84/7-A, 85/2, 86/1, 86/2, 87/1, 87/2, 87/3, 87/4, 87/5, 87/6, 87/7, 88/1, 88/3, 89/10, 89/11, 89/12, 89/13, 89/14, 89/15, 89/2, 89/4, 89/5, 89/6, 89/7, 89/8, 89/9, 9/3, 9/4, 90/1, 90/10, 90/11, 90/12, 90/13, 90/3, 90/4, 90/5, 90/6, 90/7, 90/9, 91/1, 91/10, 91/11, 91/12, 91/13, 91/14, 91/15, 91/16, 91/17, 91/18, 91/19, 91/2, 91/20, 91/21, 91/22, 91/3P, 91/4, 91/6, 91/7, 91/8, 91/9, 95/11, 95/12, 95/13, 95/14, 95/2, 95/3, 95/5, 95/6, 96/1, 96/2, 96/3, 96/4, 96/5, 96/6, 97/1, 97/2, 97/3, 97/3P, 97/4, 97/6, 97/7, 97/8, 98/10, 98/11, 98/2, 98/3, 98/4, 98/5, 98/6, 98/7, 98/8, 98/9, 99/4.
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Note:

- These land values will not apply to purchase of dwelling house made by mundkar and agricultural land made by tenant, 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.
- 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 minimum land values indicated herein shall not be applicable at the time of execution of the conveyance deed in respect of plots allotted by the Goa Housing Board through auction or lot, under the Goa Housing Board Act, 1968 (Goa Act No. 12 of 1968) and the rules made thereunder. In such cases, the rate determined by the Goa Housing Board at the time of allotment of the plot shall be considered for the purpose of registration.

APPENDIX

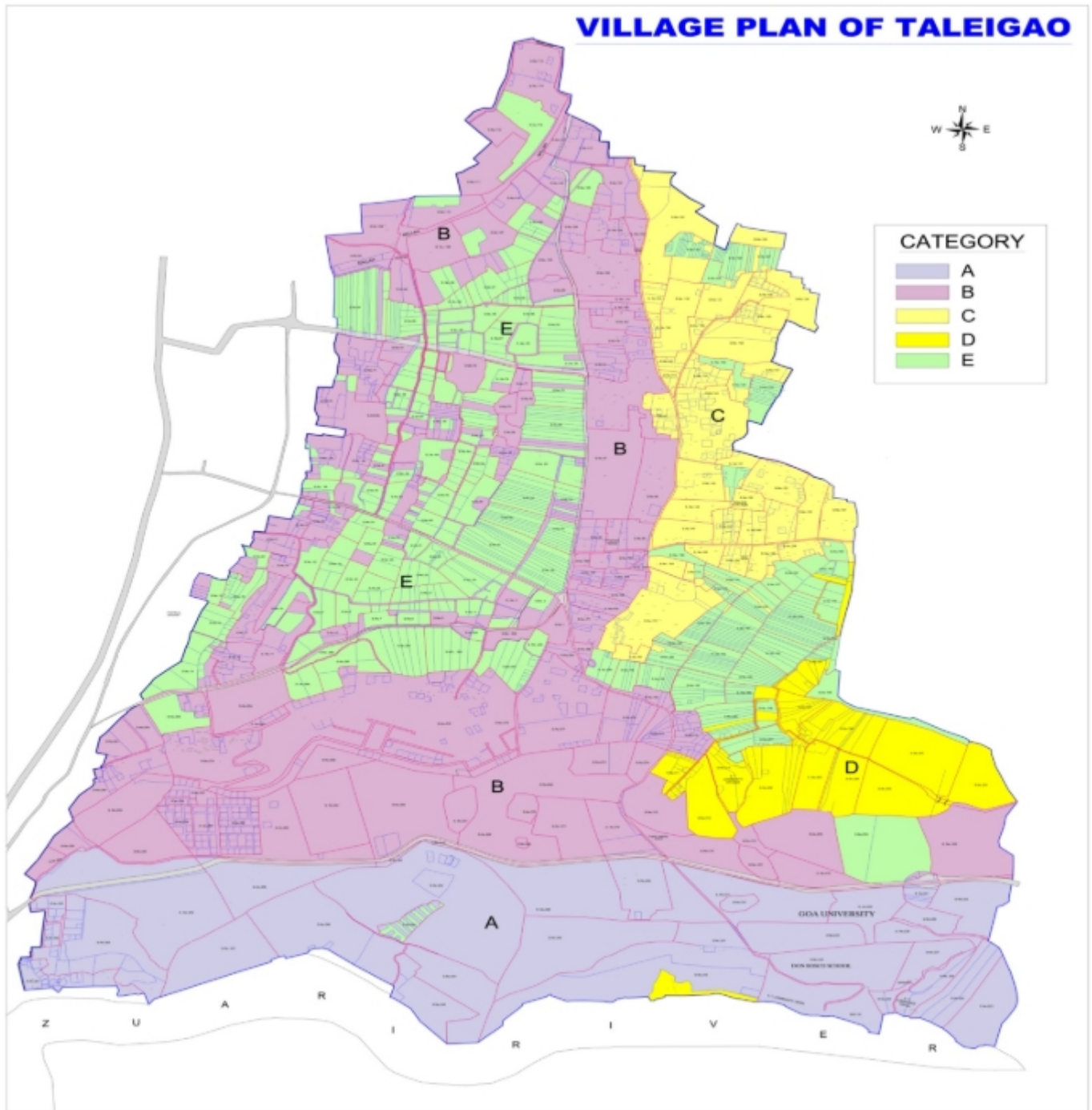
IMPORTANT	
<p>S1 Zone (Settlement)</p> <ul style="list-style-type: none"> □ In S1 and area 1,001–4,000 sq. mts., 10% less than the base value. □ In S1 and area 4,001–10,000 sq. mts., 15% less than the base value. □ In S1 and area 10,001–50,000 sq. mts., 25% less than the base value. □ In S1 and area above 50,000 sq. mts., 30% less than the base value. 	<p>S2 Zone</p> <ul style="list-style-type: none"> □ In S2 zone and area 501–1,000 sq. mts., the rates will be 10% less than the base value. □ In S2 and area 1,001–4,000 sq. mts., 15% less than the base value. □ In S2 and area 4,001–10,000 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.

<p>S3 Zone</p> <ul style="list-style-type: none"> □ In S3 zone and area 501- 1,000 sq. mts., the rates will be 20% less than the base value. □ In S3 and area 1,001–4,000 sq. mts., 25% less than the base value. □ In S3 and area 4,001–10,000 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. <p>C1 Zone</p> <ul style="list-style-type: none"> □ In C1 zone and area upto 1,000 sq. mts., the rates will be 100% more than the base value. □ In C1 and area 1,001–4,000 sq. mts., 90% more than the base value. □ In C1 and area 4,001–10,000 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. <p>C3 Zone</p> <ul style="list-style-type: none"> □ In C3 zone and area upto 1,000 sq. mts., the rates will be 50% more than the base value. □ In C3 and area 1,001–4,000 sq. mts., 40% more than the base value. □ In C3 and area 4,001–10,000 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. <p>O/F Zone (Orchard/Forest)</p> <ul style="list-style-type: none"> □ In orchard and forest land upto 1,000 sq.mts., 50% less than base value. □ In O/F and area 1,001–4,000 sq. mts., 55% less than base value. □ In O/F and area 4,001–10,000 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. 	<p>S4 Zone</p> <ul style="list-style-type: none"> □ In S4 zone and area 501–1,000 sq. mts., the rates will be 25% less than the base value □ In S4 and area 1,001–4,000 sq. mts., 30% less than the base value □ In S4 and area 4,001–10,000 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 <p>C2 Zone</p> <ul style="list-style-type: none"> □ In C2 zone and area upto 1,000 sq. mts., the rates will be 75% more than the base value. □ In C2 and area 1,001–4,000 sq. mts., 65% more than the base value. □ In C2 and area 4,001–10,000 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. <p>C4 Zone</p> <ul style="list-style-type: none"> □ In C4 zone and area upto 1,000 sq. mts., the rates will be 25% more than the base value. □ In C4 and area 1,001–4,000 sq.mts. 20% more than the base value. □ In C4 and area 4,001–10,000 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. <p>A – Zone (Agricultural)</p> <ul style="list-style-type: none"> □ In Agricultural land upto 1,000 sq. mts., 60% less than base value. □ In A and area 1,001–4,000 sq. mts., 65% less than base value. □ In A and area 4,001–10,000 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.
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I Zone (Industrial/Institutional)	BW Zone (Barren Waste)
<ul style="list-style-type: none"> □ In all industrial/Institutional/Public/Semi-public areas upto 1,000 sq. mts., the rates will be 40% less than the base value. □ In I and area 1,001–4,000 sq. mts., 45% less than the base value. □ In I and area 4,001–10,000 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. 	<ul style="list-style-type: none"> □ In Barren Waste land upto 1,000 sq. mts., 70% less than base value. □ In BW and area 1,001–4,000 sq. mts., 75% less than base value. □ In BW and area 4,001–10,000 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 Sattari, 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.



Note:- The coloured map is available on the website of the Revenue Department.

Link: <https://secretariat.goa.gov.in>

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