

अण्डमान तथा
Andaman And



निकोबार राजपत्र
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**ANDAMAN AND NICOBAR ADMINISTRATION
SECRETARIAT**

ORDER

Port Blair, dated the 22nd October, 2019.

No. 274/2019/F. No. 3-21/SR/Stamp Duty/2015.—The Administrator of Union Territory of Andaman and Nicobar Islands is hereby pleased to fix minimum reference Circle Rates for purpose of effecting transfer of interest in land / immovable property by way of conveyance/gift/exchange etc. in various areas of the Union Territory of Andaman & Nicobar Islands with immediate effect as specified below :-

I. **SOUTH ANDAMAN DISTRICT**

PBMC Area

For PBMC area, rates of Land for House-sites shall constitute base rates. The Land Rates (Rupees per Square Metre) for House-sites are as follows :-

S. No.	Name of the Village	Rates in Rupees per Square Metre
1	Junglighat	20500
2	Aberdeen	20500
3	Goodwill Estate	20500
4	Phoenix Bay	20450
5	Haddo	19350
6	Buniyadabad	19350
7	Lamba Line	14750
8	School Line	13000
9	Garacharma	12450
10	Dollygunj	12450
11	Pahargaon	12200
12	Shadipur	11350
13	Nayagaon	11250
14	Dudh Line	10900

15	South Point	10350
16	Carbyn's Cove	10100
17	Dugnabad	9300
18	Austinabad	8650
19	Prothrapur	8300
20	Brookshabad	5650
21	Brichgunj	5550

Multiplication Factors over House-site Land rates shall be as follows:-

Category	Multiplication Factor on House-site Land rates
Agricultural	0.75
Commercial & Institutional	2.0

Master Plan Rural Area Villages

For Master Plan Rural Area Villages, rates of Agricultural Land shall constitute the base rates. The Land rates (in Rupees per Square Metre) for Agricultural Lands are as follows :-

S. No.	Village Name	Rates in Rupees per Square Metre
1	Radhanagar (Swaraj Dweep)	11250
2	Govind Nagar (Swaraj Dweep)	10000
3	Vijay Nagar (Swaraj Dweep)	9000
4	Bambooflat	7917
5	Dhanikhari	7500
6	Lakshmanpur (Shaheed Dweep)	6875
7	Taylorabad	6875
8	Brookshabad	5938
9	Bimblitan	5500
10	Neil Kendra (Shaheed Dweep)	5417
11	Bharatpur (Shaheed Dweep)	5417
12	Shyam Nagar (Swaraj Dweep)	5417
13	Calicut	5313
14	Sippighat	5000
15	Chouldari	5000
16	Craikabad	5000
17	Beodnabad	5000
18	Hasmatabad	5000
19	Humfrygunj	5000
20	Krishna Nagar (Swaraj Dweep)	5000
21	Maymyo	5000
22	Wandoor	5000
23	Sitapur (Shaheed Dweep)	5000
24	Ram Nagar (Shaheed Dweep)	4542
25	Manglutun	3750
26	Shore Point	3750
27	Ograbraj	3750

28	Wimberlygunj	3333
29	Stewartgunj	2917
30	Badmas Pahar	2917
31	Govindapuram	2917
32	Mithakhadi	2917
33	Tushnabad	1531
34	Muslim Basti	1000
35	Namunaghar	1000
36	Dundas Point	1000

Multiplication Factors over Agricultural Land rates shall be as follows :-

Category	Multiplication Factor on Agricultural Land rates
House-site	1.25
Commercial & Institutional	1.75

Non-Master Plan Rural Area Villages

For Non-Master Plan Rural Area Villages, rates of Agricultural Land shall constitute the base rates. The Land rates (in Rupees per Square Metre) for Agricultural Lands are as follows :-

S. No.	Village Name	Rate in Rupees per Square Metre
1	Kanyapuram	5000
2	Guptapara	3750
3	Hope Town	3750
4	Manjeri	3750
5	Nayashahar	3750
6	North Bay	3750
7	Chidiyatapu	3750
8	Kadakachang	2917
9	Brindaban	2917
10	Mathura	2917
11	Mannarghat	2500
12	Rangachang	2500
13	Ferrargunj	2500
14	Port Mout	2500
15	Aniket	2500
16	Caddlegunj	2500
17	Malapuram	2083
18	Wright Myo	2083
19	Collinpur	1906
20	Hobdypur	1469
21	Herbertabad	1313

22	Manpur	1313
23	Tirur	1188
24	Shoal Bay	1188
25	Hut Bay (Little Andaman)	1000
26	Netaji Nagar (Little Andaman)	900
27	Rabindra Nagar (Little Andaman)	800
28	Ramakrishnapur (Little Andaman)	800
29	Mile Tilak	700
30	Jirkatang	700
31	Vivekanandapur (Little Andaman)	700

Multiplication Factors over Agricultural Land rates shall be as follows :-

Category	Multiplication Factor on Agricultural Land rates
House-site	1.1
Commercial & Institutional	1.5

II. NORTH AND MIDDLE ANDAMAN DISTRICT

For villages in North & Middle Andaman District, rates of Agricultural Land shall constitute the base rates. The Land rates (in Rupees per Square Metre) for Agricultural Lands are as follows :-

Rangat Tehsil

S. No.	Village Name	Rate in Rupees Per Square Metre
1	Yerataljig	1381
2	Rangat	750
3	Long Island	700
4	Nayagarh	600
5	Rogachang	575
6	Uttara	575
7	Kadamtala	575
8	Kaushalyanagar	575
9	Sabri	550
10	Rajagarh	525
11	Ranchi Basthi	525
12	Bakultala	525
13	Aamkunj	525
14	Abhaygarh	500
15	Khattarkhadi	500
16	Nimbutala	500
17	Wrafter Creek	475
18	Shaktigarh	475
19	Kalsi	475
20	Laxmanpur	475
21	Urmilapur	475
22	Shamkund	475
23	Mithila	475
24	Sitapur	475

25	Dashratpur	475
26	Janakpur	475
27	Kanchangarh	450
28	Adazig	450
29	Sundargarh	450
30	Bijoygarh	450
31	Udaygarh	450
32	Rampur	450
33	Parnashala	450
34	Padmanabhpuram	450
35	Shivapuram	450
36	Trivenchikulam	450
37	RC Nagar	450
38	Dharmapur	450
39	Bharatpur	400
40	Vishnupur	400
41	Panchwati	400
42	Golpahad	350
43	Bangaon	275

Mayabunder Tehsil

S.No.	Village Name	Rate in Rupees Per Square Metre
1	Danapur	550
2	Lucknow	550
3	Rampur	488
4	Lataw	488
5	Devepur	488
6	Webi	488
7	Pareshnagar	363
8	Harinagar	363
9	Pokkadera	350
10	Karmatang	350
11	Pahalgaon	350
12	Togapur	350
13	Jaipur	338
14	Basantipur	313
15	Govindapur	313
16	Kamalapur	288
17	Pinakinagar	288
18	Pudumadurai	275
19	Chainpur	275
20	Swadeshnagar	275
21	Dukenagar	250
22	Shantipur	250
23	CFO Nala	250
24	Prafulyanagar	225
25	Hanspuri	138

Diglipur Tehsil

S. No.	Village Name	Rate in Rupees Per Square Metre
1	Diglipur	
2	Aerial Bay	1313
3	Shibpur	938
4	Kalipur	938
5	Durgapur	938
6	Subhashgram	938
7	Madhupur	938
8	RK Gram	656
9	Khudirampur	581
10	DB Gram	488
11	Laxmipur	488
12	Jagannath Dera	319
13	Nischinthapur	263
14	Nabagram	263
15	Madhyamgram	263
16	Ravindrapally	263
17	Milangram	225
18	Kalighat	206
19	Ramnagar	206
20	Radhanagar	206
21	Shyamnagar	188
22	Swarajgram	188
23	Paschimsagar	188
24	Kishorinagar	188
25	Parangara	113
26	Mohanpur	113
		113

Multiplication Factors over Agricultural Land rates shall be as follows:-

Category	Multiplication Factor on Agricultural Land Rates
House-site	1.1
Commercial & Institutional	1.5

III. NICOBAR DISTRICT

For villages in Campbell Bay Tehsil of Nicobar District, rates of Agricultural Land shall constitute the base rates. The Agricultural Land rates (in Rupees per Square Metre) are as follows:-

S.No.	Village Name	Rate in Rupees per Square Metre
1	Govind Nagar	150
2	Joginder Nagar	131
3	Gandhi Nagar	131
4	Laxmi Nagar	113
5	Vijay Nagar	113
6	Shastri Nagar	113

Multiplication Factors over Agricultural Land rates shall be as follows:-

Category	Multiplication Factor on Agricultural Land rates
House-site	1.1
Commercial & Institutional	1.5

IV. COST OF CONSTRUCTION

The Minimum Costs of construction for each Tehsil are given below in Rupees per square metre of floor area:-

Name of Tehsil	House-site	Commercial
Port Blair	26,127	30,046
Ferrargunj	27,180	31,257
Shaheed / Swaraj Dweep	36,030	41,434
Rangat	29,919	34,407
Mayabunder	30,130	34,650
Diglipur	30,130	34,650
Little Andaman	29,919	34,407
Great Nicobar	37,505	43,130

The Age-related Multiplication Factors are as follows:-

Year of completion	Prior to 1960	1960 to 1980	1981 to 1995	1996 to 2004	2005 to 2010	2011 to 2015	2015 onwards
Age Factor	0.4	0.5	0.6	0.7	0.8	0.9	1.0

The Structure-related Multiplication Factors are as follows:-

Structure Type	Pucca	Semi Pucca	Katcha
Multiplication Factor	1.0	0.60	0.40

V. The functionaries estimating the Stamp Duty payable in a transaction are hereby directed that the Stamp Duty shall be levied on the instruments for purpose of effecting transfer of interest in land/immovable property by way of conveyance/gift/exchange etc. on the total valuation based on prescribed Circle Rates or Sale Consideration (whichever is higher).

VI. All the Sub-Registrars are hereby directed that all previous valuations made, where the process of Registration was not completed, will be re-evaluated by the concerned authorities based on the above Circle Rates and the methodology prescribed in this Order.

VII. This is issued with the approval of Hon'ble Lt. Governor, Andaman and Nicobar Islands.

By order and in the name of the Lt. Governor,
Andaman and Nicobar Islands.

Sd./-
(Deepak Virmani)
Secretary (Revenue)
A & N Islands Administration