

अंडमान तथा निकोबार राजपत्र  
ANDAMAN AND NICOBAR GAZETTE

असाधारण  
EXTRAORDINARY  
प्राधिकारसे प्रकाशित  
PUBLISHED BY AUTHORITY

संख्या. श्री विजयपुरम  
No. Sri Vijaya Puram,

ANDAMAN AND NICOBAR ADMINISTRATION  
SECRETARIAT  
**NOTIFICATION**

Sri Vijaya Puram, Dated the

..... No 3-21/SR/Stamp Duty/20-Part - In exercise of the powers conferred under section 3 read with Schedule I and Section 75 of the Indian Stamp Act, 1899 (2 of 1899), read with direction passed by the President of India under Article 239(1) of the Constitution of India notified vide Ministry of Home Affairs Notification No. S.O. 4954(E) dated 15<sup>th</sup> November 2024, read with Rule 4 of the Andaman and Nicobar Islands Stamp(Prevention of Undervaluation of Instruments) Rules 2024, the Lieutenant Governor/Administrator, Andaman and Nicobar Islands hereby fix the **minimum circle rates** for the 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 and Nicobar Islands. These rates shall come into effect immediately upon publication in the Official Gazette, as specified below:

**I. SOUTH ANDAMAN DISTRICT**

**SRI VIJAYA PURAM MUNICIPAL COUNCIL AREA**

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

Sl. No.	Name of Village	Rates in Rupees per Square Meter
1	Aberdeen Bazar	40,000
2	Junglighat	20,500

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3	Aberdeen	20,500
4	Goodwill Estate	20,500
5	Phoenix Bay	20,450
6	Haddo	19,350
7	Chatham	19,350
8	Buniyadabad	19,350
9	Lamba Line	14,750
10	School Line	13,000
11	Minnie Bay	13,000
12	Garacharma	12,450
13	Dollygunj	12,450
14	Pahargaon	12,200
15	Shadipur	11,350
16	Nayagaon	11,250
17	Dudh Line	10,900
18	South Point	10,350
19	Carbyn's Cove	10,100
20	Austinabad	8,650
21	Prothrapur	8,300
22	Brookshabad	5,650
23	Brichgunj	5,550

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

Category	Multiplication Factor on House-Site Land rates
Agriculture	0.75
Commercial & Institutional	2.00

#### **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 Meter) for Agricultural Lands are as follows:-

Sl. No.	Name of Village	Rates in Rupees per Square Meter
1	Viper Island	20,500
2	Radhanagar (Swaraj Dweep)	11,250
3	Govind Nagar (Swaraj Dweep)	10,000
4	Vijay Nagar (Swaraj Dweep)	9,000

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5	Bambooflat	7,917
6	Dhanikhari	7,500
7	Lakshmanpur (Shaheed Dweep)	6,875
8	Taylorabad	6,875
9	Brookshabad	5,938
10	Bimblitan	5,500
11	Neil Kendra (Shaheed Dweep)	5,417
12	Bharatpur (Shaheed Dweep)	5,417
13	Shyam Nagar (Swaraj Dweep)	5,417
14	Calicut	5,313
15	Sippighat	5,000
16	Chouldari	5,000
17	Craikabad	5,000
18	Beodnabad	5,000
19	Hasmatabad	5,000
20	Humfrygunj	5,000
21	Krishna Nagar (Swaraj Dweep)	5,000
22	Maymyo	5,000
23	Wandoor	5,000
24	Sitapur (Shaheed Dweep)	5,000
25	Ram Nagar (Shaheed Dweep)	4,542
26	Manglutan	3,750
27	Shore Point	3,750
28	Ograbraj	3,750
29	Wimberlygunj	3,333
30	Stewartgunj	2,917
31	Badmas Pahar	2,917
32	Govindapuram	2,917
33	Mithakhadi	2,917
34	Tushnabad	1,531
35	Muslim Basti	1,000
36	Namunaghar	1,000
37	Dundas Point	1,000

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

Category	Multiplication Factor on House-Site Land rates
House-Site	1.25
Commercial &	1.75

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**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 Meter) for Agricultural Lands are as follows:-

Sl. No.	Name of Village	Rates in Rupees per Square Meter
1	Netaji Subash Chandra Bose Island	20,500
2	Madhuban	20,450
3	Flat Bay	5,000
4	Kanyapuram	5,000
5	Guptapara	3,750
6	Hope Town	3,750
7	Manjeri	3,750
8	Nayashahar	3,750
9	North Bay	3,750
10	Chidiyatapu	3,750
11	Mount Manipur	3,750
12	Kadakachang	2,917
13	Brindaban	2,917
14	Mathura	2,917
15	Alipur	2,917
16	Mannarghat	2,500
17	Rangachang	2,500
18	Ferrargunj	2,500
19	Port Mout	2,500
20	Aniket	2,500
21	Caddlegunj	2,500
22	Malapuram	2,083
23	Wright Myo	2,083
24	Kalatang	2,083
25	Collinpur	1,906
26	Balughat	1,906
27	Mohwadera	1,906
28	Temple Myo	1,906
29	Rutland	1,875
30	Hobdypur	1,469
31	Herbertabad	1,313

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32	Manpur	1,313
33	Tirur	1,188
34	Shoal Bay	1,188
35	Hut Bay (Little Andaman)	1,000
36	Netaji Nagar (Little Andaman)	900
37	Rabindra Nagar (Little Andaman)	800
38	Ramkrishnapur (Little Andaman)	800
39	Mile Tilak	700
40	Jirkatang	700
41	Vivekanandapur (Little Andaman)	700

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

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

## II. NORTH AND MIDDLE ANDAMAN DISTRICT

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

### RANGAT TEHSIL

Sl. No.	Name of Village	Rates in Rupees per Square Meter
1	Yerataljig	1,381
2	Rangat	750
3	Long Island	700
4	Nayagarh	600
5	Nilambur	600
6	Roglachang	575
7	Uttara	575
8	Kadamtala	575
9	Kaushalyanagar	575
10	Shantanu	575

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11	Sabri	550
12	Rajatgarh	525
13	Bakultala	525
14	Amkunj	525
15	Abhaygarh	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	Sundergarh	450
30	Bijoygarh	450
31	Udaygarh	450
32	Rampur	450
33	Parnashala	450
34	Padmanabhapuram	450
35	Shivapuram	450
36	Thiruvanchikkulam	450
37	RC Nagar	450
38	Dharmapur	450
39	Bharatpur	400
40	Vishnupur	400
41	Panchwati	400
42	Bangaon	275

#### **MAYABUNDER TEHSIL**

Sl. No.	Name of Village	Rates in Rupees per Square Meter
1	Avis Island	11,370
2	Mayabunder	3,790
3	Danapur	550

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4	Lucknow	550
5	Rampur	488
6	Lataw	488
7	Devpur	488
8	Webi	488
9	Pareshnagar	363
10	Harinagar	363
11	Pokkadera	350
12	Karmatang	350
13	Pahalgaon	350
14	Tugapur	350
15	Jaipur	338
16	Basantipur	313
17	Govindapur	313
18	Kamalapur	288
19	Pinakinagar	288
20	Pudumadurai	275
21	Chainpur	275
22	Swadeshnagar	275
23	Dukenagar	250
24	Shantipur	250
25	Prafulyanagar	225
26	Hanspuri	138
27	Borang	138

**DIGLIPUR TEHSIL**

Sl. No.	Name of Village	Rates in Rupees per Square Meter
1	Sagardweep	2,814
2	Diglipur	1,313
3	Aerial Bay	938
4	Shibpur	938
5	Kalipur	938
6	Durgapur	938
7	Subhashgram	938
8	Keralapuram	938
9	Madhupur	656
10	Sitanagar	650
11	VS Pally	650

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12	R K Gram	581
13	Kudirampur	488
14	D B Gram	488
15	Laxmipur	319
16	Jagannath Dera	263
17	Nischinthapur	263
18	Naba Gram	263
19	Madhyam Gram	263
20	Rabindrapally	225
21	Krishnapuri	225
22	Milan Gram	206
23	Kalighat	206
24	Ramnagar	206
25	Radhanagar	188
26	Shyamnagar	188
27	Swarajgram	188
28	Paschimsagar	188
29	Ganesh Nagar	188
30	Shanti Nagar	188
31	Gandhi Nagar	188
32	Kishorinagar	113
33	Parangara	113
34	Mohanpur	113

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

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

### III. NICOBAR DISTRICT

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

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Sl. No.	Name of Village	Rates in Rupees per Square Meter
1	Campbell Bay	180
2	Govind Nagar	150
3	Joginder Nagar	131
4	Gandhi Nagar	131
5	Laxmi Nagar	113
6	Vijay Nagar	113
7	Shastri Nagar	113

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

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

#### IV. COST OF CONSTRUCTION

The minimum costs of construction of each Tehsil are given below in Rupees per Square Meter of floor area:-

Name of Tehsil	House-Site	Commercial
Sri Vijaya Puram	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
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Multiplication Factor	1.0	0.60	0.40
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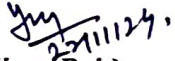
V. The functionaries estimating the Stamp Duty payable in a transaction are hereby directed that the Stamp Duty shall be levied on the instruments for purpose of affecting transfer of interest in land/immovable property by way of conveyance/gift/exchange etc. on the total valuation based on prescribed 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 registrations 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.

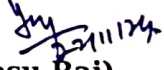
**Admiral D.K. Joshi, PVSM, AVSM, YSM, NM, VSM (Retd.)**  
**Lieutenant Governor**  
Andaman and Nicobar Islands

By order and in the name of the Lt. Governor

  
( A. Yesu Raj )  
**Assistant Secretary (Rev)**  
Andaman and Nicobar Administration

**Copy to:-**

1. The Deputy Commissioner, South Andaman District, Port Blair.
2. The Deputy Commissioner, North and Middle Andaman District, Mayabunder.
3. The Deputy Commissioner, Nicobar District, Car Nicobar.
4. The Settlement Officer, A & N Islands.
5. The Assistant Commissioner, South Andaman.
6. All Sub Divisional Magistrate(SDMs), A&N Islands.
7. The Manager, Govt. Press, Port Blair with the request to publish the notification in an extra ordinary Gazette forthwith 25 copies of the relevant Gazette may kindly be supplied to the Revenue Section, Secretariat, Port Blair.
8. The Hindi Officer, A & N Administration, Secretariat, Port Blair for Hindi version of the order.
9. The Chief Editor, Daily Telegrams, Port Blair with the request to publish the above said notification in the Daily Telegrams for two consecutive days.
10. The Assistant Manager(IT), EDP Cell, Secretariat with the request hoist the notification in the official
11. Sr. PS to Lieutenant Governor, Raj Niwas, Port Blair.
12. PS to Chief Secretary, A&N Administration, Port Blair.
13. PS to Secretary (Rev), A & N Administration Secretariat, Port Blair.
14. File No. 3-21/SR/Stamp Duty/20-Part

  
(A. Yesu Raj)  
Assistant Secretary (Revenue)