



GOVERNMENT OF ASSAM
OFFICE OF THE DISTRICT COMMISSIONER :::::TINSUKIA DISTRICT
(LSP BRANCH)

No.TLSP.7/2021-22/152

Dated Tinsukia the 12th October , 2023.

NOTIFICATION

In pursuance of the Govt. Letter No. REGN.61/2005/52, Dtd. 30th November, 2006, a District Level Land Valuation Committee(DLLVC) was formed to enhance the Zonal Values of various class of land under Tinsukia District and accordingly Circle Officer Tinsukia/ Margherita & Sadiya Revenue Circle had submitted proposed revised Zonal Value for Town area which were forwarded to Govt. for approval in due course of time.

The Revenue (Registration) and DM Department, Govt. of Assam has now approved the new rates of revised Zonal Valuation of Chapakhowa Town under Sadiya Revenue Circle, Digboi Town and Margherita Town under Margherita Revenue Circle and converted zonal values of land for Tinsukia Town under Tinsukia Revenue Circle which will be effective from **15th October'2023** for the purpose of registration of immovable properties, land settlement, land reforms, land acquisition and all land related matters vide no. **E-300053/2023/27 dated 11.10.2023.**

The list of revised rates of Zonal Land Value will be available for inspection for various land related matters by public in the respective Office of the Sub-Divisional Officers (Civil), Margherita/Sadiya Sub-Division, Office of the Circle Officers Tinsukia/ Margherita/ Sadiya Revenue Circle, and in the official website of Office of the Deputy Commissioner, Tinsukia i.e., <https://tinsukia.assam.gov.in>.

This order comes into effect from 15th October, 2023.

**District Commissioner,
Tinsukia.**

Memo No. TLSP.7/2021-22/152 -A-

Dated Tinsukia the 12th October, 2023.

Copy to-

1. The Commissioner Secretary to the Govt. of Assam, Revenue & D.M Department, Dispur, Guwahati for favour of kind information.
2. The Addl. Deputy Commissioner, i/c Sub-Divisional Officer (Civil), Sadiya for information.
3. The Sub- Divisional Officer (C), Margherita Sub-Division- for information.
4. The Circle Officer, Tinsukia/Margherita/Sadiya revenue Circle- for information and necessary action.
5. The Sub-Registrar, Tinsukia/Margherita- for information.
6. The Chairman, Tinsukia Development Authority- for information.
7. The Executive Officer, Tinsukia/ Margherita /Chapakhowa/Digboi
8. / Makum Municipal Board- for information.
9. The DIO NIC, Tinsukia. He is directed to upload the notification to the website accordingly.

**District Commissioner,
Tinsukia.**

ZONAL VALUATION OF MARGHERITA REVENUE CIRCLE

Sl No.	Mouza	Name of the Village	Land site	Industry	Trade Site			Tea Land (Sahtoli)	Basti Land			Other land(Including Agriculture land)						
					1st Class	2nd Class	3rd Class		1st Class	2nd Class	3rd Class	Bhal Bari	Bari	Sali toli	Lahi Toli	Faring	B. Faring	Jalduba
1	Makum Lot No.6	Margherita	NH (wtihin 100 mtrs)	5616000	4560000	4320000	4080000	3024000	3528000	3288000	3120000	3000000	2940000	2640000	2640000	2520000	2520000	1800000
			Near NH (Outside 100 mtrs)	5160000	4272000	4032000	3792000	2736000	3240000	3000000	2880000	2760000	2676000	2400000	2400000	2280000	2280000	1560000
			Near PWD (Within 100Mtrs)	5160000	4272000	4032000	3792000	2736000	3240000	3000000	2880000	2760000	2676000	2400000	2400000	2280000	2280000	1560000
			Near PWD (Outside 100 mtrs)	4800000	4032000	3792000	3552000	2496000	3000000	2760000	2604000	2520000	2436000	2160000	2160000	2040000	2040000	1520000

Addl. District Commissioner
 (Revenue), Tinsukia

District Commissioner
 Tinsukia

ZONAL VALUATION OF MARGHERITA REVENUE CIRCLE

Sl No.	Mouza	Name of the Village	Land site	Industry	Trade Site			Tea Land (Sahtoli)	Basti Land			Other land(Including Agriculture land)							
					1st Class	2nd Class	3rd Class		1st Class	2nd Class	3rd Class	Bhal Bari	Bari	Sali toli	Lahi Toli	Faring	B. Faring	Jalduba	
1	Makum Lot No 1	Dighoi Town 1st part	NH (wtihin 100 mtrs)	5520000	5220000	5060000	4820000	4220000	4140000	4040000	3900000	3900000	3800000	3700000	3700000	3700000	3700000	3700000	
			Near NH (Outside 100	5320000	5060000	4820000	4640000	4080000	4040000	3940000	3800000	3800000	3700000	3600000	3600000	3600000	3600000	3600000	3600000
			Near PWD (Within	5130000	4830000	4660000	4480000	3990000	3950000	3850000	3710000	3710000	3610000	3420000	3420000	3420000	3420000	3420000	3420000
			Near PWD (Outside 100	4830000	4660000	4480000	4300000	3860000	3820000	3750000	3610000	3610000	3420000	3220000	3220000	3220000	3220000	3220000	3220000

**Addl. District Commissioner
(Revenue), Tinsukia**

**District Commissioner
Tinsukia**

Statement of Class Wise Zonal value of land in Rural /Urban area(bigha/sq.ft.) Tinsukia Revenue Circle

SL No.	Mouza	LOT No	Name of the Village	Land Site	Industry	Trade Site			Bosti Land/ Residential			Other Land (Including Agriculture Land)						Tea Class(Periodic Patta)	
						1st Class	2nd Class	3rd Class	1st Class	2nd Class	3rd Class	Bhal Bari	Bari	Salitoli	Lahitoli	Faring	B. Faring		Jalduba
1	Tinsukia	1	Tinsukia Town 1 m Khanda (5,6,7,10,11,12 No Sheet)	NH(Within 100 mtrs)	34560000	31680000	28800000	25920000	20160000	17280000	14400000	...	...	12960000	12960000	...	...	8640000	...
				NH(Outside 100 mtrs)	33120000	30240000	27360000	24480000	18720000	15840000	12960000	...	...	11520000	11520000	...	...	7200000	...
				PWD(Within 100 mtrs)	33120000	30240000	27360000	24480000	18720000	15840000	12960000	...	...	11520000	11520000	...	...	7200000	...
				PWD(Outside 100 mtrs)	31680000	28800000	25920000	23040000	17280000	14400000	11520000	...	...	10080000	10080000	...	...	6480000	...
					34560000	30240000	27360000	25200000	17280000	13680000	12240000	...	...	12096000	12096000	...	...	7920000	...
2	Tinsukia	1	Tinsukia Town 2 Ya Khanda(kha) (17 No Sheet)	NH(Within 100 mtrs)	33120000	28800000	26640000	24480000	15840000	13392000	11952000	...	...	11952000	11952000	...	...	7632000	...
				NH(Outside 100 mtrs)	33120000	28800000	26640000	24480000	15840000	13392000	11952000	...	...	11952000	11952000	...	...	7632000	...
				PWD(Within 100 mtrs)	31680000	28080000	25920000	23040000	14400000	12960000	11520000	...	...	11520000	11520000	...	...	7200000	...
				PWD(Outside 100 mtrs)	25920000	20160000	15840000	13680000	11520000	10080000	8640000	...	...	8640000	8640000	...	...	5760000	...
					24480000	18720000	15120000	12960000	10800000	9360000	7200000	...	...	7200000	7200000	...	...	5040000	...
3	Tinsukia	1	T.S.K. Town 2 Ya Khanda(ka)(Rangaraja) (15,16 No Sheet)	NH(Within 100 mtrs)	24480000	18720000	15120000	12960000	10800000	9360000	7200000	...	...	7200000	7200000	...	...	5040000	...
				NH(Outside 100 mtrs)	21600000	16560000	14400000	12240000	10800000	9360000	7200000	...	...	7200000	7200000	...	...	5040000	...
				PWD(Within 100 mtrs)	20160000	14400000	13680000	11520000	10080000	8640000	6480000	...	...	6480000	6480000	...	...	4320000	...
				PWD(Outside 100 mtrs)	20160000	14400000	13680000	11520000	10080000	8640000	6480000	...	...	6480000	6480000	...	...	4320000	...


District Commissioner
Tinsukia


Addl. District Commissioner
(Revenue), Tinsukia


L.R.A


L.R.A





Statement of Class Wise Zonal value of land in Rural /Urban area(bigha/sq.ft.) Tinsukia Revenue Circle

SL No	Mouza	LOT No	Name of the Village	Land Site	Industry	Trade Site			Besti Land/ Residential			Other Land (Including Agriculture Land)						Ten Class(Periodic Pata)	
						1st Class	2nd Class	3rd Class	1st Class	2nd Class	3rd Class	Bhal Bari	Bari	Selitoli	Lahatoli	Faring	B Faring		Jalduba
4	Tinsukia	2	Tinsukia Town 1 m Khanda 1,2,3,4 (1,2,3,4 No Sheet)	NH(Within 100 mtrs)	25920000	20160000	18720000	17280000	15840000	14400000	12960000			10800000	10800000			7920000	
				NH(Outside 100 mtrs)	24480000	18720000	17280000	15840000	14400000	12960000	11520000			10080000	10080000			7632000	
				PWD(Within 100 mtrs)	24480000	18720000	17280000	15840000	14400000	12960000	11520000			10080000	10080000			7632000	
				PWD(Outside 100 mtrs)	23040000	17280000	14400000	12960000	12240000	10800000			9360000	9360000			7200000		
5	Tinsukia	2	Tinsukia Town 4th Khanda(kha) (24,25,26,27,29No Sheet)	NH(Within 100 mtrs)	25920000	21600000	17280000	15840000	14400000	12960000	11520000			8640000	8640000			6480000	
				NH(Outside 100 mtrs)	24480000	20160000	16560000	14400000	12960000	11520000	10800000			7920000	7920000			5760000	
				PWD(Within 100 mtrs)	24480000	20160000	16560000	14400000	12960000	11520000	10800000			7920000	7920000			5760000	
				PWD(Outside 100 mtrs)	23040000	18720000	14400000	12960000	12240000	10800000			7200000	7200000			5040000		
6	Tinsukia	2	T.S.K. Town 4th Khanda(kha),(Rangaram),28No Sheet)	NH(Within 100 mtrs)	23040000	17280000	12960000	11520000	10800000	9360000	8640000			7200000	7200000			5760000	
				NH(Outside 100 mtrs)	21600000	15840000	12240000	10800000	10080000	8640000	7920000			6480000	6480000			5040000	
				PWD(Within 100 mtrs)	21600000	15840000	12240000	10800000	10080000	8640000	7920000			6480000	6480000			5040000	
				PWD(Outside 100 mtrs)	20160000	14400000	11520000	10080000	9360000	7920000	7200000			5760000	5760000			4320000	


District Commissioner
Tinsukia


Addl. District Commissioner
(Revenue), Tinsukia

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Statement of Class Wise Zonal value of land in Rural /Urban area(bigha/sq.ft.) Tinsukia Revenue Circle

Sl No	Mouza	LOT No	Name of the Village	Land Site	Industry	Trade Site			Basti Land/ Residential			Other Land (Including Agriculture Land)						Tea Class(Periodic Patta)	
						1st Class	2nd Class	3rd Class	1st Class	2nd Class	3rd Class	Bhal Bari	Bari	Saitoli	Lahotoli	Faring	B Faring		Jalduba
7	Tinsukia	3	Tinsukia Town 1 m Khanda (8,9,13,14 No Sheet)	NH(Within 100 mtrs)	24480000	20160000	17280000	14400000	12240000	10800000	9360000	...	...	7920000	7920000	...	...	6480000	...
				NH(Outside 100 mtrs)	23040000	18720000	15840000	12960000	11520000	10080000	8640000	...	...	7200000	7200000	...	...	5760000	...
				PWD(Within 100 mtrs)	23040000	18720000	15840000	12960000	11520000	10080000	8640000	...	...	7200000	7200000	...	...	5760000	...
				PWD(Outside 100 mtrs)	21600000	17280000	14400000	12240000	10800000	9360000	7920000	...	...	6480000	6480000	...	...	5040000	...
8	Tinsukia	3	Tinsukia Town 2 Ya Khanda(kha) (18 No Sheet)	NH(Within 100 mtrs)	17280000	14400000	12960000	11520000	10080000	8640000	7200000	...	...	7200000	7200000	...	...	5760000	...
				NH(Outside 100 mtrs)	16560000	13680000	12240000	10800000	9360000	7920000	6480000	...	...	6480000	6480000	...	...	5040000	...
				PWD(Within 100 mtrs)	16560000	13680000	12240000	10800000	9360000	7920000	6480000	...	...	6480000	6480000	...	...	5040000	...
				PWD(Outside 100 mtrs)	15840000	12960000	11520000	10080000	8640000	7200000	5760000	...	...	5760000	5760000	...	...	4320000	...
9	Tinsukia	3	Tinsukia Town 3 rd Khanda(19,20,21,22,23 No Sheet)	NH(Within 100 mtrs)	18720000	15840000	12960000	11520000	10080000	8640000	7200000	...	...	5760000	5760000	...	...	4320000	...
				NH(Outside 100 mtrs)	17280000	14400000	12240000	10800000	9360000	7920000	6480000	...	...	5040000	5040000	...	...	3600000	...
				PWD(Within 100 mtrs)	17280000	14400000	12240000	10800000	9360000	7920000	6480000	...	...	5040000	5040000	...	...	3600000	...
				PWD(Outside 100 mtrs)	15840000	12960000	11520000	10080000	8640000	7200000	5760000	...	...	4320000	4320000	...	...	2880000	...


District Commissioner
Tinsukia


Addl. District Commissioner
(Revenue), Tinsukia

B(LM)







ZONAL VALUATION OF SADIYA REVENUE CIRCLE

Mouza	Name of the Village	Land site	Industry	Trade Site			Basti Land			Other land (Including Agriculture land)							Remarks (In crease in percentage from 2018 to 2022)
				1st Class	2nd Class	3rd Class	1st Class	2nd Class	3rd Class	Bhal Bari	Bari	Sali toli	Lahi Toli	Foring	B.foring	Jalduba	
Sadiya	Chapakhwa Town	NH (Within 100 mtrs)	2800000	2500000	2200000	1650000	1600000	1300000	900000	700000	700000	700000	700000	700000	700000	300000	0%to50%
		Near NH (Outsite 100mtrs	2500000	2400000	2100000	1600000	1575000	1275000	875000	675000	675000	675000	675000	675000	675000	275000	5%to 37.5%
		Near PWD Within 100 mtrs	2500000	2400000	2100000	1600000	1575000	1275000	875000	675000	675000	675000	675000	675000	675000	275000	5%to 37.5%
		Near PWD Outsite 100 mtrs	2000000	2000000	2000000	1550000	1550000	1250000	850000	650000	650000	650000	650000	650000	650000	250000	0%to25%

dh
 Addl. District Commissioner
 (Revenue), Tinsukia

Biswas
 Circle Officer
 Sadia Revenue Circle
 Chapakhwa

km sk

Paul
 District Commissioner
 Tinsukia