

PART-I
Rates of Land Revenue are as follows:-
GRADE 'A'

TURA TOWN LANDS.

Sl.No.	Grade of Land.	Existing rates	Enhanced rates
1	1 st Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.12,000/-)	600.00	750.00
2.	2 nd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.10,200/-)	500.00	625.00
3	3 rd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm.Rs.8,400/-)	400.00	500.00

GRADE 'B'
RESIDENTIAL SITES

Sl.No.	Grade of Land.	Existing rates	Enhanced rates
1	1 st Class Homestead (5% of Annual Value per Bigha or 1337.8 Sqm.Rs. 3,600/-)	150.00	187.00
2.	2 nd Class Homestead (5% of Annual Value per Bigha or 1337.8 Sqm.Rs.2,400/-)	120.00	150.00
3	3 rd Class Homestead (5% of Annual Value per Bigha or 1337.8 Sqm.Rs.1,200/-)	80.00	100.00

GRADE 'C'
OTHER TOWN LANDS.

Sl.No.	Grade of Land.	Existing rates	Enhanced rates
1	1 st Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm.Rs. 6,000/-)	200.00	250.00
2.	2 nd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm.Rs.4,800/-)	150.00	187.00
3	3 rd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm.Rs.2,400/-)	125.00	156.00

GRADE 'D'
OTHER TRADE SITES.

Sl.No.	Grade of Land.	Existing rates	Enhanced rates
1	1 st Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm.Rs. 4,800/-)	150.00	187.00
2.	2 nd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm.Rs.3,600/-)	150.00	187.00
3	3 rd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm.Rs.2,400/-)	120.00	150.00

GRADE 'E'
AGRICULTURE LANDS/GARDENS.

Sl.No.	lands.	Existing rates	Enhanced rates
1.	Garden.	60.00	75.00

GRADE 'F'
TEA LANDS.

Sl.No.	lands.	Existing rates	Enhanced rates
1.	Tea Lands.	80.00	100.00

GRADE 'G'
FISHERY LANDS.

Sl.No.	lands.	Existing rates	Enhanced rates
1.	Fishery Lands.	120.00	150.00

GRADE 'H'
RURAL AREA LANDS.

Sl.No.	Grade of lands.	Existing rates	Enhanced rates
1.	1 st Class Homestead	50.00	63.00
2.	2 nd Class Homestead	30.00	38.00
3.	3 rd Class Homestead	20.00	25.00
4.	Graveyard	20.00	25.00

GRADE 'I'
AGRICULTURE LANDS

Sl.No.	Lands	Existing rates	Enhanced rates
1	Rupit (per Bigha or 1337.8 Sqm.)	30.00	38.00
2	Foringati (per Bigha or 1337.8 Sqm.)	20.00	25.00

PART – II

The rates of Settlement Fees and other fees are as below:-

GRADE 'A'
TURA TOWN LANDS.

Sl.No.	Grade of Lands	Existing rates	Enhanced rates
1	1 st Class Trade Site (per Bigha or 1337.8 Sqm.)	300.00	375.00
2	2 nd Class Trade Site (per Bigha or 1337.8 Sqm.)	200.00	250.00
3	3 rd Class Trade Site (per Bigha or 1337.8 Sqm.)	100.00	125.00

GRADE 'B'
RESIDENTIAL SITES.

Sl.No.	Grade of Lands	Existing rates	Enhanced rates
1	1 st Class Homestead (per Bigha or 1337.8 Sqm.)	100.00	125.00
2	2 nd Class Homestead (per Bigha or 1337.8 Sqm.)	75.00	94.00
3	3 rd Class Homestead (per Bigha or 1337.8 Sqm.)	60.00	75.00

GRADE 'C'
OTHER TOWN LANDS.

Sl.No.	Grade of Lands	Existing rates	Enhanced rates
1	1 st Class Trade Site (per Bigha or 1337.8 Sqm.)	150.00	187.00
2	2 nd Class Trade Site (per Bigha or 1337.8 Sqm.)	100.00	125.00
3	3 rd Class Trade Site (per Bigha or 1337.8 Sqm.)	75.00	93.00

GRADE 'D'
OTHER TRADE SITES.

Sl.No.	Grade of Lands	Existing rates	Enhanced rates
1	1 st Class Trade Site (per Bigha or 1337.8 Sqm.)	100.00	125.00
2	2 nd Class Trade Site (per Bigha or 1337.8 Sqm.)	90.00	112.00
3	3 rd Class Trade Site (per Bigha or 1337.8 Sqm.)	80.00	100.00

GRADE 'E'
AGRICULTURE LANDS/GARDENS.

Sl.No.	Lands	Existing rates	Enhanced rates
1	Garden (per Bigha or 1337.8 Sqm.)	70.00	87.00

GRADE 'F'
TEA LANDS.

Sl.No.	Lands	Existing rates	Enhanced rates
1	Tea Land (per Bigha or 1337.8 Sqm.)	70.00	87.00

GRADE 'G'
FISHERY LANDS.

Sl.No.	Lands	Existing rates	Enhanced rates
1	Fishery Land (per Bigha or 1337.8 Sqm.)	60.00	75.00

GRADE 'H'
RURAL AREA LANDS.

Sl.No.	Grade of Land	Existing rates	Enhanced rates
1	1 st Class Homestead (per Bigha or 1337.8 Sqm.)	50.00	62.00
2	2 nd Class Homestead (per Bigha or 1337.8 Sqm.)	45.00	56.00
3	3 rd Class Homestead (per Bigha or 1337.8 Sqm.)	40.00	50.00

GRADE 'I'
AGRICULTURE LANDS.

Sl.No.	Lands	Existing rates	Enhanced rates
1.	Rupit (Per Bigha or 1337.8 Sqm.)	60.00	75.00
2.	Foringati (Per Bigha or 1337.8 Sqm.)	50.00	62.00

GRADE 'J'
HOUSE TAX

Sl.No.	Tax	Existing rates	Enhanced rates
1.	House Tax.	20.00	50.00

OTHER FEES.

Sl.No.	Fees.	Existing rates	Enhanced rates
1.	No Objection Certificate.	200.00	250.00
2.	Land Valuation Certificate.		
	(a)Upto Rs.5 Lakhs.	200.00	250.00
	(b)Upto Rs.10 Lakhs.	300.00	375.00
	Above 10 Lakhs an additional amount of Rs.50/- per lakh.	---	
3.	Jamabandi copy (each Patta)	100.00	125.00
4.	Duplicate Patta (each Patta)	150.00	188.00
5.	Tracemap		
	(a) Upto 5 Bighas.	200.00	250.00
	(b) Upto 20 Bighas.	250.00	313.00
	(c) Upto 50 Bighas.	300.00	375.00
	Above 50 Bighas an additional amount of Rs.25/- per bigha.		
6.	Re-classification Fees.		
	(a)Upto 5 Bighas	200.00	250.00
	(b)Upto 20 Bighas.	250.00	313.00
	(c)Upto 50 Bighas.	300.00	375.00
	Above 50 bighas an additional amount of Rs.25/- per bighas.		

Sl.No.	Fees	Existing rates	Enhanced rates
7.	Mutation Fees.		
	(a) Purchase.	5% of the purchase value or Land value which is highest.	
	(b) Gift	2.5% of the Land Value.	
	(c) Inheritance. (each patta)	250.00	313.00
8.	Settlement with conversion fees.	Double premium in all cases.	
9.	(a) Local Rates.	30%	
	(b) T.B. Revenue.	10.00	
10.	Re-Settlement with conversion fees.	Double premium excluding Local Rates and T.B Revenue.	
11.	Conversion fees.	Single Premium.	
12.	Demarcation Fees.		
	(a) Upto 5 Bighas.	300.00	375.00
	(b) Upto 20 Bighas.	600.00	750.00
	(c) Upto 50 Bighas.	1,000.00	1,250.00
	Above 50 Bighas an additional amount of Rs.50/- per bigha.		
13.	Re-demarcation Fees.	50% of the above Demarcation Rates.	
14.	Complaint petition (for any enquiry)	200.00	250.00

PART-III

The rates of land valuation with detail classification of lands as follows:-

GRADE 'A'
TURA TOWN LANDS.

Sl.No.	Grade of lands.	Existing rates	Enhanced rates
1.	1 st Class Trade Site. (Per Bigha or 1337.8 Sqm)	4,00,000.00	5,00,000.00
2.	2 nd Class Trade Site (Per Bigha or 1337.8 Sqm)	3,50,000.00	4,37,500.00
3.	3 rd Class Trade Site (Per Bigha or 1337.8 Sqm)	3,00,000.00	3,75,000.00

GRADE 'B'
RESIDENTIAL SITES.

Sl.No.	Grade of lands.	Existing rates	Enhanced rates
1.	1 st Class Homestead. (Per Bigha or 1337.8 Sqm)	2,00,000.00	2,50,000.00
2.	2 nd Class Homestead (Per Bigha or 1337.8 Sqm)	1,50,000.00	1,87,500.00
3.	3 rd Class Homestead (Per Bigha or 1337.8 Sqm)	1,00,000.00	1,25,000.00

GRADE 'C'
OTHER TOWN LANDS.

Sl.No.	Grade of lands.	Existing rates	Enhanced rates
1.	1 st Class Trade Site . (Per Bigha or 1337.8 Sqm)	2,50,000.00	3,12,500.00
2.	2 nd Class Trade Site. (Per Bigha or 1337.8 Sqm)	2,00,000.00	2,50,000.00
3.	3 rd Class Trade Site. (Per Bigha or 1337.8 Sqm)	1,50,000.00	1,87,500.00

GRADE 'D'
OTHER TRADE SITES.

Sl.No.	Grade of lands.	Existing rates	Enhanced rates
1.	1 st Class Trade Site . (Per Bigha or 1337.8 Sqm)	2,00,000.00	2,50,000.00
2.	2 nd Class Trade Site. (Per Bigha or 1337.8 Sqm)	1,50,000.00	1,87,500.00
3.	3 rd Class Trade Site. (Per Bigha or 1337.8 Sqm)	1,00,000.00	1,25,000.00

GRADE 'E'
AGRICULTURE LANDS/GARDENS

Sl.No.	Lands.	Existing rates	Enhanced rates
1.	Garden	60,000.00	95,000.00

GRADE 'F'
TEA LANDS.

Sl.No.	Lands.	Existing rates	Enhanced rates
1.	Tea Land	1,80,000.00	2,25,000.00

GRADE 'G'
FISHERY LANDS.

Sl.No.	Lands.	Existing rates	Enhanced rates
1.	Fishery land	1,00,000.00	1,25,000.00

GRADE 'H'
RURAL AREA LANDS.

Sl.No.	Grade of Lands.	Existing rates	Enhanced rates
1.	1 st Class Homestead (per Bigha or 1337.8 Sqm.)	80,000.00	1,00,000.00
2.	2 nd Class Homestead (per Bigha or 1337.8 Sqm.)	60,000.00	95,000.00
3.	3 rd Class Homestead (per Bigha or 1337.8 Sqm.)	40,000.00	90,000.00
4.	Graveyard	---	90,000.00

GRADE 'I'
AGRICULTURE LANDS.

Sl.No.	Lands.	Existing rates	Enhanced rates
1.	Rupit	60,000.00	95,000.00
2.	Foringati	50,000.00	90,000.00

A'KINGLAND AT MARKET VALUE.

Sl.No.	Lands.	Existing rates	Enhanced rates
1	A'kingland at Market Value.	70,000.00	87,500.00

PART-IV**The rates of valuation of per fruit bearing trees etc.**

Sl. No.	Fruit bearing trees.	Existing rates		Enhanced rates	
		Matured	Immatured upto years.	Matured	Immatured upto years.
1.	Betelnut tree	1,000.00	300.00 - 5	2,000.00	600.00 - 5
2.	Jackfruit tree	2,500.00	500.00 - 7	5,000.00	1000.00 -7
3.	Mango tree	2,000.00	400.00 - 7	4,000.00	800.00 -7
4.	Orange tree	700.00	250.00 - 5	1,400.00	500.00 -5
5.	Tamarind tree	1,500.00	400.00 - 7	3,000.00	800.00 -7
6.	Pamelo tree	550.00	250.00 - 5	1,100.00	500.00- 5

Sl. No.	Fruit bearing trees.	Existing rates		Enhanced rates	
		Matured	Immatured upto years.	Matured	Immatured upto years.
7.	Litchi tree	1,000.00	300.00 -5	2,000.00	600.00 - 5
8.	Cashewnut tree	1,000.00	400.00 -3	2,000.00	800.00 - 3
9.	Tezpat tree	1,200.00	500.00 -7	2,400.00	1000.00-7
10.	Sal tree	3,000.00	1,000 -10	6,000.00	2,000.00-10
11.	Other Non-Sal tree	1,000.00	300.00 -10	2,000.00	600.00-10
12.	Teak tree	3,000.00	1,000.00-10	6,000.00	2,000.00-10
13.	Dalchini tree	800.00	200.00-7	1,600.00	400.00-7
14.	Dates/Khejur tree	500.00	50.00	1,000.00	100.00
15.	Sajana tree	600.00	100.00	1,200.00	200.00
16.	Guava tree	300.00	100.00 -7	600.00	200.00 -7
17.	Lemon tree	500.00	100.00 -3	1,000.00	200.00-3
18.	Coffee tree	100.00	30.00-3	200.00	60.00-3
19.	Plum tree	600.00	150.00-7	1,200.00	300.00-7
20.	Pear tree	600.00	150.00 -7	1,200.00	300.00-7
21.	Papaya tree	200.00	100.00	400.00	200.00
22.	Tea	100.00	---	1,950.00	600.00
23.	Pomegranade tree	200.00	50.00 -3	400.00	100.00-3
24.	Black peper	200.00	---	400.00	200.00
25.	Pineapple	10.00	--	20.00	10.00
26.	Betel leaf	600.00	--	1,200.00	600.00
27.	Banana tree	100.00	---	200.00	100.00
28.	Coconut tree	1,500.00	500.00 -7	3,000.00	1,000.00-7
29.	Gamari, Titachap Sisu trees	2,000.00	800.00- 10	4,000.00	1,600.00-10

Sl. No.	Fruit bearing Trees.	Existing rates		Enhanced rates	
		Matured	Immatured upto years.	Matured	Immatured upto years.
30.	Rubber tree	1,500.00	300.00 -6	3,000.00	600.00-6
31.	Agor tree	1,000.00	---	2,000.00	1000.00
32.	Peach(Pispol) & other fruit bearing trees.	100.00	---	200.00	100.00
33.	Kering tree	100.00	---	200.00	100.00
34.	Borua Bamboo	80.00	---	160.00	80.00
35.	Jati Bamboo	60.00	---	120.00	60.00
36.	Wa'bok Bamboo	20.00	--	100.00	50.00
37.	Wa'tesa Bamboo	10.00		20.00	10.00
38.	Wa'dro Bamboo	10.00		20.00	10.00
39.	Wa'kanta Bamboo	25.00		100.00	50.00
40.	Wa'tre Bamboo	5.00		10.00	5.00
41.	Jatropha.	100.00		200.00	100.00
42.	Mulberry (Miskuri)	50.00		100.00	50.00
43.	Rice (Per stalk)	8.00		20.00	10.00
44.	Com/Millet	2.00		10.00	5.00
45.	Chilli/Brinjal	6.00		12.00	6.00
46.	Creppers.	20.00		40.00	20.00
47.	Tapioca	15.00		30.00	15.00
48.	Cotton	5.00		10.00	5.00
49.	Ginger/Holdi/Elaichi.	5.00		10.00	5.00

Sl. No.	Fruit bearing Trees.	Existing rates		Enhanced rates	
		Matured	Immatured upto years.	Matured	Immatured upto years.
50.	Wanok Bamboo	---	---	100.00	50.00
51.	Teksra Bamboo	---	---	50.00	25.00
52.	Wa'ma Bamboo	--	--	100.00	50.00
53.	Wa'da Bamboo	--	--	200.00	100.00
54.	Wa'sim Bamboo	--	--	80.00	40.00
55.	Wa'sit Bamboo	--	--	50.00	25.00
56.	Ree (creeper)	--	--	50.00	25.00
57.	Sokmil	--	--	1,000.00	500.00
58.	Sokha	--	--	300.00	150.00
59.	Sawe	--	--	500.00	250.00
60.	Walni Bamboo	--	--	60.00	30.00

Deputy Chief Executive Member,
I/C Land and Revenue,
Garo Hills Autonomous District Council, Tura.

The 30th January, 2013.

No.JHADC/GENL/42/93/137.—The resignation of Shri Hilarius Dkhar, MDC from the post of Vice-Chairman Public Grievances Committee, Jaintia Hills Autonomous District Council, Jowai is hereby accepted with effect from 25th January, 2013.

B. PACHIANG,
Secretary,
Executive Committee,
Jaintia Hills Autonomous District Council,
Jowai.