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PART-IIA

GOVERNMENT OF MEGHALAYA NOTIFICATIONS

The 24th November, 2022.

No.PER (AR). 126/2022/1. - In exercise of the power conferred by the proviso to Clause 3 of Article 320 of the Constitution of India, the Governor of Meghalaya is pleased to make the following amendment further to amend the MPSC (LoFs) Regulations, 1972, namely:-

- Short title and commencement
1. (i) These regulations may be called the MPSC (LoFs) (Amendment) Regulations, 2022.
(ii) They shall come into force with immediate effect.
- Amendment of Regulation 3
2. In Regulation 3 of the MPSC (LoFs) Regulations 1972 after clause (1), the following new clause shall be inserted, namely:-
(m) *Appointment of all direct recruitment posts of Doctors and Specialists under Health & Family Welfare Department falling under the First Schedule Part (B) of the MPSC (Revision of Pay) Rules, 2018.*

R. LYNGDOH,

Commissioner & Secretary to the Govt. of Meghalaya,
Personnel & Admv. Reforms (B) Department.

The 1st November, 2022.

No.Health.235/2022/Pt-I/54. - In partial modification to this Department's Notification No.Health. 27/2016/Pt./106, dated 19th April, 2018, the Governor of Meghalaya is pleased to exempt the In-service (MPSC) and under 3(f) Doctors pursuing Post Graduate Studies on their Own Merit from signing the Bond with effect from 2022-2023.

JORAM BEDA,

Secretary to the Govt. of Meghalaya,
Health & Family Welfare Department.

10th June, 2022.

No.GHADC-REV/RE-ASSESS OF L.REV/1255/12/1295-1302. - Pending amendment to the Garo Hills District (Revenue Assessment Regulation 1953, it is expedient to make re-assessment of land revenue, valuation of land and the rate of trees, fruit bearing trees, bamboos etc.

WHEREAS, the Executive Committee is satisfied that emergency has arisen to enhance the rate of land revenue, valuation of land and rate of trees, fruit bearing trees, bamboos, etc.

THEREFORE, in exercise of the power conferred under clause (a) of Rule 30 of the Assam and Meghalaya Autonomous Districts (Constitutions of Districts Councils) Rules, 1953 (as amended), the Executive Committee is pleased the rate of land revenue, valuation of land and fruits trees etc. @ 50% and above from the existing rate as decided in the Executive Committee meeting held on 26th May, 2022.

The enhanced rates of land revenue, valuation of land and rate of trees, fruits bearing trees, bamboos etc. are as follows:-

PART-1

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 (per Bigha)	750.00	1,125.00
2	2 nd Class Trade Site (per Bigha)	625.00	938.00
3	3 rd Class Trade Site (per Bigha)	500.00	750.00

GRADE 'B'

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

RESIDENTIAL SITES

GRADE 'C'
OTHER TOWN LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	1 st Class Trade (5% of annual value per Bigha or 1337.8 Sqm. ₹ 6,000/-)	200.00	250.00
2	2 nd Class Trade (5% of annual value per Bigha or 1337.8 Sqm. ₹ 4,800/-)	150.00	187.00
3	3 rd Class Trade (5% of annual value per Bigha or 1337.8 Sqm. ₹ 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 (per Bigha)	187.00	281.00
2	2 nd Class Trade (per Bigha)	187.00	281.00
3	3 rd Class Trade (per Bigha)	150.00	225.00

GRADE 'E'
AGRICULTURE LANDS/GARDENS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	Garden	75.00	113.00

GRADE 'F'
TEA LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	Tea Lands	100.00	150.00

GRADE 'G'
FISHERY LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	Fishery Lands	150.00	225.00

GRADE 'I'
RURAL AREA LANDS

Sl. No	Grade of land	Existing rates	Enhanced rates
1	1 st Class Homestead	63.00	95.00
2	2 nd Class Homestead	38.00	57.00
3	3 rd Class Homestead	25.00	38.00
4	Graveyard	25.00	38.00

GRADE 'I'
AGFRICULTURE LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	Rupit (per Bigha)	38.00	57.00
2	Foringati (per Bigha)	25.00	38.00

PART-II

The rates of Settlement fees and other fees area as follows:

GRADE 'A'
TURA TOWN LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	1 st Class Trade (per Bigha)	375.00	563.00
2	2 nd Class Trade (per Bigha)	250.00	375.00
3	3 rd Class Trade (per Bigha)	125.00	188.00

GRADE 'B'
RESIDENTIAL SITES

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	1 st Class Homestead (per Bigha)	125.00	188.00
2	2 nd Class Homestead (per Bigha)	94.00	141.00
3	3 rd Class Homestead (per Bigha)	75.00	113.00

GRADE 'C'
OTHER TOWN LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	1 st Class Trade (per Bigha)	187.00	281.00
2	2 nd Class Trade (per Bigha)	125.00	188.00
3	3 rd Class Trade (per Bigha)	93.00	113.00

GRADE 'D'
OTHER TRADE SITES

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	1 st Class Trade Sites (per Bigha or 1337.8 Sqm.)	125.00	188.00
2	2 nd Class Trade Sites (per Bigha or 1337.8 Sqm.)	112.00	168.00
3	3 rd Class Trade Sites (per Bigha or 1337.8 Sqm.)	100.00	150.00

GRADE 'E'
AGRICULTURE LANDS/GARDENS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	Garden (per Bigha)	87.00	131.00

GRADE 'F'
TEA LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	Tea Land (per Bigha)	87.00	131.00

GRADE 'G'
FISHERY LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	Fishery Land (per Bigha)	75.00	113.00

GRADE 'H'
RURAL AREA LANDS

Sl. No.	Grade of land	Existing rates	Enhanced rates
1	1 st Class Homestead (per Bigha)	62.00	93.00
2	2 nd Class Homestead (per Bigha)	56.00	84.00
3	3 rd Class Homestead (per Bigha)	50.00	75.00

GRADE 'I'
AGRICULTURE LANDS

Sl. No.	Land	Existing rates	Enhanced rates
1	Rupit (per Bigha)	75.00	113.00
2	Foringati (per Bigha)	62.00	93.00

GRADE 'I'
HOUSE TAX

Sl. No.	Tax	Existing rates	Enhanced rates
1	House Tax	50.00	75.00

OTHER FEES

Sl. No.	Fees	Existing rates	Enhanced rates
	No Objection Certificate	250.00	500.00
	land Valuation Certificate	250.00	500.00
1	(a) Upto ₹ 5 Lakhs	375.00	563.00
	(b) Upto ₹ 10 Lakhs		
2	Above 10 lakhs an additional amount of ₹ 50/- per lakh.		
	Jamabandi copy (each Patta)	125.00	300.00
	Duplicate Patta (each Patta)	188.00	1000.00
3	Trace Map		
4	(a) Upto 5 Bighas	250.00	500.00
	(b) Upto 20 Bighas.	313.00	500.00
	(c) Upto 50 Bighas.	375.00	500.00
5	Above 50 Bighas an additional amount of ₹ 25/- per Bighas		
	Re-Classification Fees.		
	(a) Upto 5 bighas.	250.00	500.00
	(b) Upto 20 Bighas.	313.00	500.00
	(c) Upto 50 Bighas.	375.00	500.00
6	Above 10 Bighas an additional amount of ₹ 25/- per Bighas.		

Sl. No.	Fees	Existing rates	Enhanced rates
7	Mutation fees	5% of purchase value or land value which is highest.	8% of purchase value or land value which is highest.
	(a) Purchase		
	(b) Gift	2.5% of land value	5% of land value
	(c) Inheritance (each Patta)	313.00	313.00
8	Settlement with conversion fees	Double premium in all cases.	
	(a) Local Rates	30%	
	(b) T. B. Revenue	10%	
9	Re-settlement with conversion fees	Double premium excluding local rate and T. B. Revenue.	
10	Conversion Fees	Single premium.	
11	Demarcation Fees		
	(a) Upto 5 Bighas	375.00	1000.00
	(b) Upto 20 Bighas	750.00	1125.00
	(c) Upto 50 Bighas	1250.00	1875.00
	Upto 50 Bighas an additional amount of ₹ 50 per Bigha		
12	Re-Demarcation Fees	50% of the above Demarcation Rate	
13	Complaint petition (for any enquiry)	250.00	1000.00

PART-III

The rates of land valuation with details clarification of lands as follows:

GRADE 'A'
TURA TOWN LANDS

Sl. No.	Grade of Land	Existing rates	Enhanced rates
1	1 st Class Trades (Per Bighas or 1337.8 Sqm.)	5,00,000.00	7,50,000.00
2	2 nd Class Trades (Per Bighas or 1337.8 Sqm.)	4,37,500.00	6,56,250.00
3	3 rd Class Trades (Per Bighas or 1337.8 Sqm.)	3,75,000.00	5,62,500.00

GRADE 'B'
RESIDENTIAL SITES

Sl. No.	Grade of Land	Existing rates	Enhanced rates
1	1 st Class Homestead (Per Bighas or 1337.8 Sqm.)	2,50,000.00	3,75,000.00
2	2 nd Class Homestead (Per Bighas or 1337.8 Sqm.)	1,87,500.00	2,81,250.00
3	3 rd Class Homestead (Per Bighas or 1337.8 Sqm.)	1,25,000.00	1,87,500.00

GRADE 'C'
OTHER TOWN LANDS

Sl. No.	Grade of Land	Existing rates	Enhanced rates
1	1 st Class Trades Site (Per Bighas or 1337.8 Sqm.)	3,12,500.00	4,68,750.00
2	2 nd Class Trades Site (Per Bighas or 1337.8 Sqm.)	2,50,000.00	3,75,000.00
3	3 rd Class Trades Site (Per Bighas or 1337.8 Sqm.)	1,87,500.00	2,81,250.00

GRADE 'D'
OTHER TRADE SITES

Sl. No.	Grade of Land	Existing rates	Enhanced rates
1	1 st Class Trades Site (Per Bighas or 1337.8 Sqm.)	2,50,000.00	3,75,000.00
2	2 nd Class Trades Site (Per Bighas or 1337.8 Sqm.)	1,87,500.00	2,81,250.00
3	3 rd Class Trades Site (Per Bighas or 1337.8 Sqm.)	1,25,000.00	1,87,500.00

GRADE 'E'
AGRICULTURE LANDS/GARDENS

Sl. No.	Lands	Existing rates	Enhanced rates
1	Gardens	95,000.00	1,42,500.00

GRADE 'F'
TEA LANDS

Sl. No.	Lands	Existing rates	Enhanced rates
1	Tea Land	2,25,000.00	3,37,500.00

GRADE 'G'
FISHERY LANDS

Sl. No.	Lands	Existing rates	Enhanced rates
1	Fishery Land	1,25,000.00	1,87,500.00

GRADE 'H'
RURAL AREA LANDS

Sl. No.	Grade of Lands	Existing rates	Enhanced rates
1	1 st Class Homestead (Per Bighas or 1337.8 Sqm.)	1,00,000.00	1,50,000.00
2	2 nd Class Homestead (Per Bighas or 1337.8 Sqm.)	95,000.00	1,42,500.00
3	3 rd Class Homestead (Per Bighas or 1337.8 Sqm.)	90,000.00	1,35,000.00
4	Graveyard	90,000.00	1,35,000.00

GRADE 'I'
AGRICULTURE LANDS

Sl. No.	Lands	Existing rates	Enhanced rates
1	Rupit	95,000.00	1,42,500.00
2	Foringati	90,000.00	1,35,000.00

A'KING LAND AT MARKET VALUE

Sl. No.	Lands	Existing rates	Enhanced rates
1	A'KING LAND AT MARKET VALUE	87,500.00	1,31,250.00

PART VI
The Rate of Valuation of per fruit bearing trees etc.

Sl. No.	Fruits bearing trees	Existing rates		Enhanced rates	
		Matured	Immature upto years	Matured	Immature upto years
1	Betelnut trees	2,000.00	600.00 - 5	3,000.00	900.00-5
2	Jackfruit trees	5,000.00	1,000.00-7	7,500.00	1,500.00-7
3	Mango trees	4,000.00	800.00 - 7	6,000.00	1,200.00-7
4	Orange trees	1,400.00	500.00 - 5	2,100.00	750.00-5
5	Tamarind trees	3,000.00	800.00-7	4,500.00	1,200.00-7
6	Pamelo trees.	1,100.00	500.00-5	1,650.00	750.00-5
7	Litchi Tree	2,000.00	600.00-5	3,000.00	900.00-5
8	Cashewnut Tree	2,000.00	800.00-3	3,000.00	1,200.00-3
9	Tezpat Tree	2,400.00	1000.00-7	2,600.00	2,000.00-7
10	Sal Tree	6,000.00	2,000.00-10	9,000.00	3,000.00-10
11	Other Non-Sal Tree	2,000.00	600.00-10	3,000.00	1,200.00-10
12	Teak Tree	6,000.00	2,000.00-10	9,000.00	3,000.00-10
13	Dalchini Tree.	1,600.00	400.00-7	2,400.00	600.00-7
14	Dates/Khejur tree	1,000.00	100.00	1,500.00	150.00
15	Sajana Tree	1,200.00	200.00	1,800.00	300.00
16	Guava Tree	600.00	200.00-7	900.00	300.00-7
17	Lemon Tree	1,000.00	200.00-3	1,500.00	300.00-3
18	Coffee Tree	200.00	60.00-3	300.00	90.00-3
19	Plum Tree	1,200.00	300.00-7	1,800.00	450.00-7
20	Pear Tree	1,200.00	300.00-7	1,800.00	450.00-7
21	Papaya Tree	400.00	200.00	600.00	300.00
22	Tea	1,950.00	600.00	2,925.00	900.00
23	Pomegranate Tree	400.00	100.00-3	600.00	150.00-3
24	Black Peper	400.00	200.00	600.00	-
25	Pine Apple	20.00	10.00	30.00	300.00
26	Betel Leaf	1,200.00	600.00	1,800.00	15.00
27	Banana Tree	200.00	100.00	300.00	1,200.00
28	Coconut Tree	3,000.00	1,000.00-7	4,500.00	150.00
29	Gamari, Titachap Sisu Tree	4,000.00	1,600.00-10	6,000.00	1,500.00-7
30	Rubber Tree	3,000.00	600.00-6	4,500.00	2,400.00-10
31	Agor Tree	2,000.00	1,000.00	3,000.00	1,200.00-6

Sl. No.	Fruits bearing trees	Existing rates		Enhanced rates	
		Matured	Immature upto years	Matured	Immature upto years
32	Peach (Pispol) & other fruit bearing trees.	200.00	100.00	300.00	1,500.00
33.	Kering Tree	200.00	100.00	300.00	150.00
34	Borua Bamboo	160.00	80.00	240.00	160.00
35	Jati Bamboo	120.00	60.00	180.00	120.00
36	Wabok Bamboo	100.00	50.00	150.00	100.00
37	Watesa Bamboo	20.00	10.00	30.00	20.00
38	Wadro Bamboo	20.00	10.00	30.00	20.00
39	Wakanta Bamboo	100.00	50.00	150.00	75.00
40	Watre Bamboo	10.00	5.00	15.00	7.50
41	Jatropha	300.00	150.00	450.00	225.00
42	Mulberry (Miskuri)	150.00	75.00	225.00	112.50
43	Rice (Per Stalk)	30.00	15.00	45.00	22.50
44.	Com/Millet	15.00	7.50	22.50	11.25
45	Chilli/Brinjal	12.00	6.00	18.00	9.00
46	Creepers	40.00	20.00	60.00	30.00
47	Tapioca	30.00	15.00	45.00	22.50
48	Cotton	10.00	5.00	15.00	7.50
49	Ginger/Haldi/Elaichi	10.00	5.00	15.00	7.50
50	Wanok Bamboo	100.00	50.00	150.00	75.00
51	Teksra Bamboo	50.00	25.00	75.00	37.50
52	Wama Bamboo	100.00	50.00	150.00	75.00
53	Wada Bamboo	200.00	100.00	300.00	150.00
54	Wasim Bamboo	80.00	40.00	120.00	60.00
55	Wasit Bamboo	50.00	25.00	75.00	37.50
56	Ree (Creeper)	50.00	25.00	75.00	37.50
57	Sokmil	1,000.00	500.00	1,500.00	750.00
58	Sokha	300	150.00	450.00	225.00
59	Sawe	500.00	250	750.00	375.00
60	Watni Bamboo	60.00	30.00	90.00	45.00

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