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NOTIFICATION

No. H. 11018/4/2018-REV, the 3rd May, 2023. In exercise of the powers conferred under Section 50 and 54 of the Mizoram (Land Revenue) Act, 2013 (Act No. 5 of 2013) read with sub-rule (8) and sub-rule (9) of rule 3, and rule 31 of the Mizoram (Land Revenue) Rules, 2013 the Governor of Mizoram is pleased to classify the land in villages inhabited area (Abadi) into various grades for the determination of land valuation, land revenue, taxes, etc. and fix the land valuation and rates of various taxes and fees etc. to be levied and collected under Land Revenue and Settlement Department as per Annexure I, II & III attached herewith with effect from 01.04.2023 and until further order.

Dr. Lalzirmawia Chhangte,
Secretary to the Govt. of Mizoram
Land Revenue & Settlement Department

ANNEXURE - I

RATES OF LAND REVENUE, TAXES, FEES, LAND VALUATION WITHIN THE VILLAGE INHABITED AREA (ABADI)

Grade	Land Recording Fee per sq.m.	Redemption Fee for excess area per sq.m.	Annual Land Revenue per sq.m.	Land Valuation per sq.m.
Grade - I	₹ 2.00	₹ 60.00	₹ 0.75	₹ 1,000.00
Grade - II	₹ 0.75	₹ 40.00	₹ 0.50	₹ 500.00
Grade - III	₹ 0.50	₹ 20.00	₹ 0.35	₹ 200.00
Grade - IV	₹ 0.30	₹ 10.00	₹ 0.20	₹ 100.00
Grade - V	₹ 0.10	₹ 5.00	₹ 0.10	₹ 50.00

CLASSIFICATION OF LAND
WITHIN THE VILLAGE INHABITED AREA (ABADI)

GRADE - I

The land parcel on both sides of the National Highway/State Highway within the surface distance of 30.48 m. or 100.00 ft. from the edge of the road or more which has frontage/return-frontage to the edge of the road and is within the vicinity of the public amenities like market or commercial centre, etc.

GRADE - II

1. The land parcel on both sides of the National Highway and State Highway within the surface distance of 30.48 m. or 100.00 ft. or more which has frontage/return-frontage to the edge of the road.
2. All land parcels in villages connected by National Highway and State Highway within the surface distance of 30.48 m. or 100.00 ft. or more which has frontage/return-frontage to the edge of the internal motorable road and are not included in Grade – I.

GRADE - III

1. All land parcels in villages connected by Major District Road/District Road.
2. All land parcels in villages connected by National Highway and State Highway which have no motorable approach road and are not included in Grade – I and Grade - II.

GRADE – IV

All land parcels in villages connected by Village Road.

GRADE – V

All land parcels in villages which are not connected by motorable road and are not included in the above Grades.

ANNEXURE - III

LIST OF VILLAGES INHABITED AREAS (ABADI AREAS)

1. National Highway:

Sl. No.	NH No.	Description of N.H	Name of Village	District	
1.	2	The highway starting Churachandpur in the State of Manipur, Seling, Serchhip, Lawngtlai and terminating at Tuipang in the State of Mizoram – 483.50 Km.	1. New Vervek	Aizawl	
			2. Lungsum		
			3. Sailutar		
			4. E.Phaileng		
			5. Pehlawn		
			6. Sesawng – I		
			7. Sesawng -II		
			8. Sesawng -III		
			9. Khanpui	Saitual	
			10. Khumtung	Serchhip	
			11. Rawpui	Hnahthial	
			12. Dawn		
			13. Thaizawl		
			14. Bualte		Lunglei
			15. Thualthu		
2.	102B	The highway starting from Churachandpur on N.H-2 connecting Tuivai Road in Ngopa, and terminating at new NH No- 6 near Keifang– 140.00 Km.	1. Khawkawn	Saitual	
			2. Pawlrang		
			3. Saichal		
3.	302	The highway starting from its junction with NH-2 near Theriat connecting Lunglei, and terminating at Kawrpuichhuah near Bangladesh border– 109 Km.	1. Phairuankai	Lunglei	
			2. Zodin		
4.	6	The highway starting from its junction with NH-27 near Jorabat connecting Kawnpui, Aizawl, Seling, Lumtui, Khawthlir, Tuisen, Neihdawn, Champhai and terminating at Zokhawthar in the State of Mizoram – 266.00 Km.	1. N Chhimluang	Kolasib	
			2. Khamrang		
			3. Buhchangphai		
			4. Bukvannei		
			5. Saihapui 'K'		
			6. Pangbalkawn		
			7. Meidum		
			8. Dulte	Khawzawl	
			9. Tuipui	Champhai	
			10. Mualkawi		
5.	108	The highway starting from its junction with NH-8 near Manu in the State of Tripura connecting Mamit, Lengpui, Sairang and terminating at its junction with NH-6 near Aizawl in the State of Mizoram – 165 Km.	1. New Eden	Mamit	
			2. Tumpanglui		
			3. Darlak		
			4. Bawngva		
			5. Dapchhuah		
			6. Dampui		

2. State Highway:

Sl. No.	Description	Name of Village	District
1.	Aizawl – Thenzawl – Lunglei (164.000 Km)	1. Thiak	Aizawl
		2. Sumsuih	
		3. Hmuifang	
		4. Chamring	
		5. Buangpui	Serchhip
		6. Kanghmun S	
		7. Ramlaitui	Lunglei
		8. Sekhum	
		9. Mausem	

3. Major District Road:

Sl. No.	Description	Name of Village	District
1.	Tuilutkawn – Kawrtethawveng – Kanhmun – (96.000 Km)	1. Bungmun West 2. Rengdil 3. Bungthum 4. Luimawi	Mamit
2.	Bairabi – Zamuang road – (28.000 Km)	Saikhawthlir	Mamit
3.	Tuipuibari – W.Kawnpui – (18.000 Km)		
4.	Mamit – Bairabi – (36.000 Km)	Vawngawnzoz Damdai Suarhliap	Mamit
5.	Buhchang – Phaisen – (9.000 Km)		
6.	Serkhan – Bagha – (117.000 Km)	1. Serkhan 2. Nisapui 3. Lungmuat 4. N.Chaltlang 5. Thingthelh 6. N.Hlimen 7. Saipum	Kolasib
7.	Bilkhawthlir – Saiphai – Natasura – (17.000 Km)	N.Chawnpui	Kolasib
8.	Serchhip – Thenzawl – Buarpui- Bungmun – (126.000 Km)	1. W.Bungtlang 2. Changpui 3. Thenhlum 4. W.Bungmun	Lunglei
9.	Saitual – Phullen – (57.000 Km)	1. Dilkhan	Saitual
10.	W. Phaileng – Marpara – (80.000 Km)	1. Chhippui 2. Lallen 3. Saithah 4. Phuldungsei 5. W.Phulpui 6. Pukzing 7. PukzingVengthar 8. Hruiduk	Mamit

4. Other District Road:

Sl. No.	Description	Name of Village	District
1	Keitum – Chekawn – Khawbung – Mualkawi – (154.500 Km)	1. Chekawn 2. Mualcheng 3. Dungtlang 4. Leithum 5. Khuangleng 6. Dilkawn 7. Kelkang	Serchhip Champhai
2.	Khawzawl – Rabung – Phalte – (64.000 Km)	1. Khualen 2. Rabung	Khawzawl
3.	Kawlkulh – Ngopa – Tuivai – (96.000 Km)		
4.	Khawzawl – Biate – E.Lungdar – (74.000 Km)	Chawngtlai	Khawzawl
5.	Chekawn – N. Vanlaiphai – (21.000 Km)	1. Mualcheng 2. Bawktlang 3. Sailulak	Serchhip
6.	Ngopa – Mimbung – (52.000 Km)	1. Teikhang 2. Hrianghmun 3. Mimbung	Saitual
7.	Champhai – Hmunhmeltha – N.Khawbung – (17.500 Km)	N.Khawbung	Champhai
8.	Dungtlang – Vaphai – Farkawn – (33.500 Km)	1. Samthang 2. New Samthang	Champhai
9.	Zamuang – Hriphaw – Kolalian – (24.000 Km)	1. Hriphaw 2. Kolalian	Mamit
10.	Kawnpui – Hortoki – Meidum – (47.000 Km)		
11.	Aizawl – Ailawng – Reiek – W.Lungdar – (37.000 Km)		
12.	Rawpuichhip – Buarpui – (89.000 Km)	1. Tuahzawl 2. Rulpuihlum 3. Chungtlang 4. West Lungdar 5. Hreichhuk 6. Lungphun 7. Bawlte 8. S.Sabual	Mamit
13.	Damdai – Samlukhai – Sialsuk – (30.5000 Km)		
14.	Muallungthu – Khumtung – (35.000 Km)		
15.	Phairuang – Thenhlum – (69.000 Km)	1. Belthei 2. Putlungasih 3. Zawlpui 4. Tuisenchhuah 5. Bolia	Lunglei
16.	Dawn – Haulawng – (30.000 Km)	1. Ralvawng 2. Chengpui 3. Zotuitlang	Lunglei
17.	Lunglei – Kawlhawk – Buarpui - (75.000 Km)	1. Vanhne 2. Thuampui	

		3. Lungdai South 4. Serte 5. Sertlangpui 6. Kawlhawk	Lunglei
18.	Chhumkhum – Chawngte – (48.000 Km)	1. Rangte 2. Lungrang South 3. Rualalung	Lunglei
19.	Lawngtlai – Diltlang S	Khawmawi	Lunglei

5. Village Road:

Sl. No.	Description	Name of Village	District
1.	Tlabung – Diplibagh – (6.5000 Km)	Diplibagh	Lunglei
2.	Tlabung – Nunsury – (8.000 Km)	Nunsury – I Nunsury – II Tiperagahat	Lunglei
3.	Serhuan – Lamthai – (12.000 Km)	Tablabagh	Lunglei
4.	S.Vanlalpai – Muallianpui – (13.500 Km)	Lungpuitlang Muallianpui Lungleng S	Hnahthial
5.	Leite – S.Mualthuam – (31.000 Km)	Rotlang East Mualthuam S	Hnahthial Lunglei
6.	Pangzawl – Lungmawi – (16.000 Km)	Lungmawi	Hnahthial
7.	Khawhri – S.Chawngtui – (17.500 Km)	Khawhri S Chawngtui Tapho Aithur	Hnahthial
8.	Tawipui North – Mualcheng South – (10.000 Km)	Mualcheng S	Lunglei
9.	Thenzawl – Chhipphir - Haulawng (47.500 Km)	Zote South Bualpui V	Serchhip Hnahthial
10.	Sialsuk – Maufiankawn – (3.000 Km)		Aizawl
11.	Aibawk – Darlung (37.000 Km)	Bawngthah	Mamit
12.	Vantawngkhawthla Approach Road – (2.500 Km)		Serchhip
13.	Hmuifang – Chawilung – (10.500 Km)	1. Lamchhip 2. Chawilung	Aizawl
14.	Chawilung – Baktawng - (16.000 Km)	Hmawngkawn	Serchhip
15.	South Khawlek – Dengsur – (2.000 Km)	1. Dengsur 2. Khawlek S	Lunglei
16.	Sialsuk – Sailam – (10.500 Km)	Sailam	Aizawl
17.	Approach Road – Tachhip - (3.000 Km)	Tachhip	Aizawl
18.	Approach Road – Maubuang (3.500 Km)	Aizawl	
19.	Sateek – Phulpui – (6.500 Km)	Phulpui	Aizawl
20.	Serchhip – Zawlpui - (5.500 Km)	Serchhip	
21.	Khumtung – Baktawng – (4.500 Km)	Serchhip	
22.	Chhingchhip – Hualtu – (20.000 Km)	Hualtu	Serchhip
23.	Chhingchhip – Hmuntha – Khawbel – (46.500 Km)	1. Hmuntha 2. Khawbel	Serchhip

24.	Chhingchhip – Thentlang – Sialhau – (32.500 Km)	1. Thentlang 2. Sialhau 3. Vanchengte	Serchhip
25.	Cherhlun – Ngharchhip – New Ngharchhip - (7.500 Km)	1. Ngharchhip 2. New Ngharchhip	Hnathial
26.	Chekawn – Lungchhuan – (5.500 Km)	1. Sialsir 2. Lungchhuan	Serchhip
27.	Sairang – Lengte – Nghalchawm – (12.500 Km)	1. Lengte 2. Nghalchawm	Mamit
28.	Lengpui- West Serzawl – (17.500 Km)	W Serzawl	Mamit
29.	Lengpui – Hmunpui – (11.000 Km)	Hmunpui	Mamit
30.	South Hlimen – Samtlang – Lungleng – (18.000 Km)		Aizawl
31.	Khamrang – Mualkhang - (7.000 Km)	Mualkhang	Kolasib
32.	West Phaileng – Tuirum – (12.500 Km)	1. Khawhnai 2. Tuirum	Mamit
33.	Hreichuk – Khawrihnim – (3.500 Km)	Khawrihnim	Mamit
34.	Damparengpui Approach Road – (2.000 Km)	1. Damparengpui 2. Hruaitluang	Mamit
35.	Khamrang – Khuailui – (8.000 Km)	Kolasib	
36.	Kawrtethawveng - West Mualthum – Thaidawr – (20.500 Km)	1. Mualthum 2. Thaidawr	Mamit
37.	Moroichera – Lushaichera (10.000 Km)	Mamit	
38.	Zawlnuam – Zawlpui – (7.000 Km)	Zawlpui	Mamit
39.	Kawnpui – Mualvum – (2.500 Km)	Kolasib	
40.	Bairabi – Zopai – (4.000 Km)	Kolasib	
41.	Vairengte – Saipai – (18.000 Km)	Kolasib	
42.	Vairengte – Phaisen – (14.000 Km)	Phaisen	Kolasib
43.	Tuirial Airfield – Bukpui – (44.000 Km)		Aizawl
44.	East Lungdar – Sailulak – (18.000 Km)	Leng	Serchhip
45.	Chawngtlai – Tualte – (11.000 Km)	Tualte	Khawzawl
46.	Artahkawn - North Vanlaiphai – Thingsai – (62.000 Km)	Lungkawlh	Serchhip
47.	Khawhai – Tlangpuiian – (15.500 Km)	1. Tlangmawi 2. Tlangpui	Khawzawl
48.	Khuangleng – Sesih – Lianpui – (19.000 Km)	1. Sesih 2. Lianpui	Champhai
49.	Mualkawi – Bulfek – (23.000 Km)	1. Melbuk 2. Hruaikawn 3. Bulfekzawl	Champhai
50.	Zawlsei – Khuangthing – (11.000)	1. Zawlsei 2. Khuangthing	Champhai
51.	Khawzawl – Neihdawn – (18.000 Km)	Neihdawn	Khawzawl
52.	Hmawngmual – Phaisen – (5.000 Km)		Kolasib
53.	Kawikulh – Lungpho - Ngentiang – Hmunzawl- (100.000 Km)	1. Puiilo 2. Chhawrtui 3. Rullam 4. Ngentiang 5. Thinglian 6. Hmunzawl	Khawzawl Serchhip
54.	Khawkawn – Chiahpui – (5.500 Km)	Chiahpui	Saitual

55.	Vanbawng – Khawlek – (22.000 Km)	1. Vanbawng 2. Khawlek 3. Lamherh	Saitual
56.	Phullen – Phuaibuang - North East Tlangnuam (70.000 Km)	1. Luangpawng 2. Khawlian 3. NE Tlangnuam 4. Daido	Saitual
57.	Phullen – Suangpuilawn - East Phaileng – Zawngin (78.000 Km)	Zawngin	Saitual
58.	Saitual – Sihfa - (4.000 Km)		Saitual
59.	Keifang – Mualpheng – Maite – (35.000 Km)	1. Mualpheng 2. Lenchim 3. Tawizo 4. Maite	Saitual
60.	Tamdil Approach – (7.000 Km)		Saitual
61.	New Vervek – Sakawrdai – Zohmun - (21.000 Km)		Aizawl
62.	Sakawrdai – Zilthaw – (15.000 Km)		Aizawl
63.	Khuangleng – Bungzung via Vanzau – (18.000 Km)	1. Vanzau 2. Zawngtetui	Champhai
64.	Approach Road to Chalfilh Vanzau - (10.500 Km)	Lailak	Saitual
65.	Zohmun – Tingmun – (8.500 Km)	Tingmun	Aizawl
66.	Zohmun – Palsang – (12.500 Km)	Palsang	Aizawl
67.	Zohmun – Mauchar – (22.000 Km)	1. Zohmun 2. Mauchar	Aizawl
68.	Buhban – Chalfilh - (5.000 Km)	Buhban	Saitual
69.	Champhai–Neihdawn upto R. Tuipui-(12.500 Km)	Neihdawn	Khawzawl
70.	Hnahlan – Tualcheng – (13.500 Km)	1. Hnahlan 2. Tualcheng	Champhai
71.	Tualcheng – Selam - (25.000 Km)	1. Lungphunlian 2. Selam 3. Kawlbem	Champhai Saitual
72.	Kelkang – Dilkwawn – (5.000 Km)		Champhai
73.	Khuangleng – Leisenzo – (5.000 Km)	Leisenzo	Champhai
74.	Leithum – Sazep – Vangchhia – (16.000 Km)	1. Sazep 2. Vangchhia	Champhai
75.	Khawhai – Lungtan – (6.500 Km)	Lungtan	Khawzawl
76.	Chalrang – Vangtlang – (13.500 Km)	1. Chalrang 2. Vangtlang 3. Rianglei	Khawzawl
77.	Khawzawl – Ngaizawl – (13.500 Km)	Ngaizawl	Khawzawl
78.	Khawzawl – Tualpui – (16.000 Km)	Tualpui	Khawzawl
79.	Chalrang Approach – (2.500 Km)	Khawzawl	
80.	Rabung – Aiduzawl – (5.000 Km)	Aiduzawl	Khawzawl
81.	Chhawrtui – Vanchengpui - Puilo - (4.500 Km)	Vanchengpui	Khawzawl
82.	Dilkhan – Tualbung – (7.500 Km)	Tualbung	Saitual
83.	Dilkhan - North Lungpher Tualbung – (12.500 Km)	N Lungpher	Saitual
84.	North Lungpher – Buhban – (6.500 Km)	Saitual	
85.	Sakawrdai – Khawpuar	1. Vaitin 2. Khawpuar	Aizawl

86.	Sakawrdai – Thingsat	Thingsat	Aizawl
87.	Darlawn – North Serzawl	North Serzawl	Aizawl
88.	Approach to Lamzawl	Lamzawl	Saitual
89.	Khawzawl – Hmuncheng	Hmuncheng	Khawzawl
90.	Approach to Vankal	Vankal	Khawzawl
91.	Tualcheng - Pamchung	Pamchung	Khawzawl
92.	S Vanlaiphai – Tuipui D	Tuipui D Darzo	Hnahthial
93.	Pangzawl – Zotuitlang	Phaileng S	Hnahthial
94.	Thingsai – Bualpui H	Bualpui H	Hnahthial
95.	Approach to Denlung	Denlung	Hnahthial
96.	Approach to Neihloh	Neihloh	Serchhip
97.	Serkhan - Kawnpui	Zanlawn	Kolasib
98.	Phainuam – Saihapui V	Phainuam Saihapui V Saiphai	Kolasib
99.	Hnahlan – Vaikhawtlang	Khuangphah Vaikhawtlang	Champhai
100.	Thekte - Thekpui	Thekte Khankawn Thekpui	Champhai
101.	Approach to Buang	Buang	Champhai
102.	Approach to E. Chawngtui	E. Chawngtui	Champhai
103.	Vapar - Murlen	Murlen	Champhai
104.	Hnahlan – NE Diltlang	NE Diltlang	Champhai
105.	Champhai - Hnahlan	NgurVapar	Champhai
106.	Pukzing – Silsury	Hnahva Silsury E Silsury W	Mamit
107.	Tuipuibari – Zomuantlang	Khantlang Zomuantlang	Mamit
108.	Zamuang – Sihthiang	Sihthiang	Mamit
109.	Luimawi – Thinghlun	Thinghlun	Mamit
110.	Tuichawng – Belpei	Belpei	Lunglei
111.	Approach to S. Chawilung	Chawilung S	Lunglei
112.	Lunglei – Vaisam – Thangpui - Thangte	Chithar Vaisam Thangpui Thangte	Lunglei
113.	Haulawng – Hmuntlang	Hmuntlang	Lunglei
114.	Kalpani – Serhuan	Kalpani	Lunglei
115.	Marpara S - Sachan	Marpara S Laisawral Sesawm Sachan	Lunglei
116.	Tlabung – Marpara	Mauzam Sumasumi Puankhai Malsury	
117.	Thingfal - Thlengang	Mamte Thlengang	Lunglei

6. Villages Not Connected by Motorable Road:

Sl. No.	District	Name of Village	Sl. No.	District	Name of Village
1.	Aizawl	Lungsei	19.	Lunglei	Runtung
2.	Aizawl	Chhanchhuahna Khawpui	20.	Lunglei	Sailen
3.	Aizawl	Damdiai	21.	Lunglei	Sairep
4.	Aizawl	North Khawdungsei	22.	Lunglei	Silkur
5.	Aizawl	Sunhluchhip	23.	Lunglei	Thehlelep
6.	Aizawl	Zokhawthiang	24.	Lunglei	Tuikawi
7.	Khawzawl	Arro	25.	Lunglei	Zodin
8.	Kolasib	N Thinglian	26.	Mamit	Andermanik
9.	Kolasib	Phaisen	27.	Mamit	Belkhai
10.	Lunglei	Buknuam	28.	Mamit	Lianbuang
11.	Lunglei	Chengkawllui	29.	Mamit	Nalzawl
12.	Lunglei	Hlumte	30.	Mamit	North Sabual
13.	Lunglei	Hmundo	31.	Mamit	Parvatui
14.	Lunglei	Kauchhuah	32.	Mamit	Phaizau
15.	Lunglei	Khawjoysury	33.	Saitual	Changzawl
16.	Lunglei	Lungchem	34.	Serchhip	Piler
17.	Lunglei	Mautlang	35.	Serchhip	Hriangtlang
18.	Lunglei	New Sachan			