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NOTIFICATION

No.J.11011/1/06-REV, the 21st April, 2014. In exercise of the powers conferred under Sections 50 and 54 of the Mizoram (Land Revenue) Act, 2013 (Act No.5 of 2013) read with rule 31 of The Mizoram (Land Revenue) Rules, 2013 and in supersession of all Notifications earlier issued in this regard, the Governor of Mizoram is pleased to revise the rates of various taxes and fees etc. in Schedule I to XIV to be levied and collected under Revenue Department with effect from 1st April, 2014 and until further notifications.

Sd/- R.L RINAWMA
Principal Secretary to the Govt. of Mizoram
Revenue Department.

SCHEDULE - I
REVISION OF RATE OF TAXES AND LAND REVENUE ETC.
TAXES ON HOUSE + STALL/SHOP/ZORAMCHHIAH
FOR MIZORAM

Sl. No.	Item	Grade	Rate per plot per annum	
			Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014 (in Rs.)
(1)	(2)	(3)	(4)	(5)
1	House Property Tax (Outside Municipal Area)		20.00	20.00
2	Zoramchhiah		30.00	50.00
3	Stall at Aizawl (Outside Municipal Area)		400.00	450.00
4	Stall at District Hqrs.		200.00	250.00
5	Stall at other Notified towns		160.00	200.00
6	Stall at rural/villages areas		100.00	150.00
7	Shop at Aizawl	I	1,600.00	1,800.00
		II	1,200.00	1,300.00
		III	400.00	1,200.00
		IV		1,000.00
		V		800.00
		VI		600.00
8	Shop at District Hqrs.	I	600.00	800.00
		II	400.00	500.00
		III & Below	200.00	300.00
9	Shop at other notified towns		180.00	300.00
10	Shop at rural/villages areas		145.00	150.00

**NON AGRICULTURAL LAND:
(A) SHOP/STALL PASS AND HOUSE SITE PASS**

SCHEDULE - II

	Grade	PREMIUM						Annual Land Revenue for House/Shop/ Stall Site (per sqm.)		Land Valuation (per sqm.) w.e.f. 1.4.2014 (in Rs.)
		Shop/ Stall Pass Rate (per sqm.)		House Site Rate (per sqm.)		Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014 (in Rs.)	Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014 (in Rs.)	
		Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014 (in Rs.)	Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014 (in Rs.)					
(1) State Capital	Grade - I	300.00	300.00	18.00	20.00	4.00	5.00	15,000.00		
	Grade - II	200.00	250.00	14.00	15.00	3.00	4.00	10,000.00		
	Grade - III	150.00	200.00	10.00	12.00	2.00	2.50	5,000.00		
	Grade - IV	140.00	150.00	8.00	10.00	0.80	1.00	3,000.00		
	Grade - V	130.00	140.00	6.00	8.00	0.45	0.50	1,000.00		
	Grade - VI	120.00	130.00	5.00	6.00	0.25	0.35	250.00		
(2) District Headquarters A. Lunglei	Grade - I	250.00	250.00	12.00	15.00	3.00	4.00	5,000.00		
	Grade - II	180.00	200.00	8.00	10.00	2.00	3.00	4,000.00		
	Grade - III	130.00	150.00	6.00	8.00	1.00	1.50	2,500.00		
	Grade - IV	120.00	130.00	5.00	6.00	0.45	0.75	1,500.00		
	Grade - V	100.00	110.00	3.00	4.00	0.25	0.50	750.00		
	Grade - VI	80.00	90.00	2.50	3.00	0.15	0.25	200.00		
B. Champhai & Kolasib	Grade - I	180.00	200.00	10.00	12.00	1.50	3.00	4,500.00		
	Grade - II	130.00	150.00	6.00	8.00	1.00	1.50	3,000.00		
	Grade - III	80.00	100.00	3.00	5.00	1.45	0.50	600.00		
	Grade - IV	50.00	70.00	1.50	2.00	0.15	0.25	175.00		
C. Serchhip	Grade - I	160.00	180.00	6.00	8.00	1.00	2.00	4,000.00		
	Grade - II	90.00	120.00	3.00	5.00	0.50	1.00	2,500.00		
	Grade - III	40.00	60.00	1.00	3.00	0.15	0.40	500.00		
	Grade - IV	-	50.00	-	2.00	-	0.20	150.00		
D. Mamit	Grade - I	160.00	170.00	6.00	7.00	1.00	1.50	2,500.00		
	Grade - II	90.00	110.00	3.00	5.00	0.50	0.75	1,000.00		
	Grade - III	40.00	80.00	1.00	3.00	0.15	0.50	500.00		
	Grade - IV	60.00	60.00	2.00	2.00	0.30	0.30	300.00		
	Grade - V	40.00	40.00	1.50	1.50	0.20	0.20	125.00		
Other Notified Town	Grade - I	80.00	100.00	1.50	2.00	1.00	1.20	1,500.00		
	Grade - II	50.00	70.00	0.75	1.00	0.50	0.60	800.00		
	Grade - III	25.00	40.00	0.35	0.60	0.10	0.30	400.00		
	Grade - IV	20.00	30.00	0.35	0.50	0.10	0.15	100.00		

**NON AGRICULTURAL LAND:
(B) HOUSE SITE LSC**

SCHEDULE - III

	Land Recording Fees (per sqm.)		Redemption for Excess Area(per sqm.)		Annual Land Revenue (per sqm.)		Land Valuation (per sqm.)	
	Rate as per 2011 (in Rs.) (2)	Revised Rates w.e.f.1.4.2014 (in Rs.) (3)	Rate as per 2011 (in Rs.) (4)	Revised Rates w.e.f.1.4.2014 (in Rs.) (5)	Rate as per 2011 (in Rs.) (6)	Revised Rates w.e.f.1.4.2014 (in Rs.) (7)	Rate as per 2006 (in Rs.) (8)	Revised Rate w.e.f. 1.4.2014 (in Rs.) (9)
(1) AIZAWL								
Grade - I	5.00	6.00	200.00	250.00	6.00	10.00	4,000.00	30,000.00
Grade - II	3.00	5.00	150.00	200.00	4.00	8.00	3,000.00	20,000.00
Grade - III	2.00	4.00	140.00	160.00	2.00	5.00	2,000.00	10,000.00
Grade - IV	2.00	3.00	100.00	120.00	1.40	3.00	1,500.00	6,000.00
Grade - V	2.00	2.50	80.00	90.00	0.90	2.00	1,000.00	2,000.00
Grade - VI	2.00	2.30	60.00	70.00	0.55	1.00	400.00	500.00
(2) LUNGLEI								
Grade - I	3.00	4.00	180.00	200.00	4.00	8.00	3,000.00	10,000.00
Grade - II	2.00	3.00	120.00	150.00	2.00	5.00	2,000.00	8,000.00
Grade - III	2.00	2.50	80.00	100.00	1.40	3.00	1,000.00	5,000.00
Grade - IV	2.00	2.30	70.00	80.00	0.90	2.00	700.00	3,000.00
Grade - V	2.00	2.00	50.00	60.00	0.55	1.00	400.00	1,500.00
Grade - VI	2.00	1.50	40.00	40.00	0.35	0.50	100.00	400.00
(3) CHAMPHAI & KOLASIB								
Grade - I	3.00	4.00	150.00	180.00	2.00	4.00	2,000.00	9,000.00
Grade - II	2.00	3.00	100.00	120.00	1.40	3.00	1,000.00	6,000.00
Grade - III	2.00	2.00	60.00	60.00	0.70	1.00	300.00	1,200.00
Grade - IV	2.00	1.00	40.00	30.00	0.35	0.50	100.00	350.00
(4) SERCHHIP								
Grade - I	3.00	4.00	120.00	150.00	2.00	4.00	1,500.00	8,000.00
Grade - II	2.00	3.00	80.00	100.00	0.90	3.00	300.00	5,000.00
Grade - III	2.00	1.00	40.00	50.00	0.25	1.00	100.00	1,000.00
Grade - IV		0.75		30.00		0.50		300.00
(5) MAMIT								
Grade - I	3.00	4.00	120.00	150.00	2.00	3.00	1,500.00	5,000.00
Grade - II	2.00	2.00	80.00	100.00	0.90	2.00	300.00	2,000.00
Grade - III	2.00	1.50	40.00	50.00	0.20	1.00	100.00	1,000.00
Grade - IV		1.00		30.00		0.75		600.00
Grade - V		0.75		20.00		0.35		300.00
(6) OTHER NOTIFIED TOWNS								
Grade - I	2.00	3.00	60.00	70.00	0.90	2.00	800.00	2,000.00
Grade - II	1.50	2.00	50.00	60.00	0.55	1.00	250.00	1,000.00
Grade - III	1.00	0.75	20.00	40.00	0.20	0.50	80.00	500.00
Grade - IV		0.50		20.00		0.30		200.00

LAND LEASE **SCHEDULE - IV (page 1)**

GRADE	Land Recording Fees (per sqm.) w.e.f. 1.4.2014 (in Rs.)	Annual Land Revenue w.e.f. 1.4.2014 (per sqm.)		Renewal Fee for Land Lease w.e.f. 1.4.2014 (in Rs.)(per sqm.)	Land Valuation (per sqm.) w.e.f. 1.4.2014 (in Rs.)
		Commercial Places (in Rs.)	Non-commercial places including Commercial places of Govt., Semi-Govt. etc. (in Rs.)		
(1)	(2)	(3)	(4)	(5)	(6)
(1) AIZAWL					
Grade - I	6.00	10.00	5.00	3.00	30,000.00
Grade - II	5.00	8.00	4.00	2.50	20,000.00
Grade - III	4.00	5.00	3.00	2.00	10,000.00
Grade - IV	3.00	3.00	2.00	1.50	7,000.00
Grade - V	2.50	2.00	1.00	1.30	3,000.00
Grade - VI	2.30	1.00	0.75	1.00	500.00
(2) LUNGLEI					
Grade - I	4.00	8.00	4.00	2.00	10,000.00
Grade - II	3.00	5.00	3.00	1.50	8,000.00
Grade - III	2.50	3.00	2.00	1.30	5,000.00
Grade - IV	2.30	2.00	1.00	1.20	3,000.00
Grade - V	2.00	1.00	0.75	1.00	1,500.00
Grade - VI	1.50	0.50	0.50	0.75	400.00
(3) CHAMPHAI & KOLASIB					
Grade - I	4.00	4.00	2.00	2.00	9,000.00
Grade - II	3.00	3.00	1.00	1.50	6,000.00
Grade - III	2.00	1.00	0.75	1.00	1,200.00
Grade - IV	1.00	0.50	0.50	0.50	350.00

SCHEDULE - IV (page 2)

(1)	(2)	(3)	(4)	(5)	(6)
(4) SERCHHIP					
Grade - I	4.00	4.00	2.00	2.00	8,000.00
Grade - II	3.00	3.00	1.00	1.50	5,000.00
Grade - III	1.00	1.00	0.75	0.75	1,000.00
Grade - IV	0.75	0.50	0.50	0.50	300.00
(5) MAMIT					
Grade - I	4.00	3.00	2.00	2.00	5,000.00
Grade - II	2.00	2.00	1.50	1.00	2,000.00
Grade - III	1.50	1.50	1.00	0.75	1,000.00
Grade - IV	1.00	1.00	0.75	0.50	600.00
Grade - V	0.75	0.50	0.50	0.35	300.00
(6) OTHER NOTIFIED TOWNS					
Grade - I	3.00	2.00	1.00	1.50	2,000.00
Grade - II	2.00	1.00	0.75	0.75	1,000.00
Grade - III	0.75	0.50	0.50	0.30	500.00
Grade - IV	0.50	0.30	0.35	0.20	200.00
(7) OUTSIDE NOTIFIED TOWNS					
Grade - I	1.00	0.75	0.50	0.50	700.00
Grade - II	0.75	0.50	0.35	0.35	500.00
Grade - III	0.50	0.25	0.20	0.20	200.00

**AGRICULTURAL LAND
(A) PERIODIC PATTA**

SCHEDULE - V

	Premium per hectare		Annual Land Revenue per hectare		Land Valuation per hectare	
	Rate as per 2011 (in Rs.)	Revised Rate w.e.f. 1.4.2014 (in Rs.)	Rate as per 2011 (in Rs.)	Revised Rate w.e.f. 1.4.2014 (in Rs.)	Rate as per 2011 (in Rs.)	Revised Rate w.e.f. 1.4.2014 (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Grade - I	250.00	300.00	200.00	250.00	-	5,00,000
Grade - II	200.00	250.00	160.00	200.00	-	2,50,000
Grade - III	150.00	200.00	108.00	150.00	-	1,00,000

B. AGRICULTURAL LAND: LSC

Grade	Land Recording Fees per sqm.		Land Redemption Fee per sqm.		Annual Land Revenue per hectare		Land Valuation	
	Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014	Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014	Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014	Rate (in Sq.m) as per 2006	Revised Rate (in Hectare) w.e.f. 1.4.2014
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Grade - I	0.10	0.50	1.00	2.00	400.00	450.00	8.00	10,00,000.00
Grade - II	0.10	0.30	0.60	1.00	360.00	400.00	6.00	5,00,000.00
Grade - III	0.10	0.20	0.40	0.75	270.00	300.00	4.00	2,00,000.00

BUILDING TAX FOR OUTSIDE MUNICIPAL AREA SCHEDULE - VI

Sl. No.	Type of building	Building Tax		Surcharge	
		Rate as per 2011 (in Rs.) Annual Tax	Revised Rate w.e.f. 1.4.2014 (in Rs.)	Rate as per 2011 Surcharge for independent flat or apartment	Revised Rate w. e. f. 1.4.2014 (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)
a)	Reinforce Cement Concrete building	150.00	170.00	100.00	120.00
b)	Semi Pucca building	100.00	120.00	80.00	100.00
c)	Assam Type building	75.00	100.00	50.00	70.00
d)	Other building	20.00	30.00	-	-
<p>Provided that buildings of above description let out or used other than the owner's residential, the annual surcharge shall be assessed to an amount equivalent to 2% of the Annual Rateable Value of such buildings.</p>					
<p>Provided further that the annual rental value, i.e. Standard Rent or Greed Rent whichever is less or the Agreed Rent wherever. Standard Rent is not available for such buildings shall, after deducting 10% of the annual rent to meet the cost of repairs and other expenses for maintenance of such buildings or part thereof, be construed as the Annual Rateable Value of such buildings for the purpose of computing the annual surcharges.</p>					
e)	<p>Provided further that the annual rental value, i.e. Standard Rent or Greed Rent whichever is less or the Agreed Rent wherever. Standard Rent is not available for such buildings shall, after deducting 10% of the annual rent to meet the cost of repairs and other expenses for maintenance of such buildings or part thereof, be construed as the Annual Rateable Value of such buildings for the purpose of computing the annual surcharges.</p>				

Note: 1) Agreed rent: means a sum of money agreed upon between a tenant and his landlord (land owner/building owner) and paid at fixed intervals by the tenant to the landlord for the use of land or building or both.

2) Standard rent: means the standard rent as defined under Section 2 of the Mizoram Urban Areas Rent Control Act 1974.

3) Fees and Building taxes as proposed above may be enhanced at an interval of 3 years.

FEES

SCHEDULE - VII

A	Fee for Issue of House/Shop/Stall Pass and P.Patta for WRC/Garden/Fish Pond/Farm	Rs.100.00
B.	Mutation and Transfer	Re. 0.20% of value of land transferred/altered/mutated
C.	Mutation and transfer fee in the case of inheritance from paternal/maternal property on production of Heirship Certificate/valid will of gift between members of family which consists of father, mother, husband, wife, son, brother, sister, daughter, grandson, granddaughter and grandparents.	Rs.200.00

** Rate for LSC mutation and transfer fee for the lowest grade against B. above shall not be less than Rs.300/-.*

SCHEDULE - VIII**CLASSIFICATION OF LAND WITHIN THE SPECIFIED TOWN AREA OF
AIZAWL CITY****GRADE - I**

Land on both sides of the following road including 30.48m or 100 ft. (surface) or more whichever is applicable from the edge of the road and parcel of land any portion of which is lying at the distance beyond 100ft.but within 200ft. from the edge of the road of Grade – I if not classified under any other Grade will be classified as Grade -III

- 1) From Treasury Square Traffic Point – Chanmari at the road junction to Chaltlang near Hrangbana’s House and to the main road to Ramhlun at Accounts & Treasuries Office.
- 2) From Bazar Bungkawn to Chanmari via Zion Street and Lower Zarkawt including all the areas near Dawrpui Presbyterian Church.
- 3) From Bazar Bungkawn – Sakawrpului via Saron Veng including all New Market areas.
- 4) From Temple Square Traffic Point to Canteen Square via Zodin.

GRADE - II

Land on both sides of the following road including 30.48m or 100 ft. (surface) or more whichever is applicable from the edge of the road and parcel of land any portion of which is lying at the distance beyond 100ft.but within 200ft. from the edge of the road of Grade-II if not classified under any other Grade will be classified as Grade-IV.

- 1) From Treasury Square Traffic Point to Sikulpuikawn via Venghlui and Upper Khatla M.G. Road.
- 2) From Sikulpuikawn to Kulikawn Main Road.
- 3) From Mission Veng near Pu Lalbuaia’s House to Kulikawn via Thakthing tlang.
- 4) From Sikulpuikawn to Temple Square Traffic Point via Khatla including Khatla kawn at the road junction of Bungkawn and Nursery Veng.
- 5) From Temple Square Traffic Point to Vaivakawn via Tuikual at the road junction of Chawnpui/ Zotlang and Chhangurkawn Luangmual.
- 6) From Vaivakawn to Chanmari Presbyterian Church to the junction of Chaltlang via Chanmari West.
- 7) From Chanmari near Hrangbana’s House to Bawngkawn at the road junction of Durtlang and Zemabawk.
- 8) From Chanmari near Accounts & Treasuries Office to Bawngkawn via Ramhlun.
- 9) From Zarkawt to Chanmari via McDonald Hill.
- 10) From Khatla kawn to Nursery Veng at Pu R.Selthuama’s House via Chawnga Road.
- 11) From Khatla kawn to Bungkawn Bazar via AH & Vety Office.
- 12) From Khatla kawn to Bungkawn at Tourism Office via Khatla Bethel.
- 13) From Upper Bazar to Babutlang near PWD Staff Quarter via Aizawl Police Station.
- 14) From Bazar Bungkawn to Chhinga Veng at the entrance of Dawrpui Cemetery.
- 15) From Sakawrpului to Ramthar at Sihpui.
- 16) From Raj Bhavan southern gate to Sikulpuikawn via Tuikhuahtlang.

GRADE - III

Land on both sides of the following road including 30.48m or 100 ft. (surface) or more whichever is applicable from the edge of the road and parcel of land any portion of which is lying at the distance beyond 100ft. but within 200ft. from the edge of the road of Grade-III if not classified under any other Grade will be classified as Grade-V.

- 1) From Treasury Square to College Veng Taxi Stand via Republic Veng.
- 2) From the road junction of Armed Veng and Tuithiang at Chhinga Veng to College Veng Taxi Stand via Bethlehem Veng.
- 3) From Treasury Square Dák Inpui and from Venghlui peng below Raj Bhavan to Bethlehem Veng via Venghlui Presbyterian Church.
- 4) From Mission Veng Presbyterian Church to Mission Vengthlang kawn.
- 5) From Khatla to Dinthar via RM High School at Tuikual.
- 6) From Vaivakawn to Kanan Veng at the entrance of Primary School compound.
- 7) From Dawrpui Vengthar to Dinthar kawn.
- 8) From Bazar Bungkawn to Vaivakawn via Dawrpui Vengthar.
- 9) From Chaltlang Dawrkawn to Laipuitlang PWD Complex area.
- 10) From Chaltlang Dawrkawn to Chaltlang Field.
- 11) From Ramhlun North to the junction of Ramhlun Vengthar and Industry Mual to Electric Veng via Ramhlun South and Aizawl Venglai.
- 12) From Bawngkawn Traffic Point to Thuampui at the road junction of Zuangtui and Zemabawk.

GRADE IV

Land on both sides of the following road including 30.48m or 100 ft. (surface) or more whichever is applicable from the edge of the road.

- 1) Starting from Hlimen kawn in front of Hlimen Presbyterian Church to the main road at Melthum to Saikhamakawn. It then follows CP Road at Kulikawn via Hridaikawn and then it goes to Model Veng and to Mission Vengthlang kawn.
- 2) From Mission Vengthlang kawn, it goes to the main road of Khatla South to Nursery Veng kawn and then to Maubawk via Bungkawn. From Maubawk it goes to Bungkawn Vengthar road via Bungkawn Vengthar Presbyterian Church and follows the road to New Secretariat Complex.
- 3) From New Secretariat Complex, it goes to Chawnpui crossing Tuikual lui through Chawnpui via Chawnpui Sport Complex and then it goes to Zotlang in front of Zotlang Presbyterian Church and then to Luangmual Chhangurkawn.
- 4) From Chhangurkawn, it goes to Govt. Complex road and then to Zonuam PWD Complex and it goes to the Central Jail Road upto Chawlhmun Kawn. It then turns to the western side along Chawlhmun internal road upto Ropaiabawk to Vaivakawn via Zohnuai.
- 5) From Vaivakawn Hunthar peng to Bawngkawn via Company peng and then it goes to Durtlang Road via Leitan to Selesih kawn. It then follows the road to Zuangtui to Thuampui Road.
- 6) From Thuampui, it goes to Zemabawk Forest Check Gate and then it runs along Lungbial Road to Lungbial Presbyterian Church. It then goes to Zemabawk Galilee Veng below Zemabawk High School upto the Bus Stand at Zemabawk. It goes along the road to Army Supply Area to Falkland and then to Thuampui Veng.

- 7) From Bawngkawn, it follows College Road via Ramhlun Vengthar along the lowest road to Ramhlun Sport Complex Veng and then it goes to Ramthar Veng.
- 8) From Ramthar Veng, it follows the road to Electric Hebron via Sihpui and then it goes to Armed Veng Bazar and then it goes again to Bethlehem Vengthlang kawn via Tuithiang Veng. It then follows the road to College Veng via Pachhunga University College and it follows the road to I.T.I. kawn and then it goes to Mualpui kawn.
- 9) From Mualpui kawn, it goes to Salem Veng to Venghnuai, and then it follows the road to Kulikawn, and then Saikhamakawn via Ngaizel and Tlangnuam to Melthum, and it meets the starting point at Hlimen.
- 10) From Company peng to PTC peng via Rangvamual.

GRADE - V

Land on both sides of all motorable roads within the area covered by Grade I, II, III & IV including 30.48m of 100 ft. (surface) or more whichever is applicable.

GRADE – VI

All lands which are not included in the above grade and do not have approach road.

Note :

1. If there is clashes/overlap between the Grades, the higher grade has to supercede the lower one.
2. Land which is included under any one of the Grades i.e, I – VI, but has no frontage/return-frontage to the edge of the road shall be classed under the lower Grade, e.g., I-Grade to II-Grade.

SCHEDULE - IX

CLASSIFICATION OF LAND WITHIN THE SPECIFIED TOWN AREA OF LUNGLEI.

Land on both sides of motorable/street within the horizontal distance of 30.48m/100ft. from the edge the road/street, only those sites having frontage/ return frontage to the side of the road/ street which are:-

I-GRADE:

- 1) Along the main Road from Kikawn Bazar Veng, junction of Thlanmual Road upto dry stream which is the boundary of Ramthar Veng & Lunglawn Veng.
- 2) From Venglai Traffic Point, along Parallel Road upto Presbyterian Church Block at Bazar Veng.
- 3) Along the Road from Thana to ST Bus Station, and from Bus Station viz. Revenue Department Office upto Road junction with the main road.
- 4) Along the Road from Auditorium of Art & Culture to dry stream including Sobji Bazar.
- 5) Along the main road from Sobji Bazar to AOC.

II-GRADE:

1. Along the main road from Kikawn to Serkawn Indoor Stadium.
2. Along Parallel Road from Kikawn, below PWD Office to Bazar Veng Presbyterian Church Building.

3. Along Tlabung Road from Thuamluaia Mual junction to Old Forest Check Gate.
4. Along the Road from MST Bus Station to Road junction of Tlabung Road.
5. Along the main road from the boundary stream of Ramthar of Lunglawn upto Three Gate.
6. Along the main road from AOC to Three Gate.
7. Along the Road of Falkawn that is Road junction of Ramthar Veng upto District road junction.
8. Along the Road from junction of Old Post Office upto Falkawn now junction (Haka Road).

III-GRADE:-

1. Along the main road from Serkawn Indoor Stadium upto (including) BSF Camp.
2. Along Melte Road from Serkawn Christian Hospital to Road junction near DIET Office.
3. Along Rahsi Veng Colony road from Thuamluaia mual junction upto PWD Quarter.
4. Along Tlabung Road from Old Forest Check Gate to Sazai kawn (including Sazai kawn village).
5. Along the Road from Vety. Office of Chanmari upto District Road junction.
6. Along Salem Veng Road from main Road junction to District Road junction.
7. Along Old Road of Tlabung from Three Gate to Luangmual Supply Godown junction.
8. Along the main road from Three Gate to Theiriat village (including Theiriat village).

IV-GRADE:-

1. Along main road from Theiriat to Zobawk.
2. Along the main road of Lawngtlai from Hrangchalkawn junction within Hrangchalkawn Village.
3. Along the Upper Road of Theiriat from Sethlun, (1) to Dawrzawl (2) Road junction near V.C. House to main road junction.
4. Along Upper Road of Sethlun from Three Gate to main road junction.
5. Along the Road from Road junction near BCM Church Building to main road junction.
6. Along the Road from Lunglawn field to District Road junction.
7. Along the main road from Luangmual Supply Godown junction to the last 2nd MAP Quarter.
8. Along Old Tlabung Road from Supply Godown junction up to Hauruang village.
9. Along Vanhne Road form Sazai kawn to Chhumliam kawn.
10. Along Rahsi Veng main road from Tleu Veng to PWD Quarter.
11. Along the Road from Pi Zawni Stall junction upto Tleu Veng Road junction.
12. Along the Road from Rahsi Veng Market junction upto PWD Quarter.
13. Along the main road within Venghlun locality.
14. Along the Road from Thuamluaia Mual junction to Bazar main road.
15. Along truckable road Collage Road junction to main road junction.
16. Along main road from Zotlang BSF Camp to Pukpui Village Area ..
17. Along the Road from main road junction to Kawmzawl Helipad.
18. Along all internal truckable Road within Zotlang Village Area.
19. Along all internal truckable Road within Serkawn including Ramzotlang Village.
20. Along all internal Truckable Road within Zohnuai.
21. Along Kikawn tlang road from Bazar-Kikawn junction to Main road junction.
22. Along Bazar 2nd Parallel Road from Secret Heart School to Electric Veng and from Secret Heart School to Bazar Veng Area.
23. Along all Internal Truckable Road within Electric Veng.
24. Along all Internal Truckable Road within Chanmary, Farm Veng, Ramthar Veng and Salem Veng.

V-GRADE :- Along all motorable road within Lunglei Town not mentioned above.

VI-GRADE:- All sites which are not mentioned above within Lunglei Town Area.

SCHEDULE -X**CLASSIFICATION OF LAND WITHIN THE SPECIFIED
TOWN AREA OF CHAMPHAI**

Land on both sides of Motorable/street within the horizontal distance of 30.48m/100ft from the edge the road/street, only those sites having frontage/ return frontage to the side of the road/street which are:-

I-GRADE:

- 1) Along the road from Pi Ziri (Teacher) building via Vengthlang, including roads of North & South of Chanem upto Vengsang Presbyterian Church building.
- 2) The road from Vengthlang Presbyterian Church building along Awmpui phai via Bazar up to Zaluta building at Dawrkai kawn.
- 3) Along the road from D.K. point (0 point) of Vengthlang (including State Bank Road) up to PWD Gate at Bethel Bazar.
- 4) Along the road from YMA Run at Dawrkai kawn via Old Kahrawt Bazar upto Pu Vanlallawma Indoor Stadium.

II-GRADE: Along the road from.

1. Vengsang Presbyterian Church building to Civil Hospital Gate.
2. Vengsang Presbyterian Church Building to Building of Phunzinga(L).
3. Vengsang Presbyterian Church to road junction near building of Lalthanga(L).
4. Building of Chalzika at Kahrawt following PHE Road upto Liankhuma building.
5. Dawrkai Kawn following Vety. Road upto Agri. Office.
6. Building of Lalbuatsaiha following Bungtlang Road upto Manthanga Building.
7. Building of Thangliana following Thlerpui kawng upto Khawliana Building.
8. Building of Thanmawia at Rahsi Veng to Gate of Vety. Department.
9. Building of Lalrinliana at Awmpui Phai upto College Road.
10. Building of Chawngruma at Vengthlang upto Building of K.Lalrintluanga.
11. YMA Run of Vengthlang to College Road.
12. Sangchia Building at Venglai to Church Building of Salvation Army.
13. Vengthlang YMA Run to Dr.Lawta's building.
14. Building of C.Hrangsavunga Venglai to Gate of Govt. Champhai Collage.
15. Bethel Bazar including both eastern & western roads of PWD mual upto the Gate of Roman Catholic Church.
16. Building of Ningkhawliani at Bethel to Memorial Stone of Laltaka at New Champhai.
17. New Champhai kawn following Zote Road to Supply Godown.
18. Tlangsam Road junction following Tlangsam Road to building of Siamthanga.
19. Building of R.Khawhluna of Bethel following Venglai Road up to F.Thangvela building.
20. Building of T. Lalrizapa following Electric Veng Road upto Vaihmun.
21. Building Vanlalhuma at Dawrkai kawn upto Road junction of Thlerpui Road.
22. Building of J.E. Sanga (L) at Kanan Veng following Sericulture Road up to Hmawng Bungbu kawn.
23. Building of T.Thanga of Bethel Veng to K.Thuamluaia Building.
24. Building of Lamkhawmang at Vengtlang to Aizawl Road junction.
25. Building of Ziri (Teacher) following Aizawl Road upto Police Check Gate.

26. Cherep kawn following N.Khawbung Road upto the extent of Champhai Town Area.
27. Building of C.Lalvena following Street Road i.e. Zote Road upto the building of Kawmsanga.
28. Tuipui bridge along Hnahlan Road upto the extent Champhai Town Area.
29. Building of Nupuii of Ngur Veng along Zote Road upto IIDC Gate.
30. Presbyterian Biak In kawn to building of K.Saikunga.
31. Tangsam Centenary Memorial Stone to building of Presbyterian Church.
32. Tuipui river via Zotlang 'E' up to building of Presbyterian Church.
33. Zotlang 'E' Dawrkawn to Pioneer Camp kawn.
34. Building of Langkhual Chhunge along Aizawl Road upto the extent of Champhai Town Area.

III GRADE: All sides along any Motorable/Jeepable Roads which are not mentioned above.

IV GRADE: All site which do not fall in the above categories.

SCHEDULE - XI

CLASSIFICATION OF LAND WITHIN THE SPECIFIED TOWN AREA OF KOLASIB

I-GRADE :

Both sides of the main road/street within the perimeter of 30.48m/100ft. horizontally from the edge of the road/street to those sites having frontage/return frontage to the side of the road/street, which are :-

- 1) **NH-54 kawng dung :** Kumtluangrun bul ICAR Complex Road peng atanga IOC Petrol Pump thlengin.
- 2) **Khawchhung Kawngpuiah :-**
 - a) Diakkawn Traffic Point atanga chhovin Saidan Road Hmar Veng thlanmual peng thlengin, kawngpui chin zelah.
 - b) Thirhrui ban kawn atanga Project Veng BSNL Office thlengin, kawngpui chin zelah.
 - c) Banglakawn atanga PWD Staff Lodge thleng, kawngpui àn chin zelah.
 - d) Venglai Traffic Point atanga St.Johns School thleng, kawngpui chin zelah.
 - e) Chawlhna Hotel bul road junction atanga Diakkawn Bazar bul kawr thlengin, kawngpui chin zelah.

II-GRADE :

Both sides of the main road/street within the perimeter of 30.48m/100ft. horizontally from the edge of the road/street to those sites having frontage return frontage to the side of the road/street, which are :-

- 1) **Hmar Veng :**
 - a) Banglakawn-a Pu Saithanthuama In bul atangin Electric Vengah chhukthlain Pi Sangtei In thleng, kawng dung chinah.
 - b) Hmar veng Presbyterian Pastor Quarter bul kawng peng atangin Electric veng PHE Office bul thlengin, kawng dung àn ah.

- c) Hmar Veng thlanmual peng bul atangin Electric Vengah chhukthlain Venglai pan pheina LAD Complex thleng, kawng dung àn chin zelah.
- 2) **Tumpui :**
- a) Post Office bul atangin Karkawn-ah kualin Banglakawn Bazar-a lo chhuak kawng àn zelah.
- b) PWD Staff Lodge atanga Helipad thleng, kawng àn chin zelah.
- 3) **Venglai :-**
- a) Park kawng atanga Roman Catholic ram kaltlangin Civil Hospital Main Gate bula chhuak kawng dung àn zelah.
- b) Electric Veng kawng lo kal LAD Complex atanga Thirhruiban kawng thleng, kawngpui àn ah.
- c) Venglai Presbyterian Biak In peng bul atanga Thirhruiban kawng thleng, kawngpui àn ah.
- d) Pawmngin Tlang kawng chho leh Venglai Presbyterian Pastor Quarter chhohna kawngpui àn zelah.
- 4) **Project Veng :-**
- a) Telecom Office atanga chhukthlain Supply Godown thleng, kawngpui àn zelah.
- b) Parkkawng Pu Bazia In bul atanga chhukthlain Biak In lui kawng thleng, kawngpui àn zelah.
- 5) **Diakkawn :-**
- i) CZS atanga Salem Veng Primary School thleng, kawngpui àn zelah.
- ii) Parkkawng College peng atanga Lungpher kawng thleng, kawngpui àn zelah.
- iii) Salem Veng-a Pu Tawn In bul peng atanga Diakkawn Bazar kawng va pawhin, kawng dung zelah.
- iv) NH-54 atanga Diakkawn thlanmual peng atanga Diakkawn thlanmual thleng, kawng àn chin zelah.
- v) Diakkawn Hall atanga Diakkawn Traffic Point kawng àn zelah.
- vi) NH-54 Silchar Road-ah IOC Petrol Pump atanga Rengtekawn Godown bul, town area thleng, kawng dung àn chin zelah.
- vii) Shopping thlang Pi Dari In chhukthla kawng àn zelah.
- viii) Shopping sir kawng kual, kawng àn zelah.
- 6) **New Diakkawn :-**
- i) Diakkawn Bazar bul kawng atanga Diakkawn Field thlang kawng thleng, kawng àn chin zelah.
- ii) CP Road atanga New Diakkawn Hall thleng, kawng àn zelah.
- iii) Diakkawn Field atanga ICAR Road-ah Pu Sapmawia In thleng, kawng àn chin zelah.
- iv) Pu Zairemmawia In bul NH-54 atanga Challui pengah chhukthlain Pu Lalhmingthanga In bul thleng, kawng àn chin zelah.
- v) New Diakkawn YMA lungphun atanga Pu Rohlua In bula CP Road pawhin, kawng àn zelah.
- vi) Diakkawn-a Mami Store opposite-a CP Road, New Diakkawn-a lut pheii Forest tlang hnuia kual pheii Kumtluang Run thlanga chhuak
- 7) **Vengthar :-**
- i) Kumtluang Run piah ICAR kawng peng atanga chhukthlain Pu Sapmawia In thleng, kawng àn zelah.
- ii) Kumtluang Run thlanga Upper Kolasib-ah chhovin Pu B. Vanlalawia In thleng, kawng dung àn zelah.
- iii) Kumtluang run bula atanga NH-54 Aizawl Road-ah kalin Kolasib town area tawp thleng, kawng àn chin zelah.

III-GRADE :

Both sides of motorable/jeepable road/Street, within the perimeter of 30.48m/100ft. horizontally from the edge of the road/street to those sides having frontage/return-frontage to the side of the road/street which are :-

All lands along the motorable/Jeepable roads/street which are not included in the I & II Grades within the specified Town area of Kolasib are Classed under this Grades.

IV-GRADE :-

All lands which are not included in the I, II & III Grades within the specified town area of Kolasib are classed under this Grade.

SCHEDULE - XII

**CLASSIFICATION OF LAND WITHIN THE SPECIFIED
TOWN AREA OF SERCHHIP**

Both sides of the main road/street within the perimeter of 30.48m(100ft.) horizontally from the edge of the road/street subject to those site which is having frontage/return-frontage to the edge of the road/street only.

I-GRADE:

1. From. Thumbawk tuikhur, Serchhip Dinthar to Hmar Veng peng (below Non Mizo Biak In at AOC Veng).
2. From a stream near Darduna's House, IOC Veng to Thlanmual No.1 peng near H.Zonuntluanga' a House at Collage pengthlang.
3. From Chhiahtlang tuikil peng to District Jail peng (near Khiangzika's House).

II-GRADE:

Along NH-54 and truckable metalled road which are not included by I-Grade.

III-GRADE:

Along Jeepable (metalled road and un-metalled road) which are not included by I&II Grade.

IV-GRADE:

All land which are not included by I, II, III Grade.

Notes: New constructed road may automatically be changed as the grade entitled.

SCHEDULE - XIII**CLASSIFICATION OF LAND WITHIN THE SPECIFIED TOWN AREA OF MAMIT**

Land on both sides of the roads/streets within Horizontal distance of 30.48 m. from the edge of road/street and those having frontage/returned frontage to the side of the road/street only.

I-GRADE:

1. From PWD I.B., Lungsir veng, upto Play Ground, junction of Darlak/Bawngva road, then it turns to southwards following main road upto J.Hrangdailova building/site.
2. From junction of Darlak/Bawngva road to Charkawn via High School Veng, Hmunsam and Bazar Veng, upto building of S.Lalbiakliana (L) at Zion veng.
3. From Laldawngzela building at Dinthar to Northwards upto DC Complex (Mangkhawngdai Field). From Dinthar kawn to Seventh Day Church.

II-GRADE:

1. From PWD kawn (building of Joseph Lalruatfela and Rangchhingi) along main road upto J.Hrangdailova building and PWD IB from which I-Grade is started.
2. From Play Ground (junction of Bawngva Road). It follows Bawngva Road upto K.Hmingliani's house.
3. From Charkawn, it follows upper road (Lal Veng) upto hill top.
4. From S.Lalbiakliana building, it runs upto Laldawngzela building.
5. From Mangkhawngdai Field via Revenue Department Complex and from Seventh Day Church building via Bethel kawn upto Petrol Pump.

III-GRADE:

Lands on both side of Metalled road which are not included by I-Grade and II-Grade, viz.

1. From southern side of Town area boundary at Aizawl road following main road and internal road/street of Luangpawl via Forest Department Complex - upto PWD kawn.
2. From K.Hmingliani's House at Bawngva road upto Town area boundary.
3. From Charkawn, following the western side road upto Vengthar (main road).
4. From Petrol Pump at Bethel Veng upto Town area boundary at Bairabi road.

IV-GRADE:

Lands on both side of unmetalled roads, but motorable which are not included by I-Grade, II-Grade and III-Grade.

V-GRADE:

Lands which are not included in the above Grades and have no approach road.

NOTES

Note :- If there is any overlaps/clashes between the Grades, the higher Grade has to supercede the lower Grade. but which has no frontage/returned frontage to the edge of the road shall be classed to lower Grade.

SCHEDULE - XIV

CLASSIFICATION OF LAND WITHIN OTHER NOTIFIED TOWNS

GRADE – I

1. Land on both sides of National Highway/State Highway etc. including 30.48m or 100 ft. (surface) or more whichever is applicable from the edge of the road.
2. Land on both sides of the roads along commercial centre.

GRADE – II

Land on both sides of the Truckable road including 30.48m or 100 ft. (surface) or more whichever is applicable from the edge of the road.

GRADE – III

Land on both sides of the Jeepable road including 30.48m or 100 ft. (surface) or more whichever is applicable from the edge of the road.

GRADE – IV

Lands which are not included in the above Grades and have no approach road.

SCHEDULE - XV

LAND OUTSIDE CITY/TOWN AREA :-

Grade	Description
I	(1) All Wet Rice Cultivation (2) All land surface measured 2 km from the middle of National Highway and that of the main approach road to all District Headquarters from Aizawl
II	All land surface measured 2 km from middle of the Truckable road.
III	All land other than I and II.