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### **NOTIFICATION** **(No.2 of 2014)**

**No.J.11011/1/06-REV, the 21<sup>st</sup> 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 **1<sup>st</sup> April, 2014** and until further notifications.

**R.L Rinawma,**  
Principal Secretary to the Govt. of Mizoram  
Revenue Department.

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

SCHEDULE - I

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(Outside Municipal Area)	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	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**

(1)	(2)	Shop/ Stall Pass rate per sqm.		House Site rate as per sqm.		Annual Land Revenue for House Site per sqm.		Land valuation as 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.)	
(1) State Capital		(3)	(4)	(5)	(6)	(7)	(8)	(9)
	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	4,000.00
	Grade - V	130.00	140.00	6.00	8.00	0.45	0.50	2,500.00
	Grade - VI	120.00	130.00	5.00	6.00	0.25	0.35	1,500.00
	Grade - VII	100.00	100.00	3.00	4.00	0.20	0.30	2,500.00
(2) District Headquarters	Grade - I	250.00	250.00	12.00	15.00	3.00	4.00	5,000.00
A. Lunglei	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	4.00	0.50	0.75	1,000.00
	Grade - III	40.00	40.00	1.00	2.00	0.15	0.20	125.00
	Grade - I	80.00	100.00	1.50	2.00	1.00	1.20	2,000.00
Other notified Town	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	0.20	400.00
	Grade - IV	20.00	30.00	0.35	0.50			

## NON-AGRICULTURAL LAND : (B) HOUSE SITE LSC/LAND LEASE

## SCHEDULE - III

	Land Recording Fees		Redemption for Excess Area		Annual Land Revenue (per sqm.) Land Tax (per sqm.)		Determination of Land value for (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 2006(in Rs.)	Revised Rate w.e.f 1.4.2014(in Rs.)
(1)	(2)	(3)	(4)	(5)	(7)	(8)	(9)	(10)
<b>(1) AIZAWL</b>								
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	8,000.00
Grade - V	2.00	2.50	80.00	90.00	0.90	2.00	1,000.00	5,000.00
Grade - VI	2.00	2.30	60.00	70.00	0.55	1.00	400.00	3,000.00
<b>(2) LUNGLEI</b>								
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
<b>(3) CHAMPHAI &amp; KOLASIB</b>								
Grade - I	3.00	4.00	150.00	180.00	2.00	4.00	2,000.00	9000.00
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
<b>(4) SERCHHIP</b>								
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
<b>(5) MAMIT</b>								
Grade - I	3.00	4.00	120.00	100.00	2.00	3.00	1,500.00	5,000.00
Grade - II	2.00	2.00	80.00	80.00	0.90	2.00	300.00	2,000.00
Grade - III	2.00	0.75	40.00	30.00	0.20	0.50	100.00	250.00
<b>(6) OTHER STATION</b>								
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	20.00	0.20	0.50	80.00	500.00

**AGRICULTURAL LAND****SCHEDULE-IV****A. PERIODIC PATTA**

Grade	Premium per hectare	Annual Land Revenue per hectare		
	Rate as per 2011 (in Rs.)	Revised w.e.f. 1.4.2014 (3)	Rate as per 2011 (in Rs.)	Revised w.e.f. 1.4.2014 (5)
(1)	(2)	(3)	(4)	(5)
Grade - I	250.00	300.00	200.00	250.00
Grade - II	200.00	250.00	160.00	200.00
Grade - III	150.00	200.00	108.00	150.00
Grade - IV	100.00	150.00	72.00	100.00

**B. AGRICULTURAL LAND: LSCL/ANDLEASE**

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. 1.4.2012	Rate as per 2011 (in Rs.)	Revised Rates w.e.f. 1.4.2014	Rate (in Sq.m) as per 2006	Revised Rate (in Hactare) 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
Grade- IV	0.10	0.15	0.20	0.30	180.00	200.00	2.00	1,00,000.00

**BUILDING TAX FOR OUTSIDE MUNICIPAL AREA**

SL. No	Type of building	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	150.00	170.00	100.00	120.00
b)	Concrete building	100.00	120.00	80.00	100.00
c)	Semi Pucca building	75.00	100.00	50.00	70.00
d)	Assam Type building	20.00	30.00	-	-
e)	<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> <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.*

**SCHEDULE - VI****FEES**

<b>A</b>	Fee for Issue of House/Shop/Stall Pass and P.Patta for WRC/Garden/Fish Pond/Farm	Rs.100.00
<b>B.</b>	Mutation and Transfer Fee*	Re. 0.20% of value of land transferred/altered/mutated
<b>C.</b>	Mutation and transfer fee in the case of inheritance from paternal/maternal property on production of Heirship Certificate/valid will or 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 - VII****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.

- 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.

- 5) From Treasury Square Traffic Point to Sikulpuikawn via Venghlu and Upper Khatla M.G. Road.
- 6) From Mission Veng near Pu Lalbuai’s House to Kulikawn via Thakthing tlang.
- 7) From Sikulpuikawn to Temple Square Traffic Point via Khatla including Khatla kawn at the road junction of Bungkawn and Nursery Veng.
- 8) From Temple Square Traffic Point to Vaivakawn via Tuikual at the road junction of Chawnpui/ Zotlang and Chhangurkawn Luangmual.
- 9) From Vaivakawn to Chanmari Presbyterian Church to the junction of Chaltlang via Chanmari West.
- 10) From Chanmari near Hrangbana’s House to Bawngkawn at the road junction of Durtlang and Zemabawk.
- 11) From Chanmari near Accounts & Treasuries Office to Bawngkawn via Ramhlun.
- 12) From Zarkawt to Chanmari via McDonald Hill.
- 13) From Khatla kawn to Nursery Veng at Pu R.Selthuama’s House via Chawnga Road.
- 14) From Khatla kawn to Bungkawn Bazar via AH & Vety Office.
- 15) From Khatla kawn to Bungkawn at Tourism Office via Khatla Bethel.
- 16) From Upper Bazar to Babutlang near PWD Staff Quarter via Aizawl Police Station.
- 17) From Bazar Bungkawn to Chhinga Veng at the entrance of Dawrpui Cemetery.
- 18) From Sakawrpului to Ramthar at Sihpui.
- 19) 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.

- 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.
- 4) From Treasury Square Dak Inpui and from Venghlui peng below Raj Bhavan to Bethlehem Veng via Venghlui Presbyterian Church.
- 5) From Mission Veng Presbyterian Church to Mission Vengthlang kawn.
- 6) From Khatla to Dinthar via RM High School at Tuikual.
- 7) From Vaivakawn to Kanan Veng at the entrance of Primary School compound.
- 8) From Dawrpui Vengthar to Dinthar kawn.
- 9) From Bazar Bungkawn to Vaivakawn via Dawrpui Vengthar.
- 10) From Chaltlang Dawrkawn to Laipuitlang PWD Complex area.
- 11) From Chaltlang Dawrkawn to Chaltlang Field.
- 12) From Ramhlun North to the junction of Ramhlun Vengthar and Industry Mual to Electric Veng, Ramhlun South and Aizawl Venglai.

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 bazaar 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 grades and do not have approach road.

**Note :**

1. All Govt. residential areas for VIP'S only of Government of Mizoram are classified under I-Grade.
2. If there is clashes/overlap between the Grades, the higher grade has to supercede the lower one.
3. 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 - VIII**  
**CLASSIFICATION OF LAND WITH IN 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) Along Parallel Road, from Venglai upto through cutting Near Presbyterian Church blog 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.

**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 Sobji Bazar 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 chanmary 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 3 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 3 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 2<sup>nd</sup> MAP Quarter.
8. Along Old Tlabung Road from Supply Godown junction up to Hauruang village.
9. Along Vanhne Road from 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 Kam zawl 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 2<sup>nd</sup> 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 -IX

#### 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 Awmpuii pheii 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 Lalthang(L).
4. Building of Chalzika at Kahrawt following PHE Road upto Liankhuma building.

5. Dawrkai kawn following Vety Road upto Agriculture 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 pheii upto College Road.
10. Building of Chawngsuma at Vengthlang upto Building of K.Lalrintluanga.
11. YMA Run of Vengthlang to Collage 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
16. Building of Ningkhawliani at Bethel to Memmorial 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 of 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 Vengthlang 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. Tlangsam Centenary Memorial Stone to building of Presbyterian Church.
32. uipui river via Zotlang 'E' up to building of Presbyterian Church.
33. Zotlang 'E' Dawrkawn to Pioneer Camp kawn.
34. Building of Langkhual Chhungte 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 - X

### 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) From Pillar No.14 fixed at the road junction of NH-54 and ICAR complex road just south-west of Kumtluang Run (House) at Diakkawn South to pillar No.9 fixed by the side of Big Banyan tree, just in front of R.H. at Diakkawn Bazar via pillar No. 13,12 and along NH-54.
- 2) From pillar No. 13 fixed at the road junction of NH-54 and C.P. road upto pillar No.11 fixed at the road junction with C.P. road and NH-54 in front of Pu Lalchhawna's house.
- 3) From pillar No.9 as mentioned above to following NH-54 north-west up to pillar No.10 fixed by the side of Rsiky Motor Workshop to the north of Rest house.
- 4) From pillar No.9 as mentioned in Sl. No. 2 above at Diakkawn following Hmarveng main road upto pillar No. 1 fixed to the North-east corner of Hmarveng Playground, just by the side of Shri. Thangliana's house at Hmarveng via pillar No. 6, 5, 3, 3 & 2.
- 5) From pillar No. 6 fixed at the road junction of Thirhruiban kawn following Salem veng road upto Nursery School building.
- 6) From pillar No. 6 as mentioned above following Project Veng road upto pillar No. 8 fixed at the entrance gate of Kolasib High School via pillar No.7.
- 7) From pillar No.7 fixed at the road junction, just by the side of Shri. Saiengliana's house at Park kawn following Leitan road upto the road junction with Hmarveng road, nearby the house of Lalthianghlina.

## **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) From pillar No. 1 as mentioned in S1.No.1(4) to northwards upto road junction where Saidan Thirhruiban kawn road and Hmar veng road meet and the following upto pillar No. 6 as mentioned in S1. No. 1 (5).
- 2) From pillar No.2 fixed nearby the house of Smt. Nuseni (Lalthantluangi) at the road junction at Hmarveng following down road to east-wards and leading to power House upto the same road meet Saidan Thirhruiban road.
- 3) From pillar No. 3.fixed in front of Salvation Army Temple at Hmar veng surrounding P.W.D. Office complex upto pillar No.4 fixed by the side of Culvert nearby Shri. Radha Jaisis house at Bangalow kawn ,
- 4) From pillar No. 4 as mention above (Sl.No.3) following Tumpui road upto the road junction of Hmarveng road and Tumpui road, just in front of I.B. Gate.
- 5) From pillar No.5 fixed nearby the house of Saithuama at Bangla kawn following down road leading to Power House upto the junction with Baidan Thirhruiban road.
- 6) From road junction of Hmarveng road and one road encircling the western side of Civil Hospital at Bangla kawn, just north of Civil Hospital Compound to south wards upto pillar No.7 fixed park kawn.
- 7) From road junction of Hmarveng road and approach road of St. John's High School to westwards upto the place where it meet Bangla kawn Park kawn road.
- 8) From pillar No. 8 at Project Veng upto Civil Supply godown at Project veng.

- 9) Starting from road junction between pillar No. 8 & 9 following Lungpher road southwards upto Shri. Saidanga and Shri.Lalliana's compound.
- 10) From pillar No. 12 along NH-54 at Diakkawn to west wards upto road junction of C.P Road nearby Seven Brother's building and Forest Range Office.
- 11) From pillar No. 14 as mentioned in Sl. No. 1 (1# at Diakkawn South following KVK road to southwards upto the house of Sapmawia's house.
- 12) All lands on both sides of NH-54 which are not included in the 1st Grade within the specified town area of Kolasib.

### **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 sires 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 Grades within the specified town area of Kolasib are Classed under this Grade.

## **SCHEDULE - XI**

### **CLASSIFICATION OF LAND WITH IN 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's House at College 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 - XII**

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

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 Ramrikawn (PWD) Veng to High School Veng upto YMA Jubilee stone in the northern side.
2. From the YMA Jubilee stone of High School Veng to Jubilee stone of Charkawn (via Market area).
3. From Charkawn YMA Jubilee stone to the house of Rohmingliana of Vengthar.
4. Charkawn YMA Jubilee stone to the house of Pu Hranga of Venghlun including both sides of Lal In approach road.
5. From Charkawn YMA Jubilee stone to Jubilee stone of High School Veng via the two roads of Hmunsam Presbyterian Church.
6. Ramrikawn, near PWD Complex to Ralte Bawk Road junction along PWD Road.
7. From Luangpawl road junction (Khiangthliah) hmun to Ramrikawn via Luangpawl village.
8. From the play field of High School Veng to Sengmataawk kawn in the western side along AMVK Road.
9. From the house of Rodingliana of Vengthar to Herhse kawn along PWD Road.
10. From the playing field of High School Veng to Vaube kawn along Rural link road passing through proposed Market Area, near Vety. Complex.
11. From the playing ground of High School Veng to Vaube kawn along Rural link road via Hmunsam Graveyard and lower part of Venghlun Graveyard and through the Middle part of Vengthar Graveyard.

**II - GRADE:**

1. Both sides of the main road/street within the perimeter of 30.48m/100ft. horizontally form the edge of the road/street subjected to those site which is having frontage /return-frontage to the edge of the road street only viz.
2. All lands along the Jeepable/Motorable roads which are not included in the Ist Grade.

**III - GRADE:**

All lands within the specified town area which are not included in the Ist Grade and 2nd Grade.



**NOTES**

1. All Governments residential Bungalow etc. for VIP are classed under the 1st Grade.
2. If any two grades or more are overlapped at any particular place the highest grade will be used.
3. If any parcel of lands which falls within the 1st Grade and 2nd Grades but having no frontage/return-frontage to the side of road/street the land should be classed to the next lower grade, viz 1st Grade into 2nd Grade etc.

**SCHEDULE - XIII****CLASSIFICATION OF LAND WITHIN OTHER STATION AREAS****GRADE – I**

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.

**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.

**SCHEDULE - XIV****LAND OUTSIDE CITY/TOWN AREA :-**

<b>Grade</b>	<b>Description</b>
<b>A</b>	(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
<b>B</b>	All land surface measured 2 km from middle of the Truckable road.
<b>C</b>	All land other than A and B.