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Administration of
Dadra and Nagar Haveli (U.T)
(Revenue Department)
Silvassa

No.ADM/RD/Properties/Circle Rate/ 78/Rev(S)/2015

Dated: 28/12/2015

ORDER

Subject: Circle Rate of Constructed Properties in U.T. of Dadra & Nagar Haveli.

The Administration of U.T. of Dadra and Nagar Haveli is hereby pleased to fix the Circle Rates of Constructed Properties in U.T. of Dadra & Nagar Haveli i.e. Dwelling Units or Houses, Industrial Buildings and Commercial Buildings for the purpose of charging of Stamp Duty/Registration Fee during transfer/registration of properties as under:

(A) COST OF CONSTRUCTION OF BUILT UP AREA

Sr. No	Description of Property	Category	Minimum cost of Construction (A)
1.	Bungalows/Individual Houses/Farm Houses /Row Houses/Apartments/Flats	Normal Construction	Rs. 1,000/- per sq. ft.
		Superior Construction	Rs. 1,300/- per sq. ft.
2.	Industrial Buildings	AC Sheet/GI Sheet roofing	Rs. 700/- per sq. ft.
		R.C.C Factory Building	Rs. 1,100/- per sq. ft.
		i. up to 16 ft. height..... ii. Above 16 ft. height.....	Rs. 1,100/- per sq. ft. + @Rs. 50/- per feet for height more than 16 feet
		Tin Shed structure without walls/ open on all sides	Rs. 350/- per sq. ft.

3.	Commercial Buildings	Shops/Offices	Rs. 1,000/- per sq. ft.
		Superior Constructions	Rs. 1,300/- per sq. ft.
		Shops in Malls	Rs. 2,000/- per sq. ft.
		Hotels	
		i. A Category	Rs. 1,500/- per sq. ft.
ii. B Category	Rs. 1,400/- per sq. ft.		
iii. C Category	Rs. 1,100/- per sq. ft.		

(B) MULTIPLICATION FACTOR

For old constructions, following shall be the multiplication factor with the cost of construction

Age of Building	Multiplication factor (M.F)
Upto five years	1.0
5-10 years	0.9
10-15 years	0.8
15-20 years	0.7
20-25 years	0.6
>25 years	0.5

(C) CIRCLE RATE OF BUILT UP AREA

The formula for deriving the Circle Rate for the Built-up Property (per square feet) shall be as under:

$$B = \frac{\text{Circle Rate of land (per Sq. Feet)} + (\text{Cost of construction (per Sq. Feet)} \times \text{M.F.})}{\text{FAR}}$$

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(VALUATION OF CONSTRUCTED PROPERTY FOR LEVY OF STAMP DUTY

D = (Circle Rate of Built-up area (B) x Actual Built up area) + (Area of Open Space (if any) x Circle rate of Land).

By Order and in the name of
Administrator, D&NH



(Nitin Jindal)
Deputy Secretary (Revenue)
0260-2642340

To,
The Sub – Registrar,
Dadra and Nagar Haveli,
Silvassa.

Copy to:-

- 1) PS to Administrator, Daman & Diu and DNH, Silvassa.
- 2) P.A to Development Commissioner/Secretary (Rev), DNH, Silvassa.
- 3) The Mamlatdar, Silvassa.
- 4) The Assistant Director, Planning & Statistics, i/c, Govt. Printing Press, Silvassa to publish the order in the extra ordinary Official Gazette.
- 5) The Scientific Officer, NIC Silvassa to upload on Official website of U.T.
- 6) To all H.Os.
- 7) Guard file.