

Administration of Daman & Diu
Revenue Department,
Daman

No.CRSR/DMN/VALUATION/6-2015/ 4146

Dated: 16/12/2015

ORDER

Subject: Circle Rate of Constructed Properties

The Administrator of U.T. of Daman & Diu is hereby pleased to fix the Circle Rates of Constructed Properties in U.T. of Daman & Diu 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 i. up to 16 ft. height..... ii. Above 16 ft. height....	Rs.1,100/- per sq. ft. 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 ii. B Category iii. C Category	Rs.1,500/- per sq. ft. Rs.1,400/- per sq. ft. Rs.1,100/- per sq. ft.

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(B) MULTIPLICATION FACTOR ----

Further, 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 of the Built up Property (per square feet) shall be as under:

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

(D) VALUATION OF CONSTRUCTED PROPERTY FOR LEVY OF STAMP DUTY ----

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, Daman & Diu


(N. Passi) 10/12/15

Deputy Secretary (Revenue)

To
The Sub-Registrar, Daman
Copy to:-

1. P.P.S. to Hon'ble Administrator, Daman & Diu and DNH, Daman
2. P.A. to Development Commissioner/Secretary (Rev), Daman & Diu, Daman
3. The Mamlatdar, Daman
4. The Assistant Director, Planning & Statistics, I/c. Govt. Printing Press, Daman to publish the order in the extra ordinary Official Gazette
- ✓ 5. The Scientific Officer, NIC, Daman to upload on official website of U.T.