



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

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No. 592 Dispur, Saturday, 16th August, 2025, 25th Sravana, 1947 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

REVENUE & DISASTER MANAGEMENT (LR) DEPARTMENT

NOTIFICATION

The 13th August, 2025

No. E-301/831/2025.- Whereas the proposal for fixation of Zonal Valuation (ZV) for the **18 villages** under **Manikpur Revenue Circle**, Bongaigaon District was submitted by the District Zonal Valuation Committee and examined by the State Level Committee constituted for the purpose.

And whereas the absence of zonal values for certain classes of land (namely Residential, Industrial, Institutional, Commercial, and Plantation) in these villages was found to adversely affect assessment of stamp duty, registration fees, and lease premiums.

Now, therefore, after due consideration of market trends, land use patterns, proximity to National Highway (NH), and recommendations of the Director of Land Records and Surveys, Assam, the Governor of Assam is pleased to notify the revised Zonal Valuation rates for the following **18 villages** under **Manikpur Revenue Circle** of **Bongaigaon** district as per Annexure-1:

1. Chouraguri,	10. Gossaigaon
2. Dankinamari,	11. Moutara
3. No.1 Nachankuri	12. Gerukabari
4. Hapachara	13. Monakocha
5. No.2 Garugaon	14. Goraimari
6. No.3 Nachankuri	15.No1Garugaon
7. No.1 Nowapara	16. Bhatipara
8. Daukijhar	17. Borbila
9. Nagarjhar	18. Garoleti

Zonal Value has been calculated based on agricultural values as base (averaged from Salitoli, Baotoli, Faring, and Lahitoli classes) with 7% inflation escalation. Further multipliers applied were:

1	Residential:	150%
2	Commercial:	200%
3	Industrial:	230%
4	Institutional:	170%
5	Plantation:	10%

Zonal Value has been bifurcated into two zones: Zone A (within 100 meters of NH) and Zone B (beyond 100 meters of NH).

The rates shall be mandatorily used for determining stamp duty, registration fees, and lease premium.

The District Commissioner, Bongaigaon and concerned Sub-Registrar shall implement the same with immediate effect. Discrepancies shall be referred to the District Valuation Committee.

This notification is effective from the date of issue for the above villages.

LAMCHONGHOI SWEETY CHANGSAN,
Additional Chief Secretary to the Government of Assam,
Revenue & Disaster Management Department.