

Property) Rules, 2003, the Government of Goa is pleased to issue rates of built-up properties as follows for the year 2021-22 which shall come into effect from 1st April, 2021 to 31st March, 2022. The below mentioned Category-wise minimum rates are base values.

A) Residential purpose:

Category of area	Rates per sq. mts. in gated colony	Rates per sq. mts. in built up area in independent plots
Category A	Rs. 50,000/-	Rs. 40,000/-*
Category B	Rs. 40,000/-	Rs. 35,000/-*
Category C	Rs. 35,000/-	Rs. 30,000/-*

*In case of villas/bungalows on individual plots the cost of land should be calculated separately based on the market value for the particular village/area.

For structures with load bearing construction/mud wall to be assessed at the rates of Rs. 15,000/- per/m² of build up area and land value to be calculated separately.

The minimum rate for Indo Portuguese architecture houses to be at least Rs. 20,000/- per m² of built up area. No reduction will be granted to any house considering that the house/structures is mundkarial house.

B) Commercial purpose:

Category of area in gated colony	Rates per sq. mts. of built up area
1	2

Category A

- | | |
|--|----------------|
| (a) Commercial premises facing the main/public road which does not include the internal roads in the complex/society on the ground floor | Rs. 1,50,000/- |
| (b) Any other commercial premises not facing public road | Rs. 1,00,000/- |
| (c) On upper floors | Rs. 75,000/- |

Category B

- | | |
|--|----------------|
| (a) Commercial premises facing the main/public road which does not include the | Rs. 1,00,000/- |
|--|----------------|

1	2
internal roads in the complex/society on the ground floor	
(b) Any other commercial premises not facing public road	Rs. 80,000/-
(c) On upper floors	Rs. 60,000/-
Category C	
(a) Commercial premises facing the main/public road which does not include the internal roads in the complex/society on the ground floor	Rs. 80,000/-
(b) Any other commercial premises not facing public road	Rs. 60,000/-
(c) On upper floors	Rs. 50,000/-

The hotels and resorts should be considered as commercial premises.

The structures used for business purposes, which are not part of commercial premises shall be valued at Rs. 20000 per sq. mts.

C) Industrial purpose:

Nature of industrial unit	Rate per sq. mts. of built up area
Information Technology/IT enabled service industries is established IT Parks	Rs. 60,000/-
Industrial building with RCC construction	Rs. 40,000/-
Industrial sheds	Rs. 20,000/-

Sudin Natu, Under Secretary (Revenue-I).
Porvorim, 16th March, 2021.



Department of Town and Country Planning
Office of the Chief Town Planner (Admn.)

Notification

45/1/TCP-09/pt file/661

In exercise of the powers conferred by sub-section (2) of section 3 of the Goa Tax on Infrastructure Act, 2009 (Goa Act 20 of 2009), the Government of Goa hereby amends the Schedule appended to the said Act as follows, namely:—

In the Schedule appended to the Goa Tax on Infrastructure Act, 2009 (Goa Act 20 of 2009),—

- (i) against serial No. (1), for the expressions "Rs. 200/-", "Rs. 800/-", "Rs. 250/-" and "Rs. 25,000/-", wherever they occur, the expressions "Rs. 140/-", "Rs. 560/-", "Rs. 175/-" and "Rs. 17,500/-" shall be respectively substituted;
- (ii) against serial No. (2), for the expressions "Rs. 200/-", "Rs. 600/-", "Rs. 250/-" and "Rs. 15,000/-", wherever they occur, the expressions "Rs. 140/-", "Rs. 420/-", "Rs. 175/-" and "Rs. 10,500/-" shall be respectively substituted; and

- (iii) against serial No. (3), for the expressions "Rs. 200/-", "Rs. 400/-", "Rs. 250/-" and "Rs. 10,000/-", wherever they occur, the expressions "Rs. 140/-", "Rs. 280/-", "Rs. 175/-" and "Rs. 7,000/-" shall be respectively substituted.

This Notification shall come into force with effect from the 1st day of April, 2021.

By order and in the name of the Governor of Goa.

James Mathew, Chief Town Planner
(Admn.) & ex officio Joint Secretary.

Panaji, 31st March, 2021.

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