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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.....                         | + @Rs. 50/- per feet             |
|        |  | ii. Above 16 ft. height.....                        | 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

$D = (\text{Circle Rate of Built-up area (B)} \times \text{Actual Built up area}) + (\text{Area of Open Space (if any)} \times \text{Circle rate of Land}).$

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.