

Administration of Daman & Diu  
Revenue Department,  
Daman

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

Dated: 16/12/2015

O R D E R

**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<br>i. up to 16 ft. height.....<br>ii. Above 16 ft. height.... | Rs.1,100/- per sq. ft.<br>Rs.1,100/- per sq.ft. +<br>@Rs.50/- per feet for<br>height more than 16<br>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<br>i. A Category<br>ii. B Category<br>iii. C Category                          | Rs.1,500/- per sq. ft.<br>Rs.1,400/- per sq. ft.<br>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:

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

**(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.