



GOVERNMENT OF ASSAM
OFFICE OF THE DISTRICT COMMISSIONER ::::: KARIMGANJ :::::
(REVENUE BRANCH)

03843-262345(O)264150(FAX)-Email-dc-karimganj@assam.nic.in

No.RM/100/2023-REV-KXJ/228

Dated Karimganj, the 28th August, 2023.

To

The Asstt. Settlement Officer & Circle Officer,
 Karimganj/ Badarpur/ Nilambazar/
 Patherkandi/ R.K.Nagar.

Sub: - Zonal Valuation of Tea Garden Land in respect of Karimganj District.

Ref: - Letter No. E-344860/2023 dated- 25/08/2023 received from the
 Principal Secretary to the Govt. of Assam, Revenue & D.M.
 Department, Dispur, Guwahati-06.

With reference to the subject cited above, I am to enclose herewith
 the copy of letter under reference along with the copy of approved Zonal
 Valuation of Tea Garden Land and to inform you that the Zonal Valuation of Tea
 Garden Land for the year 2023 as proposed vide this Office Letter No.
 KRL.25/2023/152, dated-19/07/2023 has been approved by the Govt. on the
 recommendation of the SLSC, which will be effective from 01/09/2023 to
 31/12/2023 for the purpose of Registration of immovable properties, Land
 Settlement, Land Reforms, Land Acquisition and for all other related matters of
 the Tea Garden Land.

Encl: As stated above,

Signed by Mirdul Yadav

Date: 29.08.2023 10:48:32
 District Commissioner,
 Karimganj.

Memo No. RM/100/2023-REV-KXJ/228-A, Dated Karimganj, the 28th August, 2023.

Copy to:-

- 1) The Addl. Deputy Commissioner, L.A. Branch/ L.C. Branch, Karimganj for information and necessary action (Copy enclosed).
- 2) The Sr. Sub-Registrar, Karimganj/ Sub -Registrar, Bhangabazar/ Ratabari/ Patharkandi/R.K. Nagar. They are requested to implement the Zonal Valuation of Tea Garden Land scrupulously at the time of registration of deeds etc. The Tea Garden Zonal Valuation of all the five Revenue Circles is appended herewith which may be referred for its effective implementation.
- 3) The Settlement Officer, Karimganj for information and necessary action.
- 4) The DI & PRO, Karimganj for taking necessary action to generate public awareness of the same.
- 5) The DIO (NIC), Karimganj for taking necessary action to upload the same in the Official website.

(e-signed)
 District Commissioner,
 Karimganj.

Zonal Value of Tea Garden Land in respect of Karimganj District for the year 2022-2023

Sl. No.	Name of the Circle	Name of the Villages	Porgana	Name of the Tea Garden	Average Sale Price of Tea Land on the basis of			Average of sale price of Tea Land as per registered Sale Deeds of Nogaon & Golaghat District	Floor Value (10% of the zonal value of the nearest agricultural land) (per Bigha) (in Rupees)	The higher valuation arrived using the Framework at Column 8 and the floor value arrived at 9 fixed as zonal value (Per Bigha)	Remarks
					Nogaon District for the year 2021	Golaghat District for the year 2021	Golaghat District for the year 2022				
1	Karimganj	Karramadhhu Pt-1	Kushiarkul	Aylabari T.E	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00	No such registered sale deed of tea land is found available in respect of Karimganj District as such the zonal value of tea land is proposed using average value of the tea land of Nogaon and Golaghat District vide Govt.Letter No.E-213680/2023, dated 17/07/2023
		Karramadhhu Pt-2									
		Karramadhhu Pt-3									
		Tajpur									
		Kesharkapon Chowk									
		Nagkapon Pt-1	Baropara								
		Surigram Pt-1									
		Surigram Pt-2									
		Bedrong Pt-2									
		Kulchhara Pt-1	Baropara								
		Kulchhara Pt-2									
Krishnanagar Pt-1											
Krishnanagar Pt-2	Kushiarkul										
Nagkapon Pt-1											
Nagkapon Pt-2											
Ranigram Pt-1	Baropara										
Ranigram Pt-2											
Ranigram Pt-3											
Ranibari	Baropara										
Panchas Kittee											
Safarer Purbo											
Kulchhara Pt-1											

ADDL DISTRICT COMMISSIONER
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2	Badarpur	Kulchera Pt-2 Surigram Pt-1 Humak Bargool	Baropara	Jalal Nagar T.E	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00											
													Brahman Sashan Pt-2, Block -2	Dowadi							
													Panchas Kitee Jalanagar Baganer Purbo (Illam)	Baropara							
													Barthal IX, X, XI, XII	Chapghat	Rabbania Tea Co.	54721.00	47089.00	135333.00	79048.00	18000.00	79048.00
													Mohakhol VII Mugrapur	Chapghat	Sree Behula T.E	54721.00	47089.00	135333.00	79048.00	18000.00	79048.00
													Hizim Angura Pt-I	Rafinagar							
													Hizim Angura Pt-II	Rafinagar	Promodnagar Tea Garden	54721.00	47089.00	135333.00	79048.00	30000.00	79048.00
													Nandibari Chandkhani	Dewadi							
													ChandkhaniChak Hizim Angura Pt-III	Rafinagar							
													Gugrakuna Pt-I Gugrakuna Pt-II Gugrakuna Pt-IV	Rafinagar	Durganagar Tea Garden	54721.00	47089.00	135333.00	79048.00	30000.00	79048.00
3	Nilambazar	Nayagram Pt-I Nayagram Pt-II	Baropara	Romanikrishna Tea Garden	54721.00	47089.00	135333.00	79048.00	30000.00	79048.00											
													Hizim Madanpur Cha Bagan	Baropara	Madanpur Cha Bagan	54721.00	47089.00	135333.00	79048.00	30000.00	79048.00
													Sunatula Bazailala	Jafargarth	Krishnagovinda Harishchandra Tea	54721.00	47089.00	135333.00	79048.00	30000.00	79048.00
													Modanpur Pt-II Modanpur Pt-III	Egarasathi	Madon Mohan Tea Garden	54721.00	47089.00	135333.00	79048.00	30000.00	79048.00
													Maiz Bagargool Pt-III								
													Bairhakhah Saruchalita	Pratapgarh	Bairhakhah TTE (TSE area)	54721.00	47089.00	135333.00	79048.00	17500.00	79048.00

No such registered sale deed of tea land is found available in respect of Karimganj District as such the zonal value of tea land is proposed using average value of the tea land of Naogaon and Gotaghat District vide Govt.Letter No.E-213680/2023, dated 17/07/2023

Patherkandi	Hatkhira	Pratapgarh	Hatkhira TE (TSE area)	54721.00	47089.00	135333.00	79048.00	11575.00	79048.00	No such registered sale deed of tea land is found available in respect of Karimganj District as such the zonal value of tea land is proposed using average value of the tea land of Naogaon and
	Pecharghat									
	Utar Hatkhira									
	Dengarbond									
	Dakhin Hatkhira									
	Ankapoipunjee									
	Solgoi Grant									
	Lalkhira Sonakhira									
	Kalkali Basti									
	Chandkhira Grant									
	Daluachera Grant									
	Adamtilla									
	Paschim Lalkhira									
	Sonakhira									
Kurtacherra										
Sephinjuri Grant										
Medly Grant										
Tirimti Grant										
Sarjul Punjee	Pratapgarh	Basantipur TE (TSE area)	54721.00	47089.00	135333.00	79048.00	15600.00	79048.00	Golaghat District vide Govt.Letter No.E-213680/2023, dated 17/07/2023	
Balirbond										
Baghan										
Choto Putni										
Purbo Piplagool										
Putni Grant										
Piplagool Grant										
Boro Putni										
Channpabari Grant	Pratapgarh	Putni TE (TSE area)	54721.00	47089.00	135333.00	79048.00	17500.00	79048.00		
Hafanigool Grant										
Krishna Mantrigaon										
Rengbooktilla										
Bhubrighat Grant	Pratapgarh	Bhubrighat TE (TSE area)	54721.00	47089.00	135333.00	79048.00	13000.00	79048.00		

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Patherkandi	Ghilarikar Pt-II	Pratapgarh	Chargola Valley TE (PSE area)	54721.00	47089.00	135333.00	79048.00	20000.00	79048.00	No such registered sale deed of tea land is found available in respect of Karimganj District as such the zonal value of tea land is proposed using average value of the tea land of Naogaon and Golaghat District vide Govt.Letter No.E-213680/2023, dated 17/07/2023
	Isabhheel Purbo Isabhheel Isaipunjee Kittee Dashanpur	Pratapgarh	Ichabhheel (TSE area)	54721.00	47089.00	135333.00	79048.00	15500.00	79048.00	
5 R.K.Nagar	Dullabcherra Cha Bagan Pt-I	Egarasathi	Bishnu Tea & Co. Pvt. Ltd.	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00	
	Dullabcherra Cha Bagan Pt-II	Egarasathi								
	Dullabcherra Cha Bagan Pt-III	Egarasathi								
	Dullabcherra Cha Bagan Pt-IV	Egarasathi								
	Dullabcherra Cha Bagan Pt-V	Egarasathi								
	Dullabcherra Cha Bagan Pt-VI	Egarasathi								
	Damcherra Cha Bagan Pt-I	Egarasathi								
	Damcherra Cha Bagan Pt-II	Egarasathi								
	Damcherra Cha Bagan Pt-III	Egarasathi								
	Damcherra Cha Bagan Pt-IV	Egarasathi								
Damcherra Cha Bagan Pt-V	Egarasathi									
Damcherra Cha Bagan Pt-VI	Egarasathi									
Mukamcherra Cha Bagan Pt-I	Egarasathi									
Mukamcherra Cha Bagan Pt-II	Egarasathi									

ADDL DEPUTY COMMISSIONER
Karimganj

Mukamcherra Cha Bagan Pt-III	Egarasathi	Bishnu Tea & Co. Pvt. Ltd.	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00	No such registered sale deed of tea land is found available in respect of Karinganji District as such the zonal value of tea land is proposed using average value of the tea land of Naogaon and Golaghat District vide Govt.Letter No.E-213680/2023, dated 17/07/2023
Mukamcherra Cha Bagan Pt-IV	Egarasathi								
Jungle Block	Egarasathi								
Dullabcherra Grant	Egarasathi- Paladahar								
Purba Lalcherra Grant	Egarasathi- Paladahar								
Paschim lalcherra Grant	Egarasathi- Paladahar								
Bidhyanagar Pt-I	Egarasathi								
Bidhyanagar Pt-II	Egarasathi								
Bidhyanagar Pt-III	Egarasathi								
Bidhyanagar Pt-IV	Egarasathi								
Bidhyanagar Pt-V	Egarasathi								
Bidhyanagar Pt-VI	Egarasathi								
Chunatigool Cha Bagan Pt-I	Egarasathi								
Chunatigool Cha Bagan Pt-II	Egarasathi								
Chunatigool Cha Bagan Pt-III	Egarasathi								
Sonaicherra Cha Bagan Pt-I	Pratapgarh	Bidhyanagar Tea & Co Ltd. Undue ATC	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00	
Sonaicherra Cha Bagan Pt-II	Pratapgarh								
Kalinagar Cha Bagan Pt-I	Egarasathi								
Kalinagar Cha Bagan Pt-II	Egarasathi	Rajarampur Tea & Co. Pvt. Ltd.	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00	


R. K. Nagar

ABUL DEPUY COMMISSIONER
Karinganji

R.K.Nagar	Kalinagar Cha Bagan Pt-III	Egarasathi	Guttu & Co. Pvt Ltd.	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00	No such registered sale deed of tea land is found available in respect of Karimganj District as such the zonal value of tea land is proposed using average value of the tea land of Naogaon and Golaghat District vide Govt.Letter No.E-2136880/2023, dated 17/07/2023
	Kalinagar Jungle Block Pt-I	Egarasathi								
	Kalinagar Jungle Block Pt-II	Egarasathi								
	Manik Nagar Cha Bagan Pt-I	Egarasathi								
	Manik Nagar Cha Bagan Pt-II	Egarasathi								
	Manik Nagar Cha Bagan Pt-III	Egarasathi								
	Manik Nagar Cha Bagan Pt-IV	Egarasathi								
	Lilachilla Grant	Pratapgarh								
	Anipur Grant	Pratapgarh								
	Tarbincherra Grant	Pratapgarh								
	Paschim Tarbincherra Grant	Pratapgarh								
	Chargola Tea & Co. Pvt. Ltd.	Pratapgarh								
	Kalcherra	Pratapgarh								
	Daluacherra Grant	Pratapgarh								
Singlacherra Grant Pt-I	Pratapgarh									
Singlacherra Grant Pt-II	Pratapgarh									
Paschim Singla	Pratapgarh									
Maghura Grant	Pratapgarh									
Purba Maghura Grant	Pratapgarh									

ADL DEPUTY COMMISSIONER
Karimganj

R.K.Nagar	Maghura Paschim	Pratapgarh	Singlacherra Tea & Co. Pvt. Ltd.	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00	No such registered sale deed of tea land is found available in respect of Karimganj District as such the zonal value of tea land is proposed using average value of the tea land of Naogaon and Golaghat District vide Govt.Letter No.E-213680/2023, dated 17/07/2023
	Kittree Jhum Tilla	Pratapgarh								
	Paschim Maghura	Pratapgarh								
	Kitee Sim Sanpur	Pratapgarh								
	Baliacherra Grant	Pratapgarh								
	Gambhira Grant	Egarasathi-Paladahar								
	Purba Gambira Grant	Egarasathi-Paladahar								
	Purba Gambira Purba	Egarasathi-Paladahar								
	Paschim Bhutucherra Grant	Egarasathi-Paladahar								
	Purba Bhutucherra Grant	Egarasathi-Paladahar								
Uttar Khekragool	Egarasathi-Paladahar	Gambhira Tea & Co. Pvt. Ltd.	54721.00	47089.00	135333.00	79048.00	15000.00	79048.00		
Dakkin Khekragool	Egarasathi-Paladahar									
Purba Khekragool	Egarasathi-Paladahar									
Uttar Oliwia Grant	Egarasathi-Paladahar									
Dakkin Oliwia Grant	Egarasathi-Paladahar									


 Addl. Deputy Commissioner,
 Karimganj

/260080/23



অসম চৰকাৰ
GOVERNMENT OF ASSAM

GOVERNMENT OF ASSAM
REVENUE & D.M.(REGISTRATION) DEPARTMENT
ASSAM SECRETARIAT, DISPUR, GUWAHATI -6

AD C (Revenue)

No. E-344860/2023

25-08-2023

From : Gyanendra Dev Tripathi, IAS
Principal Secretary to the Govt. of Assam
Revenue & D.M. Department

To : The District Commissioner cum District Registrar,
Bongaigaon/Biswanath/Charaideo/ Cachar/ Dhemaji,
Darrang/Dibrugarh/Dhubri,/Goalpara/Golaghat/Hailakandi
Jorhat/ Kamrup (R)/ Kamrup(M)/Karimganj/Lakhimpur
Morigaon/Nagaon /Sivasagar/Sonitpur and Tinsukia Districts.

Sub : Approval of Zonal valuation of Tea Garden Land in Assam .

Sir,

The Revenue Department Vide Notification No. RDM.15011/159/2022/5, dated.14/06/2022 introduced the new modality for fixing the valuation of Tea Garden Land for Assam. Following the Methodology of this notification and with the recommendation of the District Level Land Valuation Committee (DLLVC) new rates of Tea Land Valuation have been proposed by the District commissioners in respect of their districts. On receipt of the recommendation of The State Level Screening Committee (SLSC), Governor of Assam is pleased to convey the approval to the finalized rate of Zonal Valuation of tea land of your district for the year 2023, which will be effective from 1st September, 2023 till 31.12.2023 as submitted from your end.

All concerned to follow and use the new rates of Zonal Tea Land Valuation from September 01, 2023 for the purpose of registration of immovable property, settlement, land reforms, land acquisition and all other matters related to tea land.

This may strictly be followed. Further you are requested to suitably notify the approved rates of zonal valuation for tea land for general information of all stakeholders including public and ensure wide publicity.

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29/8/23