

(a) For Farmland / No Development Zone in areas having Territorial planning / Development plan, land approved as residential use under territorial planning having both per Sq.Mtr and per Hectare rate for possible non-agricultural zone, for Farmland / Jiyarat Land in areas not having Territorial planning / Development plan. Valuation for property in these zones is as under.

Sr. No.	Area	Type 1"	Type 2"
		Percent to be used for per sq. mtr. value when only Per Sq. Mtr. rate is given or when both Per Sq. Mtr. & per hectare rate is given for possible Non-Agricultural Zone and from that only Per Sq. Mtr. Rate is to be considered.	In Annual table of rates for Farm / Jiyarat / No Development Zone (Inclusive of Highway facing land) - when for same land both Per Sq. Mtr. & per hectare rates are given then for area included in the valuation zone the Valuation to be done considering following percent.
1	Upto 500 Sq. Mtr.	100%	100% of Per Sq.Mtr. Rate.
2	From 501 Sq.Mtr. to 2000 Sq.Mtr.	80%	80% of Per Sq.Mtr. Rate.
3	From 2001 Sq.Mtr. to 4000 Sq.Mtr.	60%	Per Hectare rate.
4	Above 4000 Sq.Mtr.	40%	Per Hectare rate.

Notes:

1. While using above table for valuing vast land, value as applicable to all the slabs according to area should be added to arrive at the value as per point 16(a).
(i.e. if Land is of 5000 Sq.Mtrs. then upto 500 Sq.Mtrs. 100% value is to be taken, then for next 1500 Sq.Mtrs. 80% value is to be taken, then for next 2000 Sq.Mtrs. 60% value is to be taken and for balance 1000 Sq.Mtrs. 40% value is to be taken and then all the values have to be added.)
2. For using this table for land in urban and influence areas, proof of land use, up to three months old, from District planning / Development scheme authority has to be obtained and verified and attached to the document.

(b) Excluding Agricultural and No development zone area as per development plan In urban area balance developable Residential / Commercial / Industrial / Other developable use land or development potential land where there is no development plan included in value zone and similarly value zone including possible Non-Agricultural land in influence areas in area having / not having Territorial Planning where only per sq. mtr. rate is given, such area, and applicable for developable Residential / Commercial / Industrial / Other developable use value zone land in Rural area having regional plan, the valuation thereof :-

Sr. No.	Area	Percent to be considered on Per Sq.Mtr. Rate	
		For Thane / Kalyan- Dombivali / Bhivandi-Nizampur / Ulihasnagar / Mira-Bhayander / Navi Mumbai / Vasai-Virar / Pune / Pimpri-Chinchwad / Nashik / Aurangabad / Nagpur Municipal Corporation area.	All other Municipal Corporation, Municipal Council, Influence Area and Rural Area.
1)	Upto 500 Sq. Mtr.	100%	100%
2)	501 Sq.Mtr. upto 2000 Sq.Mtr.	90%	90%
3)	2001 Sq.Mtr. upto 4000 Sq.Mtr.	80%	80%
4)	4001 Sq.Mtr. upto 10000 Sq.Mtr.	70%	60%
5)	Greater than 10000 Sq.Mtr.	60%	50%

Notes:-

- 1) In rural area for the area included in developable zone the rate for possible non-agricultural use zone is to be used. If non-agricultural use zone rate is not available then 50% rate for non-agricultural use zone is to be used.
- 2) While using above table for valuing vast land, value as applicable to all the slabs according to area should be added to arrive at the value.

When full Non Agricultural land as per approved drawing including (road, open space, amenities land etc) for use as residential / commercial / Industrial /other is sold then 90% of rate prescribed in annual valuation table (Ready Reckoner) relating to Non Agricultural land as per it's use should be taken. In case plot/plots excluding road, open space, amenities land etc., as per approved drawing is sold then for such area / collective area full Non Agricultural rate is to be used for valuation.