

GOVERNMENT OF MANIPUR  
SECRETARIAT: REVENUE DEPARTMENT

**O R D E R S**

Imphal, the 20<sup>th</sup> March, 2012

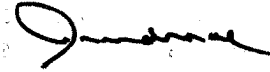
**No.2/1/SR/2007-Com(Rev):** Whereas considerable changes in the utility of land of all classes have taken place effecting substantial increase of value and utility of land both in urban and rural areas since the first classification of land units the state in the year 1975 without having no determination of the minimum value of different categories of land till date ;

And whereas, it has been considered necessary and expedient to determine and fix the minimum value of different categories of land in Manipur particularly in the urban areas and District Head Quarters of the State with a view to curb and prevent the practice of under valuation of land in land transactions;

Now, therefore, the Governor of Manipur, after taking all aspects into consideration, is pleased to order the fixation of the Minimum Guidance Value of different categories of land in the State on the basis of location, commercial / market value etc. as per the details given in the **Annexure** for information and guidance of all concerned / stakeholders. It is, further, ordered that the valuation of land in land transactions after the enforcement of this order shall be either at a rate higher than or at a rate not less than the prescribed Minimum Guidance Value for the specified category / units of land.

**This order shall come into force with effect from the 1<sup>st</sup> of April, 2012.**

By order & in the name of the Governor,



**(S. Sunderlal Singh)**  
Commissioner (Revenue)  
Government of Manipur

Copy to:

1. Secretary to the Governor, Manipur, Raj Bhavan, Imphal.
2. Secretary to the Chief Minister, Manipur.
3. P.S. to all Ministers, Manipur.
4. Chief Secretary, Government of Manipur.
5. All Additional Chief Secretary/Principal Secretaries/Commissioners, Govt. of Manipur.
6. All Deputy Commissioners, Manipur.
7. Director, Settlement & Land Records, Manipur.
8. All Sub-Registrars, Manipur.
9. Director, Printing & Stationery, Manipur with a request to publish this order in the Extra-ordinary Gazette and furnish 50 copies to the Revenue Department, Manipur.
- ✓ 10. OSD (IT), Government of Manipur. He is requested to upload the above orders in the official website for wide publicity.
11. Guard file.

**MINIMUM GUIDANCE VALUE OF LAND**

Schedule of Units	Minimum Value of land (Rs. Per Sq. ft.)
<p><b>UNIT-1(Commercial Area)</b>                      Areas to be included: i) Paona Bazar ii)Thangal Bazar upto Police Stand, Thangmeiband, iii) Gandhi Avenue, iv) Bir Tikendrajit Road say the whole area bounded by the Nambul River and Naga River on the west, Naga River on the north, Imphal-Dimapur Road from the Nityaipat Chithek Police Stand (the Gate of Raj Bhavan) upto Keishampat Bridge on the east.</p>	1200/-
<p><b>UNIT-2 : Commercial and Residential Areas)</b>                      Areas to be included :</p>	
<p>(i) North AOC Area From Traffic Point on the west, upto Minuthong bridge on the east, and Traffic Point on the south till Khongnang Ani Karak).</p>	(i) 500/- Roadside (ii) 100/- Interior areas.
<p>(ii) (a) (i) Minuthong, (ii) Babupara, (iii) Sanjenthong Officers Colony, (iv) Electricity Colony.                      (b) (i) Jail Road, (ii) Old Lambulane, (iii) 1st Bn. Manipur Rifles and (iv) 2nd Bn. Manipur Rifles.</p>	1000/-
<p>(iii) Lamlong Bazar and its surrounding Trading and residential areas extending to both sides of the Ayangpalli Road to JN Hospital Road, on the south and western side of Ukhrul Road to Imphal River on the west.</p>	(i) 500/- Bazar & Roadside (ii) 100/- Interior areas.
<p>(iv) Trading and residential areas on both sides of the Dinku Road from Khongnang Ani Karak (Chingmeirong) on the west to the stadium crossing on the east.</p>	(i) 500/- Bazar & Roadside (ii) 100/- Interior areas.
<p>(v) Trading and residential areas on both sides of the Imphal-Dimapur Road from (a) Khongnang Ani Karak on the south to Sangakpham and (b) Sangakpham to Khabam Lamkhai on the north.</p>	(i) 490/- Roadside (ii) 100/- Interior areas.
<p>(vi) Trading and residential areas on both sides of Hafiz-Hatta, New Checkon Road from Minuthong on the north to circular crossing point near Palace Gate Bazar on the south.</p>	(i) 490/- Roadside (ii) 100/- Interior areas.

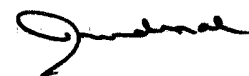
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(i) 500/- Bazar & Roadside  
 (ii) 100/- Interior areas.  
 (i) 500/- Bazar & Roadside  
 (ii) 100/- Interior areas.  
 (i) 490/- Roadside  
 (ii) 100/- Interior areas.  
 (i) 490/- Roadside  
 (ii) 100/- Interior areas.

## MINIMUM GUIDANCE VALUE OF LAND

Schedule of Units	Minimum Value of land (Rs. Per Sq. ft.)
(vii) Trading and residential areas on both sides of Ayangpalli Road from Porompat crossing point on the south upto J.N. Hospital on the north and northern side of J.N. Hospital Road upto A.A.A Club on the east.	(i) 490/- Roadside (ii) 100/- Interior areas.
(viii) Trading and residential areas on both sides of the Ngarian Road starting from circular crossing point near Palace Gate Bazar on the north to Kongba Bazar including its trading & residential areas on the south east.	(i) 490/- Roadside (ii) 100/- Interior areas.
(ix) Trading and residential areas on both sides of the Road starting from circular crossing point near Palace Gate Bazar on the west to Nambam chuthek on the east and then follows upto crossing point Near Anand Singh Higher Academy on the North then to Ayangpalli Road on the east.	(i) 490/- Roadside (ii) 100/- Interior areas.
(x) Trading and residential areas on both sides of the road from Sanjenthong in the west to Palace Gate (Circular Crossing) in the east.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xi) Trading and residential areas in palace compound bounded by Mahabali road in the west, Wangkhei Road in the east, Thangapat in the north and in the south.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xii) Pureilomba Khonangkhong to New Lambulane Crossing to New Checkon Crossing.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xiii) New Checkon Crossing on the west to Ananda Singh High School Crossing on the east.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xiv) <b>Commercial and Residential areas</b> (a) Trading and residential area on both sides of the Indo-Myanmar road From Traffic point Near Post Office to AOC. (b) Trading and residential area on both sides of the the road standing from Nambul River bridge near Keishamthong Kabui Village on the west to AOC point on the east extending on both sides of the Indo-Myanmar Road to Singjamei Bazar and its trading & residential areas further extending to both sides of the Indo-Myanmar Road up to Municipal limit.	(i) 490/- Roadside (ii) 100/- Interior areas.  (i) 490/- Bazar & Roadside (ii) 100/- Interior areas.

Contd. 3/-



**MINIMUM GUIDANCE VALUE OF LAND**

Schedule of Units	Minimum Value of land (Rs. Per Sq. ft.)
(xv) Trading and Residential areas on both sides of Heirangoithong Road from Singjamei crossing Police Stand on the north to Heirangoithong Bazar and its trading areas on the south.	(i) 300/- Roadside (ii) 100/- Interior areas.
(xvi) Trading and Residential areas on both sides of the Imphal -Mayang Imphal Road from Keishampat Junction on the north to Pishumthong on the south.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xvii) Trading and Residential areas on both sides of the Tiddim Road from Keishampat Junction on the north to the end of Kwakeithel Bazar and its Trading areas on the south and on both sides of the Tiddim Road From Kwakeithel Bazar to Ghari Lamkhai.	(i) 490/- Bazar & Roadside (ii) 100/- Interior areas.
(xviii) Trading and Residential areas on the western side of Imphal-Mayang Imphal Road from Keishampat Junction to Khwairamband Bridge (Thong Nambonbi).	(i) 490/- Bazar & Roadside (ii) 100/- Interior areas.
(xix) Trading and Residential areas on both sides of the New Cachar Road from Hump Bridge on the east to Patsoi Lamkhai AOC Point including Tera Bazar and its Surrounding areas on the west.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xx) Trading and Residential areas on both sides of Kangchup Road from Maharani Bridge on the East to Naoremthong on the West.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xxi) Trading and Residential areas on both sides of the Naga Mapal Road from Maharani Bridge on the south to community tank of Thangmeiband on the north.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xxii) Trading and Residential areas on both sides of the Thangmeiband Road from Thangmeiband Police Stand (Naga River/Thang Bazar Road) connecting Imphal Dimapur Road on the south to Khongang Ani Karak (Chingmeirong) via Lilasing Khongangkhang on the east.	(i) 490/- Roadside (ii) 100/- Interior areas.
(xxiii) (a) Trading and Residential areas on both sides of Nityainanda Road from the Nagamapal Road on the east to the Eastern Gate of the RIMS on the west; and (b) From RIMS Gate to Kangchup Road on the south.	(i) 490/- Roadside (ii) 100/- Interior areas.

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(i) 490/- Roadside  
(ii) 100/- Interior areas.  
  
(i) 490/- Roadside  
(ii) 100/- Interior areas.

## MINIMUM GUIDANCE VALUE OF LAND

Schedule of Units	Minimum Value of land (Rs. Per Sq. ft.)
(xxiv) Trading and Residential areas on both sides of the Sanakeithel Road Watham Leirak on the north to the crossing point of RIMS Road on the west.	(i) 195/- Roadside (ii) 100/- Interior areas.
<b>Unit-3 All the trading and residential areas except those specifically mentioned in commercial area under Unit-1 and commercial and residential area under Unit -2, located in Imphal municipal/Greater Imphal areas.</b>	i) 100/- Roadside ii) 50/- Interior areas
<b>Unit-4: District Headquarters / Towns</b>	
<b>Unit- 4. A - Bishnupur District</b>	
(i) Nambol Bazar and its surrounding residential areas extending to both sides of Tiddim Road from the crossing point of Koireng Road up to Khoriphaba crossing point i.e, crossing point of Tiddim road and Nambol Hiyangthang road i.e, Phadibi road on the north and both sides of the Tiddim Road from Nambol River to the Culvert on Wakching Iram on the south west eastern side of Koireng road from Tiddim Road to Bamon Loukut Chithek on the south and western side of Tiddim Road from Nambol Bridge to Koireng road Crossing Point.	i) 100/- Bazaar. ii) 25/- Roadside. iii) 2/- interior areas
(ii) Oinam Bazar and its surrounding & residential areas extending to both sides of the Culvert i.e. Tiddim Road and Oinam Wangoi Road crossing point on the north western side of Tiddim road upto Irengbam Lamkhai on the south.	i) 50/- Bazaar. ii) 20/- Roadside. iii) 2/- interior areas
(iii) Bishnupur Bazar and its surrounding trading & residential areas extending to both sides of Tiddim Road to the Tiddim road and Old Cachar Road crossing point on the north and both sides of the Tiddim Road to the Thogjaorok bridge on the south.	i) 75/- Bazaar. ii) 20/- Roadside. iii) 2/- interior areas
(iv) Ningthoukhong Bazar and its surrounding trading & residential areas extending to both sides of Tiddim Road to the Loktak Hydro-Electric Canal bridge on the north and both sides of the Tiddim Road to the Higher Secondary School on the south.	i) 50/- Bazaar. ii) 20/- Roadside. iii) 2/- interior areas

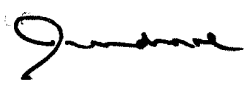
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MINIMUM GUIDANCE VALUE OF LAND

Schedule of Units	Minimum Value of land (Rs. Per Sq. ft.)
(v) Moirang Bazar and its surrounding trading and residential areas extending to both sides of Moirang-Wangoo Road from the Culvert on the north to Moirang College Road Crossing point on the south east and INA complex on the north west.	i) 370/- Bazar Area ii) 170/- Residential Areas near Bazar iii) 2/- Interior
(vi) Kumbi Bazar and its surrounding trading and residential areas.	i) 20/- Bazar. ii) 10/- Roadside iii) 2/- Interior
(vii) Kwakta Bazar and its surrounding trading and residential areas.	i) 10/- Bazar ii) 5/- Roadside iii) 2/- Interior
<b>Unit- 4. B - Imphal West District</b>	
(viii) Lamsang Bazar and its surrounding trading and residential areas extending to both sides of Imphal Kangchup-Road to the Nityainanda Leirak on the east and both sides of Kangchup road to eastern bank of Nambul river on the west.	100/- Bazar 10/- Roadside 5/- Interior
(ix) Sekmai Bazar and its trading and residential areas extending to both sides of Imphal Dimapur road to Nilapadma Higher Secondary School on the South and both sides of Imphal Dimapur Road to Koujeng Leima (Umang Lairembi) on the North.	100/- Bazar 10/- Roadside 5/- Interior
(x) Mayang Imphal Bazar and its surrounding trading & residential areas extending to both sides of the Imphal Mayang Imphal Road to the AIR transmission point on the North, both sides of the road to Konchak on on the South, Imphal river on the east and Anilongbi / IB Road on the west.	100/- Bazar 10/- Roadside 5/- Interior
(xi) Samurou Bazar and its surrounding trading & residential areas extending to both sides of Imphal Mayang Imphal Road to Cinema Theatre on the north and both sides of the road to Samurou High School on the South.	100/- Bazar 10/- Roadside 5/- Interior
(xii) Wangoi bazaar and its surrounding trading & residential areas extending to both sides of Imphal Mayang Imphal Road to Muslim Leirak on the North and both sides of the road to S.D.O. Office on the South.	100/- Bazar 10/- Roadside 5/- Interior

Contd. 6/-



## MINIMUM GUIDANCE VALUE OF LAND

Schedule of Units	Minimum Value of land (Rs. Per Sq. ft.)
(xiii) Yumnam Huidrom Bazar/Thongkhong Lakshmi Bazar and its surrounding trading/ residential areas.	100/- Bazar 10/- Roadside 5/- Interior
<b>UNIT- 4. C – Imphal East District</b>	
(xiv) Lamlai Bazar and its trading and residential areas extending to both sides of Imphal Ukhrul Road to Cinema theatre on the West and both sides of the Road to Napet Pali Lamkhai on the east.	100/- Bazar 10/- Roadside 5/- Interior
<b>UNIT- 4. D - Thoubal District</b>	
(xv) (1) Lilong Bazar	(1) 390/-
(2) Thoubal Achouba Bazar / Kakching Bazar	(2) 390/-
(3) Thoubal Wangmataba Bazar	(3) 260/-
(4) Wangjing Bazar	(4) 230/-
(5) Yairipok Bazar / Ushoipokpi Bazar / Kiyam Babu Bazar / Athokpam Bazar/ Wabagai Bazar/ Pallel Bazar	(5) 350/-
(6) Waithou Bazar / Wangbal / Khongjom Bazar / Sora Bazar	(6) 200/-
(7) Kakching Lamkhai	(7) 200/-
(8) Khangabok Bazar / Sekmajin / Langmeidong / Waikhong / Kakching Khunou / Sugunu Bazar	(8) 100/-
(9) Serou Bazar	(9) 50/-
(10) Ushoipokpi Bazar	(10) 30/-
(11) Waithou Bazar	(11) 20/-
<b>Unit - 4 . E - Churachandpur District</b>	20/- in Churachandpur town area
<b>Unit – 4. F - Jiribam</b>	i) 25/- Bazar ii) 5/- Roadside ii) 2/- Interior
<b>Unit – 4. G – Chandel District</b>	
(i) Chandel	50/- Chandel DHQ 50/- Pallel Bazar Area
(ii) Moreh	60/- Moreh Town
(iii) Chakpikarong	40/- CKG SDHQ
(iv) Machi	20/- Machi SDHQ
(v) Tengnoupal	30/- Tengnoupal SDHQ

Contd. 7/-



## MINIMUM GUIDANCE VALUE OF LAND

Schedule of Units	Minimum Value of land (Rs. Per Sq. ft.)
<b>Unit – 4. H – Ukhrul</b>	300/- Roadside Areas of Ukhrul Town 50/- Other areas of Ukhrul DHQ 10/- Areas along National/State Highways
<b>Unit – 4. I – Senapati District</b>	
(i) Senapati Bazar	200/- Bazar 30/- Roadside 10/- Interior
(ii) Kangpokpi	200/- Bazar 30/- Roadside 10/- Interior
(iii) Mao	50/- Bazar & Roadside 8/- Others
<b>TAMENGLONG DISTRICT (Home stead)</b>	
1) Ward No.V (Bazar)	1) 60.00
2) Ward No.V (Road side)	2) 55.00
3) Ward No.V (Interior)	3) 10.00
4) Ward No. 1 to IV	4) 60.00
5) Ward No. 1 to IV (Road side)	5) 30.00
6) Ward No. 1 to IV (Interior)	6) 10.00
7) Interior (all areas)	7) 10.00
8) Khumji	8) 60.00
9) Tousem	9) 1.50
10) Tamei	10) 2.00
11) Kuilong	11) 1.50
12) Nungba (Market place)	12) 60.00
13) -do- (Home stead)	13) 1.50
14) Noney (Market place)	14) 80.00
15) -do- (Home stead)	15) 1.50
16) Khoupum (Market place)	16) 55.00
17) -do- (Home stead)	17) 1.50
<b>Unit-5: Residential areas in the districts except those in the Imphal Municipal areas</b> All the areas including all habitations / village localities in the Districts excepting those towns and Bazar areas mentioned under schedule unit 4.	1/- per sq.ft.

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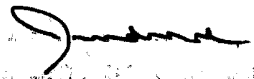




**MINIMUM GUIDANCE VALUE OF LAND**

**Note: The extension of bazar and roadside areas described in schedule Unit-2 to Unit-4 I shall be 200 ft. If the extension of 200 ft. cover a portion of private Land or Khas Land, then the said land shall be treated as falling within the area of extension of 200ft. Areas not wholly or partially covered by the extension of 200 ft from the road shall be treated as Interior areas.**

<b>Unit 6: Agricultural Lands</b>	<b>Minimum Value of land (Rs. Per Hectare)</b>
(a) Phourel / Anganphou	i) 2,00,000/- Irrigated ii) 1,00,000/- Non-irrigated
(b) Taothabi	i) 1,00,000/- Irrigated ii) 50,000/- Non-irrigated



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MINISTER OF P.W.D.  
GOVT. OF ASSAM

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