

Regd. No. NE 907



The Mizoram Gazette

EXTRA ORDINARY

Published by Authority

VOL. XXVI Aizawl, Friday, 7. 11. 1997, Kartika 16, S.E. 1919, Issue No. 369

NOTIFICATION

No. J. 43011/1/96-REV, the 22nd October,

ferred by Section

the Governor of Mizoram is pleased to declare Chhipphir in Lunglei District as Station areas. The boundary description of the said station area, the land classification
Notification.

The Governor of Mizoram is further pleased to declare that the said Station Area shall be town for the purpose of clause (9) of Rule 2 of the Mizo District (Land & Revenue) Rules, 1967.

C. Rokhama,
Secretary to the Govt. of Mizoram,
Revenue Department.

BOUNDARY DESCRIPTION OF CHHIPPHIR TOWN LUNGLEI DISTRICT, MIZORAM.

**Area : 108 Hectares
= 1.08 Sq.KM.**

LOCATION :

Chhipphir Town is located near the centre of Mizoram about 25 Km, south of Thenzawl at the crossing point of 92 deg. 48' Long and 23deg. 10' Lat.

STARTING POINT :— Northern corner of the Town area locally known as Muangte peng is taken as starting point (S.P. No. 1) which is 92° 48' 8" Long. and 23° 10' 49" Lat.

FAST SIDE :— From the starting point the line run 30m east of the main (P. W. D.) road then includes Mualkur tlang B. P. No. 2 is fixed at the saddle at $92^{\circ}48'23''$ long and $23^{\circ}10'35''$ Lat. The line runs at 30m east of the P.W.D. road upto Tuikhuahkawn where B.P. No. 4 is fixed at $92^{\circ}48'08''$ Long. and $23^{\circ}9'43''$ Lat. From here the line direct Nganbawm tuikhur the line that runs including thlanmual spur and the regular spur of Mission Veng mual then meet Sarzuk Tuikhur where B. P. No. 4 is fixed at $92^{\circ}48'08''$ Long. and $23^{\circ}9'43''$ Lat. The line then runs through Charpui and follows up the small stream upto B. P. No. 5 fixed at Rihzawl bungpui which is $92^{\circ}48'12''$ long and $23^{\circ}9'34''$ Lat.

SOUTHERN SIDE : From B. P. No. 5 the line follows old path upto the hill-lock called Helipat tlang where Pillar No. 6 is fixed at $92^{\circ}47'92''$ Long. and $23^{\circ}9'140''$ Lat.

WESTERN SIDE : The line then follows down leimin kawr and turns north crossing Pu Zaia's Tea Garden upper limid and lower Zenthlawr tuikhur then through the saddle called Thangchhunga hmunhluai kawn and Lungphun tuikhur and passes the saddle just above Hmingliana's Tea Garden and B. P. No. 7 is fixed at Vaitea pa tuikhur which is $92^{\circ}48'02''$ long. and $23^{\circ}10'19''$ lat. The line then follows Manta path upto tuitai kawr then follow up Tuitai kawr B. P. No. 8 is fixed at 20m below P.W.D. road (discoused) which is $90^{\circ}47'59''$ long. and $23^{\circ}10'24''$ lat. The line then runs 30m west of the discussed P.W.D road passing B. P. No. 9 fixed west spur of Sam khel tlang $23^{\circ}10'30''$ lat. The line then meet the starting point.

**CHHIPPHIR KHAWPUI RAMRI HRILHFAHNA
LUNGLEI DISTRICT : MIZORAM.**

Area : 108 Hectares
= 1.08 Sq.Km.

A HMUN : Chhipphir hi Mizoram laili vel tak Thenzawl khua atanga 25 Km.-a awm a ni a, long $92^{\circ}48'$ leh $23^{\circ}10'$ lat. in tanna laia awm a ni.

TEH TANNA : A khawpui phunin teh tan a ni. Hei hi $92^{\circ}48'8''$ long. leh $23^{\circ}10'49''$ lat. a ni.

KHAWCHHAK LAMAH : Teh tanna atangin ramri chu PWD Road atanga khawchhak lam 30m zelah kalin, mual kur a hel a, mual kur huai kawnah B.P. No. 2 phun a ni. Hei hi $92^{\circ}48'23''$ long.

Ramri chuan

3 phunna Tuikhuahkawa a thleng a. Hei hi $92^{\circ}48'24''$ long. leh $23^{\circ}9'58''$ lat. a ni. Chuta tang chuan ngil takin nganbawm tuikhur a su a, thlanmual huai hmun rem chin huam zelin Mission Veng mual tha chi

a su a. Hei hi $92^{\circ}48'08''$ long. leh $23^{\circ}9'43''$ lat. a ni. Ramri chuan charpui su pheilin, charpui bul karte a zawh chho va. B.P. No. 5 phunna Rihzawl Bung a

thleng ta a. Hei hi $92^{\circ}49'12''$ long. leh $23^{\circ}9'34''$ lat. a ni.

CHHIM LAM : B. P. No. 5 atang chuan kawng ruh hlui zawhin Helipat tlanga B.P. No. 6 a man leh a. Hei hi $92^{\circ}47'52''$ long. leh $23^{\circ}9'40''$ lat. a ni.

KHAWTHLANG LAM : B.P. No. 6 atang chuan Darkhuang rama leimin kawr zawh thlain bmar zawngin Pu Zaia thingpui huan lu a tan phei a, Zenthlawr tuikhur thlang a su a, tichuan Thangchhunga hmun hlui kawng a liam a, lungphun tuikhur a su a, Hmingliana thingpui huan lu kawng an tan leh B. P. No. 7 phunna Vatea tuikhur a thleng ta a. Hei hi $92^{\circ}48'02''$ long leh $23^{\circ}10'19''$ lat a ni. Ramri chuan Manta kawng zawhin Tuitai kawr a su a, Tuitai kawr chu zawh chhovin PWD Road hlui thlang 30m-ah B.P. No. 8 phun a ni. Hei hi $92^{\circ}47'59''$ long leh $23^{\circ}10'24''$ lat a ni. Ramri chu PWD Road thlang 30m zelan kapin Samkhel tlangdung zawngah B.P. No. 9 phun a ni a. Hei hi $92^{\circ}47'42''$ long leh $23^{\circ}10'30''$ lat a ni. Heta tang hian kawngthlang 30m zelah kalin teh tanna B.P. No. 1 a man leh chiah a ni.

Served by,
Dawngkima,
Asstt. Dir. of Survey, LR&S, Mizoram.

CLASSIFICATION OF LAND WITHIN THE SPECIFIED AREA OF CHHIPHR TOWN DISTRICT : LUNGLEI MIZORAM

1ST GRADE :

Both sides of the main road/street within the perimeter of $100\text{ft} = 30.48\text{m}$ (horizontally) from the edge of the road/street subjected to those sites having frontage/return-frontage to the side of the road/street only.

From High School peng to the house of Pu C. Thangvunga's Head Teacher (Rtd).

2ND GRADE :

Both sides of the Motorable/Jeepable road/street within the perimeter of $100\text{ft} = 30.48\text{m}$ (horizontally) from the edge of the road/street subjected to those sites having frontage/return-frontage to the road/street inside the Town area which are not included by 1st Grade.

3RD GRADE :

All lands which are not included by 1st Grade and 2nd Grade within specified town area.

NOTES

1. All Government Residential areas for V.I.P's of Govt. of Mizoram are put under the 1st grade.
2. If there is clashes/overlap between the Grades the higher grade has to supercede the lower one.
3. Land which is included under any of the grade viz I to II but has no frontage/return frontage to the side of the road will be classed into the lower grade i.e. I Grade into II Grade etc.

**KHAWPUI HUAN CHHUNG A RAM LEILUNG THEN DAN
KHAW HMING : CHHIPHIR
DISTRICT : LUNGLEI MIZORAM.**

1ST GRADE :

Motor lian kal theihna kawngpui/kawthler sir tawn ve ve, kawngpui/kawthler sir/ke atanga 100ft. emaw 30.48m (a zawl a tehin) huam chhunga hmun te, a hma lam emaw hnung lamin a kawngpui/kawthler an te chauh huamin, chung te chu :

High School pengthum atanga Pu C. Thangvunga P/S
Head Teacher (Rtd) in thleng.

2ND GRADE :

Motor/Jeep kal theihna kawngpui/kawthler sir tawn ve ve, kawngpui/kawthler sir atanga 100ft. emaw, 30.48m (a zawl a tehin) huam chhunga hmunte, a hma lam emaw hnung lamin emaw kawngpui/kawthler an te chauh huamin. Hei hian Motor/Jeep kal theihna kawng zawng zawng 1st Grade in a huam loh te chu a huam vek a ni.

3RD GRADE :

Khawpui huam chhunga hmun zawng zawng 1st leh 2nd grade in a huam loh te chu a huam vek a ni.

HRIATTUR PAWIMAWH

1. Mizoram Sawrkar hnuaia mi pawimawh bik (V.I.P.) chenna tura ruat bik te chu 1st Grade vek a ni.
2. Grade chi hnih in thuah ab chuan a grade sang zawk a piang hman tur a ni.
3. Hmun, grade engpawhin a huam chhunga hma lam emaw, a hnung lamin emaw kawng/kawthler an pha lo te chu a grade hnuaia (dawl) zawk-ab ngaih tur a ni. Entir nan 1st grade a mi chu 2nd grade ab dah tur a ni.

**PROPOSED RATES OF LAND REVENUE/FEES ETC. IN STATION AREA ON CHHIPPHIR
DISTRICT : LUNGLEI MIZORAM**

Sl. No.	Station area	Grade	Land recording fee per bigha (1337.80 Sgm)	Land revenue per bigha (1337.80 Sgm)	Land redemption fee for excess area per Sq. ft (0.093 Sgm).	Land Valua- tion per Sq. ft (0.093Sgm)	REMARKS
1	2	3	4	5	6	7	8
		I-Grade	400.00	40.00	0.15	6.00	
		II-Grade	300.00	30.00	0.10	4.00	
		III-Grade	200.00	20.00	0.05	1.00	

Published & Issued by the Controller, Printing & Stationery.
Printed at the Mizoram Govt. Press, Aizawl. C. 300.