

**OFFICE OF THE DEPUTY COMMISSIONER
KHAWZAWL DISTRICT, KHAWZAWL**

No.C.18016/1/2020-DC(KZL) : Khawzawl, the 17th November, 2020

O R D E R

Whereas the Central Government, in exercise of the powers conferred under sub-section (1) of Section 3A of the National Highways Act, 1956 (48 of 1956), declared its intention to acquire the stretch of land from 54.6km to 69.015km in the district of Khawzawl in the state of Mizoram for building (widening/four-laning, etc), maintenance, management and operation of NH No - 6 through the Gazette Notification No. S.O. 2738(E)dated 11.08.2020.

Whereas the Central Government, in exercise of the powers conferred under sub-section (2) of section 3D of the said Act, through the Gazette notification No. S.O. 3195(E) dt. 18.09.2020, declared that the land specified in the Schedule annexed to the said Gazette notification shall vest absolutely in the Central Government, free from all encumbrances.

Whereas sub-section (1) of section 26 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013, provided that the assessment and determination of the market value of acquired land should be based on the following criteria:-

- a) the market value, if any, specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- b) the average sale price for similar type of land situated in the nearest village or nearest vicinity area; or
- c) consented amount of compensation as agreed upon under sub-section (2) of Section 2 in case of acquisition of lands for private companies or for public private partnership projects, whichever is higher.

Whereas the market value of land as specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds is not available within the stretch of land, 54.6km to 69.015km, acquired for building (widening/four-laning, etc), maintenance, management and operation of NH-6 within Khawzawl District.

Whereas the consented amount of compensation as agreed upon under sub-section (2) of Section 2 of the RFCTLARR Act, 2013 in case of acquisition of lands for private companies or for public private partnership projects is also not available and hence, inapplicable for determination of market value of land.

Whereas the average sale price for similar types of land situated in Dulte villages during immediately preceding three years were duly considered for determination of the market value of land.

Whereas two documents showing the agreements to sale land between two parties within Dulte village during immediately preceding three years was obtained in which the rates of land were reflected as Rs 714.29 per sq.m and Rs 716.67 per sq.m respectively.

Whereas one-half of the total number of the agreements to sell land in which the highest sale price has been mentioned was taken into account for determination of market value of land as provided in the Explanation 2 under section 26(1) of the RFCTLARR Act, 2013 and the market value of land in Dulte village settlement area is accordingly calculated as Rs 717 per sq.m (decimals rounded off to the next whole number).

Whereas the land to be acquired situated at various locations are graded taking the benchmark of settlement areas of Dulte as 'A' in relation to which locations are taken in order to arrive at the most appropriate market value of land.

Grade	Areas	Remarks
A	Dulte village settlement area	These are residential areas with comparatively dense population and limited commercial activities
B	Developed garden sites from Dulte to river Tuivawl	These are developed land with agricultural plantation but no human habitation

C	Undeveloped garden sites from Dulte to river Tuivawl	These are undeveloped lands with no agricultural plantation and no human habitation
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Whereas grading is done in order to best arrive at the most appropriate rates keeping in mind the need to prioritize the interest of land owners for a fair, accountable and equitable compensation while at the same time, considering the limited resources available with the Government for acquisition of land and in addition, taking into account factors such as the existence of human habitation, commercial activities, agricultural plantations, etc. and the table below summarizes the rates for each grade.

Grade	Classification	Rate per sq. ft (in Rs)	Rate per sq. m (in Rs)
A	Benchmark on which other areas are graded. These are residential areas with comparatively dense population and limited commercial activities	66.61	717
B	25% decrease from Grade A since there are no human habitations but have developed garden sites lying along NH-6	49.96	537.75
C	30% decrease from Grade B since there are no human habitations and no agricultural plantations but lying along NH-6	34.97	376.43

Now, therefore, the Competent Authority for Land Acquisition, in exercise of the powers conferred under section 26 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, hereby determined the market value of the stretch of land acquired from 54.6km to 69.015km in the district of Khawzawl in the state

of Mizoram for building (widening/four-laning, etc), maintenance, management and operation of NH No - 6 under the National Highways Act, 1956 as follows:

Grade	Location/Areas	Rate per sq. ft (in Rs)	Rate per sq. m (in Rs)
A	Dulte village settlement area	66.61	717
B	Developed garden sites from Dulte to river Tuivawl	49.96	537.75
C	Undeveloped garden sites from Dulte to river Tuivawl	34.97	376.43

Sd/-LALROHLUA

Competent Authority for Land Acquisition

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Addl. Deputy Commissioner


Khawzawl District : Khawzawl

Memo. No.C.18016/1/2020-DC(KZL)

Khawzawl, the 17th November, 2020

Copy to:

- 1) The Secretary, Land Revenue and Settlement Department
- 2) The General Manager (P), NHIDCL, PMU-Seling, c/o Tourist Lodge, Thingsulthliah
- 3) The President, Village Council, Dulte
- 4) Secretary, Landowners Association, Dulte
- 5) Website Manager for uploading in the website


17/11/20
(LALROHLUA)

Competent Authority for Land Acquisition

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Addl. Deputy Commissioner

Khawzawl District : Khawzawl