

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

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

:

Khawzawl, the 20<sup>th</sup> July, 2021

**ORDER**

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 61.01km to 93.20km in the district of Khawzawl in the state of Mizoram for building (widening/two lane with paved shoulder, etc), maintenance, management and operation of NH No - 6 through the Gazette Notification No. S.O. 1877(E) dated 17.05.2021.

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. 2493(E) dt. 23.06.2021, 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, 61.01km to 93.20km, acquired for building (widening/two lane with paved shoulder, 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 a total of 8 sale deeds for sale of land situated in Kawlkulh and Dulte villages during immediately preceding three years were duly considered for assessment and determination of the market value of land and whereas there were no sale deeds available in respect of Puilo village during immediately preceding three years.

Whereas the sale deed of one plot of land in Kawlkulh village amounting to ₹3401.04/- per sq.m was considered not indicative of the prevailing market value of land and hence, discounted for calculation of market value as permissible under Explanation 4 of Section 26(1) of RFCTLARR Act, 2013

Whereas one-half of the total number of the sale deeds of 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 whereas the market value of land in Kawlkulh town residential area is accordingly calculated as ₹1,092.72 per sq.m.

Whereas the land to be acquired situated at various locations in Kawlkulh, Dulte and Puilo villages are graded taking the residential area of Kawlkulh town as the benchmark in order to arrive at the most appropriate market value of land as shown below:

Grade	Areas	Reasons for grading
A	Kawlkulh town residential areas	These are residential town areas with a comparatively dense population and a high degree of commercial activities
B	Dulte and Puilo residential areas	These are residential areas in the vicinity of Kawlkulh town with comparatively less population and limited commercial activities
C	Developed garden sites from Dulte to Kawlkulh via Puilo	These land basically consists of agricultural/horticultural plantation or land development activities but no human habitation
D	Undeveloped garden sites from Dulte to Kawlkulh via Puilo	These are undeveloped land with neither agricultural/horticultural plantation nor land development activities with no human habitation

Whereas grading is done in order to best arrive at the most appropriate market 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, proximity to District/town headquarters, commercial activities, agricultural or horticultural plantations, land development, etc. and whereas the table below summarizes the rates for each grade.

Grade	Classification of areas/locations	Rate in ₹ per sq. ft	Rate in ₹ per sq. m	Rate in ₹ per hectare
A	Kawlkulh town residential areas. Benchmark on which other areas are graded. These are residential town areas with comparatively dense population and high degree of commercial activities	101.52	1,092.72	1,09,27,201.41
B	30% decrease from Grade A since there are comparatively less population with limited commercial activities but located in the vicinity of the benchmark area	71.06	764.90	76,49,040.99
C	25% decrease from Grade B since there are no human habitations but there are agricultural/horticultural plantations or land development activities	53.30	573.68	57,36,780.74
D	30% decrease from Grade C since there are no human habitations with neither agricultural/horticultural plantations nor land development activities	37.31	401.57	40,15,746.52

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 in the stretch of land acquired from 61.01km to 93.20km in the district of Khawzawl in the state of

Mizoram for building (widening/two lane with paved shoulder, etc), maintenance, management and operation of NH No - 6 under the National Highways Act, 1956 as follows:

Grade	Areas	Rate in ₹ per sq. ft	Rate in ₹ per sq. m	Rate in ₹ per hectare
A	Kawlkulh town residential areas	101.52	1,092.72	1,09,27,201.41
B	Dulte and Puilo residential areas	71.06	764.90	76,49,040.99
C	Developed garden sites from Dulte to Kawlkulh via Puilo	53.30	573.68	57,36,780.74
D	Undeveloped garden sites from Dulte to Kawlkulh via Puilo	37.31	401.57	40,15,746.52

**Sd/-LALROHLUA**

Competent Authority for Land Acquisition  
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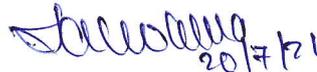
Addl. Deputy Commissioner  
Khawzawl District : Khawzawl

**Khawzawl, the 20<sup>th</sup> July, 2021**

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

Copy to:

- 1) The Secretary, Land Revenue and Settlement Department for kind information
- 2) The General Manager (P), NHIDCL, PMU-Seling, c/o Tourist Lodge, Thingsulthliah for kind information
- 3) The President, Village Councils, Dulte/Kawlkulh/Kawlkulh North/Puilo for information
- 4) Website Manager for uploading in the website

  
(LALROHLUA)

Competent Authority for Land Acquisition  
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Addl. Deputy Commissioner  
Khawzawl District : Khawzawl