

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

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

:

Khawzawl, the 20th 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 93.20km to 106km (i.e. Khawzawl under Package-II) and 106km to 130km (Khawzawl and Neihdawn under Package-III) 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 Notifications No. S.O. 1878(E) dated 17.05.2021 and S.O. 1880(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 notifications No. S.O. 2494(E) dt. 23.06.2021 and S.O. 2495(E) dt. 23.06.2021, declared that the land specified in the Schedule annexed to the said Gazette notifications 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, viz. 93.20km to 106km and 106km to 130km, 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 17 sale deeds for sale of land situated in Khawzawl town 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 Neihdawn village during immediately preceding three years.

Whereas the sale deeds of four plots of land in Khawzawl town were 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 Khawzawl town residential area is accordingly calculated as ₹1371.00 per sq.m.

Whereas the land to be acquired situated at various locations in Khawzawl town and Neihdawn village are graded taking the residential area of Khawzawl 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	Khawzawl town residential areas	These are residential town areas in the District headquarters with a comparatively dense population and a high degree of commercial activities
B	Neihdawn village residential areas	These are residential areas in the vicinity of the District headquarters but with comparatively less population and limited commercial activities
C	Developed garden sites (a) from Tuisenphai WRC area to Hmawngtui kawr, and (b) Tuimuk WRC area	These land basically consists of valuable agricultural/ horticultural plantation or land development activities in the vicinity of the District headquarters with no human habitation

D	Developed garden sites from Chite lui to Neihdawn excluding land in Grade (C)	These land basically consists of agricultural/horticultural plantation or land development activities but further away from the District headquarters with no human habitation
E	Undeveloped garden sites from Chite lui to Neihdawn	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	Khawzawl 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	127.37	1,371.00	1,37,10,031.23
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	89.16	959.70	95,97,021.86
C	20% decrease from Grade B consisting of valuable agricultural/horticultural plantation or land development activities in the vicinity of the District	71.33	767.76	76,77,617.49

	headquarters with no human habitation			
D	15% decrease from Grade C consisting of agricultural/ horticultural plantations or land development activities but further away from the District headquarters with no human habitation	60.63	652.60	65,25,974.87
E	30% decrease from Grade D with neither agricultural/ horticultural plantations nor land development activities and no human habitations	42.44	456.82	45,68,182.41

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 93.20km to 106km (i.e. Khawzawl under Package-II) and from 106km to 130km (Khawzawl and Neihdawn under Package-III) 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	Khawzawl town residential areas	127.37	1,371.00	1,37,10,031.23
B	Neihdawn village residential areas	89.16	959.70	95,97,021.86
C	Developed garden sites (a) from Tuisenphai WRC area to Hmawngtui kawr, and (b) Tuimuk WRC area	71.33	767.76	76,77,617.49
D	Developed garden sites from Chite lui to Neihdawn excluding land in Grade (C)	60.63	652.60	65,25,974.87

E	Undeveloped garden sites from Chite lui to Neihdawn	42.44	456.82	45,68,182.41
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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 20th July, 2021

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, Neihdawn, Khawzawl Arro/Darngawn/Zaingen/ Dinthar/Zuchhip/Kawnzar/Lungvar/ Vengthar /Hermon/Electric Veng for information
- 4) Website Manager for uploading in the website


20/7/21

(LALROHLUA)

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