

GOVERNMENT OF ASSAM
REVENUE & DISASTER MANAGEMENT (LR) DEPARTMENT
ASSAM SECRETARIAT (CIVIL): DISPUR: GUWAHATI – 6
NOTIFICATION
ORDERS BY THE GOVERNOR
Dated Dispur, the 23rd August, 2023

No.RLA.231013/37: The Governor of Assam is hereby pleased to amend the policy on “Land Acquisition through Direct Purchase by way of negotiated Settlement for all Department in the State of Assam” published in the Assam Gazette vide No. RLA.177/2021/3 dated 07/03/2022 in regards to waiting period for receiving objections from the land owners, valuation of immovable assets attached to the land, exemption of registration fees, valuation of structure/building of Department, cost of clearance of salvage materials and auction thereof, payment of compensation of zirat value on Govt. land, re-fixation on administrative cost, modification of multiplication factor and definition of urban area as follows:

SL. No	Para Amended	Amendment
1	Para 3 (vi) of Annexure-I	The existing provisions of paragraph 3 (vi) of Annexure-I shall be substituted by “(vi) Step 6: The list shall be published inviting objections, if any, regarding interest and ownership of the land, etc. For receiving objections from the land owners, a waiting period of 15 days shall be given.”
2	Para 4 of Annexure-3	The existing provisions of paragraph 4 of Annexure-3 shall be replaced by “4. Simple valuation of immovable assets attached to the land: To facilitate quicker and simpler valuation on immovable assets on the land to be acquired, a few typical speculations of different categories of all possible immovable assets, attached to land may be defined. The guidance price of these typical assets may be prepared and vetted through appropriate authority. The valuation of immovable assets attached to the land will be calculated on pro-rata basis of the guidance price, with depreciation as per policy notified by PWD, Assam, from time to time, of the respective assets.”
3	Inserting of new steps No. 3(xviii)	New provision of steps No. 3(xviii) shall be added by “Registration fees under the provision of 78(A) of Indian Registration Act 1908 in respect of instrument executed by or on behalf of or in favour of Government on land acquisition through direct purchase by way of negotiated settlement for all Departments shall be exempted.”
4	Inserting of new steps No. 3(xix)	New provision of steps No. 3(xix) shall be added by “Value of structure/building to be assessed with 100% solatium in case of Government structure/building standing on the Government land and payment shall be made in favour of the Department whose structure belongs to.”
5	Inserting of new steps No.	New provision of steps No. 3(xx) shall be added by “The cost for clearance of salvage materials shall be borne by

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	3(xx)	the requisitioning department and requisitioning Department will also auction the salvage materials, where necessary”																		
6	Inserting of new steps No. 3(xxi)	New provision of steps No. 3(xxi) shall be added by “Zirat value (surface compensation) on Government land shall be assessed for payment to the persons occupying the Government land for minimum 5(five) years without solatium.”																		
7	Inserting of new steps No. 3(xxii)	New provision of steps No. 3(xxii) shall be added by “Administrative (establishment /contingency) cost shall be fixed at 0.5% of the land acquisition cost or Rs.2.0 Lakh per project whichever is higher for Land Acquisition through Direct Purchase by way of negotiated settlement.”																		
8	Para 1(b) of Annexure-3	<p>The existing provisions of Multiplication Factor as contained in Point 1(b) of Annexure-3 shall be substituted in accordance with the notification issued earlier vide E-File No.267689/64, dated 23.03.2023 by</p> <p>“The multiplication factor shall be as follows-</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Distance from nearest Urban Area</th> <th>Multiplication Factor</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>Up to 10 KM</td> <td>1.2</td> </tr> <tr> <td>b)</td> <td>From 10 to 20 KM</td> <td>1.4</td> </tr> <tr> <td>c)</td> <td>From 20 to 30 KM</td> <td>1.6</td> </tr> <tr> <td>d)</td> <td>From 30 to 40 KM</td> <td>1.8</td> </tr> <tr> <td>e)</td> <td>From 40 Km and above</td> <td>2.0</td> </tr> </tbody> </table> <p>The definition of “urban area” shall be modified as per Notification issued earlier vide ECF No. 267689/65, dated 23.03.2023 by</p> <p>“any area declared to be, or included in a Municipal Corporation as notified under provision of any statute, or a municipality under the provision of Sub-Section (2) of Section 5 of the Assam Municipal Act, 1956 (Assam Act XV of 1957), or declared to be a notified area under the provision of Sub-Section (4) of Section 334 of the said Act, or a Revenue Town as defined in Section 3 of the Assam Land Revenue Reassessment Act, 1936.”</p>	Sl. No.	Distance from nearest Urban Area	Multiplication Factor	a)	Up to 10 KM	1.2	b)	From 10 to 20 KM	1.4	c)	From 20 to 30 KM	1.6	d)	From 30 to 40 KM	1.8	e)	From 40 Km and above	2.0
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This Notification will come in to force with immediate effect.

Principal Secretary to the Govt. of Assam
Revenue & D.M. Department

Memo No.RLA.231013/37-A
2023.

Dated Dispur, the 23rd August,

Copy to:

1. P.S. to the Principal Secretary to Chief Minister, Assam, Dispur for kind appraisal of the Principal Secretary, Assam.
2. P.S. to the Minister, Revenue & D.M. etc., Assam for kind appraisal of the Hon'ble Minister.
3. The Secretary, CO-Ordination to Chief Secretary, Assam, Dispur, Guwahati-06.

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4. PS to the Senior most Secretaries of all the departments under Government of Assam for kind information and implementation of the policy as amended.
5. The Principal Secretary, Bodoland Territorial Council/ KarbiAnglong Autonomous Council/ North Cachar Hills Autonomous Council.
6. The District Commissioner.....(All)
7. The Sub-Divisional Officer (Civil).....(All).
8. The Director of Land Requisition, Acquisition & Reforms, Assam, Rupnagar, Guwahati-32 with a request to cause upload of the e-signed copy of the notification on the official website to the directorate.
9. The Director, Printing & Stationary etc., Assam, Bamunimaidam-21. He is requested to publish the Notification in the next issue if the Assam Gazette and submit 25 copies of the same to Revenue & D.M. Department
10. P.S. to the Principal Secretary, Revenue & D.M. Department, Assam.
11. P.S. to the all Secretaries, Revenue & D.M. Department, Assam.
12. All the Officers of the Revenue & Department
13. Shri S M Rabha, Deputy Secretary, Revenue & DM department. He will upload the e-signed copy of the notification on the the official website of Revenue & DM department.

By order etc.,

Deputy Secretary to the Govt. of Assam
Revenue & D.M. (LR) Department