

অসম  ৰাজপত্ৰ
सत्यमेव जयते
THE ASSAM GAZETTE

অসাধাৰণ
EXTRAORDINARY
প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত
PUBLISHED BY THE AUTHORITY

নং 178 দিশপুৰ, শুক্ৰবাৰ, 11 মাৰ্চ, 2022, 20 ফাগুন 1943 (শক)
No. 178 Dispur, Friday, 11th March, 2022, 20th Phalguna, 1943 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
REVENUE & DISASTER MANAGEMENT (L. R.) DEPARTMENT

NOTIFICATION

The 7th March, 2022

No.RLA.177/2021/3.- In pursuance to Cabinet decision dated 12/01/2022 taken on the additional item No.15, vide file No. WR(G).123/2020 of Water Resources Department, Assam, the Governor of Assam is pleased to order “Land acquisition through Direct Purchase by way of negotiated settlement for all Departments in the State of Assam” as enunciated in the enclosed document in Annexure-I. It will come into force with effect from the date of publication of the Notification in the Assam Gazette and will remain in operation till such time as the State Government may consider fit and proper. The Government reserves the right to make any amendment to the same from time to time.

Annexure-I

Land acquisition through Direct Purchase by way of negotiated settlement for public purpose of all Departments in the State of Assam.

- 1) The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013 enacted by the Government of India came into force with effect from 1st January, 2014, repealing the Land Acquisition Act, 1894. It includes provisions for Rehabilitation and Resettlement (R&R) of project affected families and persons in addition to the compensation for acquisition of land. The Government of Assam framed the Assam RFCTLARR Rules, 2015 under the RFCTLARR Act, 2013 with a number of sequential compulsory processes, involvement of a number of bodies as well as statutory waiting time between different processes. Acquisition of land as per the procedures laid down in the said Act and Rules takes considerable time from issuance of Notification to taking over possession of land.
- 2) Adopting the policy of Direct Purchase will not only fast track the process of land procurement but also will simplify the process. This will provide the opportunity to the land losers to negotiate on the cost of their land they will be paid, which will result in less litigation from the land owners.
- 3) Steps and features of Direct Purchase procedure:
 - (i) Step 1: The Requiring Department shall finalize the minimum extent of land required for the public purpose and submit requisition to the concerned Deputy Commissioner/Collector in **Form-A**.
 - (ii) Step 2: A District Level Land Purchase Committee (DLLPC) under the chairmanship of the Deputy Commissioner is to be constituted for direct purchase of land as well as fixation of market value etc. The DLLPC will comprise of the following persons:
 - Deputy CommissionerChairman
 - Additional Deputy Commissioner (Revenue)Member Secretary
 - Representative of the Requisitioning Deptt..... Member
 - Revenue Circle Officer.....Member
 - Sub-Registrar Member
 - Representative of the other concerned assessing Department..... Member
 - (iii) Step 3: Concerned Revenue Circle Officer and the representative of the Requisitioning Deptt. will conduct joint inspection of the requisite land. The area of land and immovable properties attached to it will be measured and mapped.
 - (iv) Step 4: General Notice will be issued by the District Level Land Purchase Committee (DLLPC) to the land owners regarding proposed purchase of the land.
 - (v) Step 5: A list may be prepared for those land owners who may agree to sell the land after ascertaining the actual owner of the land, if necessary, by conducting field enquiry. Willingness of the land owners shall be obtained in writing in **Form-B**.

- (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 1 (one) month shall be given.
- (vii) Step 7: DLLPC will prepare the valuation of land and assets. The Requiring Department may also define a few typical immovable assets of different categories and fix the guidance price through appropriate authority. This price of the assets attached to the land may be calculated on pro-rata basis on typical immovable assets mentioned above.
- (viii) Step 8: The valuation of the land and assets, if any thereon, the particulars of the land, name of owners, etc. shall be prepared.
- (ix) Step 9: The Direct Purchase price shall be higher on the compensation calculated as per provisions of section 26 to 30 & First Schedule of the RFCTLARR Act, 2013 with multiplier of market rate of land defined through the Govt. Notification No.RLA.300/2013/Pt-II/7 dated 22/12/2014. The resettlement & rehabilitation benefit shall be deemed included in it.
- (x) Step 10: On completion of the statutory waiting period specified in step 6, the DLLPC will inform the respective land owners, who are interested or not raising any objections for negotiation.
- (xi) Step 11: Pre-informed negotiation(s) with the respective land owners will be carried out by DLLPC.
- (xii) Step 12: The settlement reached in the negotiation shall be recorded as Agreement through **Form-C** and **Form -D** for land owners and for interested persons other than the land owners, if any, respectively. An undertaking (in Form-B) may be signed by the land owners declaring that they will not claim for payment of higher compensation in any court of law or any other forum and shall abide by the sale agreement finalized in the DLLPC. The land owners and other interested persons have to provide their electronic transfer details through electronic transfer Mandate Form.
- (xiii) Step 13: The District Collector/ Deputy Commissioner may requisition necessary funds from the Requiring Department.
- (xiv) Step 14: The Deputy Commissioner/District Collector shall make an award according to the terms of such agreement. Possession of the land is taken through paying the negotiated price directly to the land owners or persons interested other than the land owners, if any, through electronic transfer to their respective bank accounts.
- (xv) Step 15: The list of the willing rightful land owners so prepared may be communicated to the concerned Sub-Registry office for registration of Conveyance Deed. The Stamp duty in the Indian Stamp Act, 1899 will be exempted in respect of instrument executed by or on behalf of, or in favour of Government.
- (xvi) Step 16: The concerned Deputy Commissioner will transfer the land in favour of the Requiring Department and make necessary changes/corrections in the land records.

- (xvii) Step 17: In the event of any owner refusing to sell the land or any of the owners having objected or not interested with the direct purchase through negotiation, the respective land may be acquired through land acquisition process of the RFCTLARR Act, 2013 and the rules framed thereunder.
- 4) The cost of Direct Purchase and process of Direct Purchase shall be borne by the Requisitioning Department.
 - 5) The Direct Purchase method will be all encompassing and inclusive of all compensation and Resettlement and Rehabilitation (R&R) benefits, as specified in the RFCTLARR Act, 2013 or in R&R benefits of Multilateral Development Banks for Titleholders. The purchase price of land shall be fixed based on negotiations and mutual consent and hence, no separate R&R benefits shall be payable to the land owners.
 - 6) The formats for application and other requisite Forms are enclosed as Annexure-2. The procedure for calculating the Direct Purchase price of land, and other properties attached with it is provided in Annexure-3.

Annexure 2:

Requisite Forms for Direct Purchase process

Form-A

Requisition for Land Acquisition

No. : _____ Date _____

From : Name
Designation of the Requiring body

To : The Deputy commissioner/ District Collector

The undersigned is in requirement ofacre (s) of land for
.....project/ purpose and the details are furnished in
Appendix 1 and 2, along with two copies of trace maps showing the full/ parts of lands required.

It is certified that the required land will be demarcated on the field and all further necessary
information and assistance will be provided on the date/ time appointed/ stipulated by you.

The requisite price for direct purchase finalized through negotiation will be deposited in your
office as and when required.

Enclosure: Appendix 1 and 2 & two copies of trace Maps.

Yours faithfully,

Requiring body

Memo No. _____

Date _____

Copy to:

1. The Secretary to the Govt. of Assam, Revenue & Disaster Management Department,
for information.

Requiring body

Appendix 1 to Form-A

Requisition for Land

- (i) Name of District.....
 (ii) Name of the Project
 (iii) Details of requisition of land

District **Revenue Circle**

Sl.	Village/ Ward	Mouza	Rural/ Urban	Patta No.	Dag no.	Area to be acquired	Boundaries			
							N	S	E	W

- (iv) Total area under requisition (Acres)
 (v) Are any religious structure, graveyard or tomb etc. proposed for acquisition? (Yes/ No).....
 (vi) If yes, reasons for such inclusion of religious structures.

Requiring body

Appendix 2 to Form-A

Certificate with requisition for land

Name of the Project _____

- (1) Certified that the project for which the land is required has been administratively approved vide Department letter No: _____ dated _____ for direct purchase through negotiation with the land owners.
- (2) The estimated cost of the project is of Rs. _____ and necessary budget has been sanctioned and funds are available towards cost of acquisition through direct purchase.
- (3) The Department undertakes to pay full amount of award by the District Level Land Purchase Committee (DLLPC), Rehabilitation and Resettlement Authority/ High Court/ Supreme Court, and as and when asked to do so by the Deputy Commissioner/ Appropriate Government.

Requiring body

Form-B-1

For land owners.

Undertaking to be signed by the person(s) interested before
the DLLPC

I/We, Sri/Smti. S/o,W/o, D/o owner /owners/ of the
land in Dag No. Patta no. of village
.....Mouza Revenue Circle District, here by agree
for the voluntary sale through consent my/our land to the Collector for the purpose of

I/We Solemnly affirm that I/we, am/are the absolute owner/owners of the land mentioned above
and the land is not encumbered. The sale consideration payable for this land maybe paid to me/may be
paid to

I/We / am/are agreeable to the payment of all inclusive of sale consideration of land, things
attached to land including perceived livelihood loss/equivalent costs for Rehabilitation and Resettlement
etc., agreed to in the District Level Negotiation Committee/DLLPC.

I/We hereby declare that I/we will not claim for payment of higher consideration in any court of
law or in any other forum/authority and I/we shall abide by the sale agreement finalized in the District
Level Negotiation Committee.

Signature and Name of the land owners

Date:

Attestation of Deputy Commissioner/Authorized Representative

Name and Designation:

Date:

Form-B-II

Undertaking to be signed by persons interested other than land owners

I/We, Sri/Smti.S/o,W/o,D/o are persons interested in the land in Dag No.Patta no ofvillageMouzaRevenue Circle District.

I/We enclose document in support of my / our claim as an interested person in the said land.

I/We hereby agree for receiving the R & R benefits in the lump sum as per provisions.

I/We hereby declare that I/we will not claim for payment of higher consideration in any court of law or in any other forum/authority and I/ we shall abide by the amount finalized in the District Level Negotiation Committee/DLLPC.

Signature and Name of the interested persons

Date:

Form-C

Agreement with land owners

An Agreement made this _____ day of _____ 20 ____ between _____ here in after called the 'owner'(which expression shall unless repugnant to the context or meaning thereof include his/her heirs, executors) and the Requisitioning Agency represented by _____ hereinafter called the 'Requisitioning Agency', on the other part and recommended by Negotiation Committee.

AND WHEREAS the right, title and interest of the owner /owners in the following land/lands hereinafter called the said land/lands is/are as specified below:

Persons being the absolute owner/owners of the property or having an interest therein capable of leading ownership ultimately hereinafter mentioned and hereby conveyed in the following shares, this is to say:

- (1) _____ S/D/W of _____ share _____
- (2) _____ S/D/W of _____ share _____
- (3) _____ S/D/W of _____ share _____

AND WHEREAS the owner and the Requisitioning Agency agreed for payment of compensation at _____ as a lump-sum deal for an extent of coveringacres land in _____ Dag No _____ Patta No _____ of Village/ward _____ of _____ Mouza/Municipality/Municipal Corporation _____ Sub-Division _____ District. The lump-sum deal represents the market value of the land including value of any immovable property/assets attached to the said land and value of standing tree and crops, solatiumetc., under the Act and over and above of these, as applicable, there may be incentive of direct purchase which also includes more than the Rehabilitation and Resettlement costs as per Schedule under the Act and also apportion the same among themselves as hereinafter provided.

AND WHEREAS the owners have no intention to raise any dispute regarding the contents and manner of this Agreement and the owners have no intention of making a reference to any court or authority,as far as the compensation, contents and manner of the Agreement are concerned.

Signature of the land owners

- 1.
- 2.
- 3.

Signature o Requisitioning Agency

Attested by Member Secretary
District Level Land Purchase Committee

Form-D

Agreement with persons interested other than the land owners

An Agreement made this _____ day of _____ 20 ____ between _____ one part 'persons interested' (which expression shall unless repugnant to the context or meaning thereof include their successors and assignees) and the Requisitioning Agency represented by _____ hereinafter called the 'Requisitioning Agency', on the other part and recommended by Negotiation Committee.

AND WHEREAS the right, title and interest of the owner /owners in the following land/lands hereinafter called the said land/lands is/are as specified below:

Whereas land/lands are held by the interested party/parties named hereinabove under the owners with respective terms and nature of interest:

- (1) _____ S/D/W of _____ Definite Terms and nature of interest _____
- (2) _____ S/D/W of _____ Definite Terms and nature of interest _____
- (3) _____ S/D/W of _____ Definite Terms and nature of interest _____

AND WHEREAS the interested party and the Requisitioning Agency agreed for payment of compensation at _____ as a lump-sum deal for an extent of covering acres _____ in Dag No _____ Patta No _____ of Village /ward _____ of _____ Mouza/Municipality/Municipal Corporation of _____ Sub-Division _____ District. The lump-sum deal represents the Rehabilitation and Resettlement benefits as per the provisions.

AND WHEREAS the interested parties have no intention to raise any dispute regarding the contents and manner of this Agreement and the owner/persons interested have no intention of making a reference to any court or authority, as far as the compensation, contents and manner of the Agreement are concerned.

Signature of the persons interested

- 1.
- 2.
- 3.

Signature of Requisitioning Agency

Attested by Member Secretary
District Level Land Purchase Committee

Annexure-3**Calculation of Direct Purchase Price**

The compensation of Land Acquisition as per Section 26 to 30 of the RFCTLARR Act, 2013 is shown below:

1. Section 26 of RFCTLARR Act, 2013:
 - a) The base rate of land [Sub-section (1)] of Section 26 of the RFCTLARR Act, 2013 will be determined by the highest value among:
 - The market value, if any, specified in the Indian Stamp Act, 1899 for the registration of Sale deeds or agreements to sell, as the case may be, in the area, where the land is situated;
 - The average sale price of similar type of land situated in the nearest village or nearest vicinity area; and
 - 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.
 - b) The market value of land shall be multiplied by a factor [Sub-section (2) of section 26 of the RFCTLARR Act, 2013], of i) 1.00 (one) for land of urban areas or, ii) 1.5 (one and a half) if the radial distance of the land is up to 10 km from the nearest urban area or, iii) 2.00 (two) if the radial distance of the land is beyond 10 km from nearest urban area (Ref Notification No.RLA.300/2013/Pt-II/7 dated 22/12/2014 of the Govt. of Assam).
2. Section 29 of the RFCTLARR Act, 2013:
 - a) Market value of building and other immovable property and assets attached to the land will be calculated by the competent Engineer or any other specialist in the relevant field [Ref. sub-section (1) of section 29].
 - b) Value of trees and plants attached to the land will be calculated by the experienced persons in the field of agriculture, forestry, horticulture, sericulture or any other relevant field, as the case may be [Ref. sub-section (2) of section 29].
3. Section 30 of the RFCTLARR Act, 2013 :
 - a) A Solatium @ 100% on the value of land, immovable assets attached to the land and standing crops will be added to determine the total compensation [Ref. sub-section (1) of section 30 of the RFCTLARR Act, 2013].
 - b) Individual awards detailing the particulars of compensation and details of payment of compensation as specified in the First Schedule of the RFCTLARR Act, 2013 will be issued [Ref. sub-section (2) of section 30 of the RFCTLARR Act, 2013]
 - c) The land value defined u/s 26 of the RFCTLARR Act, 2013 will also attract an amount calculated @ 12% per annum for the period commencing on and from the date of notification till the date of award [Ref. sub-section (3) of Section 30 of the RFCTLARR Act, 2013]

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, without depreciation, of the respective assets.

5. Direct purchase price:

The land owners will get an incentive of 25%, inclusive of R&R benefits, on the compensation calculated as per provisions of Section 26 to 30 and First Schedule of the Act, as he has readily agreed to be a part of the project.

The Price of Direct Purchase (DP) will be: -

$$DP = 1.25 \times \{ 2 \times [(R \times M \times A) + (B+O)] + [0.12 \times Y \times (R \times A)] \}$$

Where :

R is the base rate of land

M is the Multiplication factor

A is the affected area

B is the market value of Buildings

O is the value of all immovable assets & standing crops

Y is the year from the date of notification to award of compensation

The Direct Purchase method will be all encompassing and inclusive of all compensation and R&R benefits, as specified in the RFCTLARR Act, 2013 or in R&R benefits of MDBs for Titleholders. The purchase price of land shall be fixed based on negotiations and mutual consent, hence no separate rehabilitation and resettlement benefits shall be payable to the landowners.

AVINASH JOSHI,

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