

# Speedy action on Land Acquisition processes and timely correction of Land Records

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# Correct mapping of the alignment fixed/plot identified :

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- (i) a correct map of the area identified/alignment fixed should be prepared.
- (ii) this will avoid missing out of any Dag from Notification.
- (iii) The preliminary Notification prepared should pass through a two or three eye check to ensure incidence of missing Dags/plots is minimized.
- (iv) the Notification should incorporate correct Dag Nos., Patta Nos., area of land etc.

## Piecemeal Notifications should be avoided:

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- (i) There should be a composite Notification / Declaration of the alignment fixed/plot identified.
- (ii) Piecemeal Notifications/ Declaration leads to delay in the process of land acquisition.

# Drive for updating of land records

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C.O. should undertake an updation drive to :

- (i) substitute names of legal heirs in case of deceased pattadars.
  - (ii) give effect to registered transactions of rights in land such as sale, gift, partition etc.
  - (iii) record orders of partitions etc.
  - (iv) record orders of Courts
  - (v) enter the name of land owners as per FRA, 2006
- This will lead to receipt of minimal objections/ smooth disbursement of compensation in subsequent stages

# Assessment of land value

(i) Land value should reflect the present market value of the land.


(ii) Land value not related to the present market value will lead to objections from the pattadars and they may refuse to receive compensation.

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(iii) The zonal valuation, therefore, should be regularly updated.

# Correct assessment of zirat

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- (i) correct assessment of zirat should be made conducting proper field survey along with assessing Deptt.s and representatives of the Requiring Body, so that no objection is received as to non-inclusion of zirat compensation.
  - (ii) the zirats should be carefully noted to avoid any underpayment /overpayment
  - (iii) the structure value should be as per updated SOR of the PWD (Bldg.)
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# Apportionment of compensation

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- (i) Whenever CALA or Collector is not able to decide as to whom the amount of compensation should be paid or as to apportionment of compensation, instead of trying to resolve the issue through several hearings, they should refer the matter to the decision of the Principal Civil Court of respective jurisdiction by the CALA and to the LARR Authority (District Judge) by the Collector.
- (ii) deposit the amount at the Court, they should take possession of the land.

## Utility shifting :

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- (i) Utility shifting and tree felling take considerable time in case of NH projects
  
- (ii) The DC/ADCs should take up with the respective Deptt.s immediately after the alignment is fixed for preparation of cost of shifting etc. so that NHIDCL can place the fund with the respective Deptt.s.



# Correction of land records

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- (i) After compensation is paid and possession is taken over, the pattadars are not supposed to pay land revenue any more.
- (ii) Land records should be corrected as Govt. noting in the remarks column of the RoR of the L.A. case No. and the Deptt. concerned.
- (iii) In case the land is acquired for Central Govt., it should be corrected as Central Govt., noting in the remarks column the name of the concerned Ministry.

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THANK YOU

