

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(पोत परिवहन, सड़क परिवहन और राजमार्ग मंत्रालय)

National Highways Authority of India

(Ministry of Shipping, Road Transport and Highways)

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No. 11041/217/2007-Admn.

17th Jun 2008

POLICY MATTERS- ADMINISTRATION/FINANCE (36/2008)

[Decision taken on LA&EM file No NHA/29/LA&EM/Policy]

Sub: Format for Submission of cases for release of Compensation.

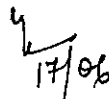
The Competent Authority has decided that submission of cases for release of compensation for land acquisition in a suitable format would facilitate their speedy analysis and disposal.

2. The PIUs/Technical Divisions shall henceforth submit the cases for release of compensation for land acquisition as per the **format annexed** to this Circular.
3. The following guidelines may be observed in filling up the format:-
 - (a) In Section [A], column for 'Circle-Rate/guideline value (per Ha) prevalent at the time of 3A Notification' is required to be filled up irrespective of the method adopted by CALA for determining the market value of the land.
 - (b) In Section [A], column for 'Reasons furnished by CALA for adopting rates higher than Circle-Rate/guideline value' is required to be filled only if CALA has computed market value of land at rates higher than Circle-Rate/guideline value.
 - (c) Section [B] 'Data pertaining to fixation of market value of land on basis of sales-statistics' is required to be filled up only if compensation has been computed on the basis of sales-statistics.
 - (d) Names of categories of land may be varied as per local conditions and nomenclature. For example, in addition to using the terms 'Agricultural', 'Residential', 'Industrial' and 'Commercial', PIUs may also use locally prevalent classifications (such as 'Manai', 'Gramatana', 'Poramboke', 'Chahi', 'Barani' 'Abadi', 'Dry', 'Wet' etc). However, while using local classifications, the broad category [ie Agricultural (Dry) Agricultural (Wet), Residential, Industrial or Commercial] may also be mentioned in brackets.
 - (e) PIUs shall maintain accounts of amounts advanced to CALA on account of (i) Compensation, and (ii) Administrative/ Establishment/Contingency expenditure, and ensure that these amounts are adjusted while submitting cases for release of compensation to HQ.
 - (f) In case market value of land has been determined, and administrative charges for land acquisition are being levied on the basis of State Govt Orders, copies of such Orders are to be attached while submitting cases for release of compensation.

- (g) The following issues are to be certified by PIUs while submitting cases for release of compensation:-
- (i) Area under each category mentioned in 3(G) Award is the same as mentioned in 3(D) Notification.
 - (ii) Land-value has been determined in accordance with rates applicable to the category of land as mentioned in relevant 3D Notification.
 - (iii) Trees have been valued by Forest/Agriculture/Horticulture Dept, or, have been valued by Govt approved valuator whose valuations have been certified by local Forest/Agriculture/Horticulture Dept.
 - (iv) Structures/ bore-wells have been valued by PWD, or, have been valued by Govt approved valuator whose valuations have been certified by local PWD.
 - (v) Amounts advanced to CALA as Compensation/ Administrative/ Establishment/Contingency charges have been adjusted.
- (h) Compensation will not be released under any head (ie land/trees/structures/ bore-wells), in respect of which necessary certification is not provided under Section [F] of the format.
- (i) In case of Supplementary Awards for trees/structures/bore-wells, certification will also be required to the effect that compensation for the trees/structures/bore-wells were not included in the Main Award. In such cases copy of format for Main Award is also to be submitted (along-with format for Supplementary Award).
- (k) Information pertaining to each column of the format which is required to be filled up must necessarily be filled up; Entries such as 'Mentioned in Award' or 'Refer to Award' in the columns for 'Reasons furnished by CALA for adopting rates.....' (Sections A and B of the format) will not be acceptable/entertained because, as mentioned above, the format is being introduced to cut down on time lost in sifting through Awards and related documents. However, in the event of paucity of space in the format under these columns, additional blank sheets may be used.

4. Project Directors shall be personally/individually responsible for submission of correct and accurate data vide the format.

5. This issues with the approval of the Competent Authority.


(V K Sharma)
General Manager (Admn)

To :

PS to Chairman
All Members
All CGMs/CVO/GMs
All DGMs/Managers
All PIUs/CMUs/SPVs

Copy to :-

Librarian/Hindi Officer

Format for Submission of cases for release of Compensation for acquisition of land.

[A] FIXATION OF MARKET VALUE OF LAND

Name of village/Urban area	Category of land ^e	Area being acquired (in Ha)	Rate adopted (per Ha) by CALA.	Circle-Rate/guideline value (per Ha) prevalent at time of 3A Notification	Reasons furnished by CALA for adopting rates higher than Circle-Rate/guideline value*	Cost of land	Value of trees	Value of structures/bore-wells	Amount under Section 3(G)2 of NH Act	Amount under any other heads of compensation	Total compensation	Salvage value	Compensation payable
						A	B	C	D	E	F (A+B+C+D+E)	G	H (F-G)
	Agricultural												
	Residential												
	Commercial												
	Industrial												
	Agricultural												
	Residential												
	Commercial												
	Industrial												
	Total area												

* This column is required to be filled only if CALA has computed market value of land at rates higher than Circle-Rate/guideline value. Section [B] is required to be filled up only if compensation has been computed on basis of sales-statistics. @ Categories may be varied as per local nomenclature/conditions.

[B] DATA PERTAINING TO FIXATION OF MARKET VALUE OF LAND ON BASIS OF SALES-STATISTICS

Name of village /Urban area	Category of land	No of sales considered	Rates at which sales were executed (per Ha)		Rate adopted (per Ha) by CALA.	No of sales executed at rate adopted by CALA.	Reasons furnished by CALA for adopting rates
			Highest	Lowest			
	Agricultural						
	Residential						
	Commercial						
	Industrial						
	Agricultural						
	Residential						
	Commercial						
	Industrial						
	Total area						

[C] VALUATING AGENCIES

Name of Govt/private agency valuing Structures/bore-wells etc	Govt	Private

[D] DOCUMENTS TO BE ATTACHED (if relevant):

- (i) State Govt Orders pertaining to determination of market value of land.
- (ii) State Govt Orders authorizing levy of administrative charges.

[E] AMOUNT TO BE RELEASED

Total Compensation	:	
Administrative charges	+	
Advance compensation released	-	
Administrative/Contingency charges paid to CALA	=	
Amount to be released	=	

[F] CERTIFICATIONS

(i) Area under each category mentioned above is same as mentioned in 3D Notification. (ii) Land-value has been determined in accordance with category of land mentioned in relevant 3D Notification. (iii) Trees have been valued by Forest/Agriculture/Horticulture Dept OR, have been valued by Govt approved valuator whose valuations have been endorsed by local PWD, OR, have been valued by Govt approved valuator whose valuations have been endorsed by local PWD. (iv) Amounts advanced to CALA as Compensation/Adm/Estt/Contingency charges have been adjusted.