

GOVERNMENT OF MANIPUR  
SECRETARIAT: REVENUE DEPARTMENT

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OFFICE MEMORANDUM  
Imphal, the 09<sup>th</sup> October, 2017

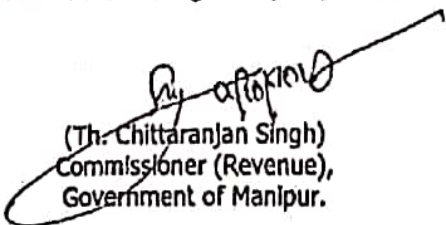
No.4/6/LA/2017-Com(Rev)/(Pt): Whereas, different Departments of the Government resort to direct purchase of land from willing Paltadars/land owners for various Schemes of the Government by constituting Direct Purchase Committee with the approval of the State Cabinet in cases where acquisition of land through Land Acquisition Act is likely to take more time.

However, due to absence of any specific guidelines, the Purchase Committees of the Districts have been deciding rates at their discretion, often resulting in abnormally high cost of acquisition/purchase.

Now, therefore, it is hereby directed that all such Committees constituted with necessary approvals including the Deputy Commissioners (Chairman of the Committees constituted for direct purchase of land) shall invariably follow the following guidelines while negotiating the matter with the pattadar/land owner and recommending the rates:-

1. The procedures for determining market value of land mentioned under Section 26 of the Right to Fair Compensation and Acquisition, Rehabilitation and Resettlement Act, 2013 and Orders No.2/1/SR/2007-Com(Rev) dated 20.3.2012 (Minimum Guidance Value). Average of sale data in respect of lands at the relevant location or nearby locations will be taken into account in verifying the reasonableness of the market value.
2. The Factors applicable under the First Schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 as provided under State Government Notification No.4/12/LA/2014-Com(Rev) dated 03.8.2015. The market value of land shall be multiplied by the following factors for determination of minimum compensation in respect of rural areas:

| Distance of Project from urban area | Market value of land shall be multiplied by the factor |
|-------------------------------------|--------------------------------------------------------|
| 0.00 Km to 5.00 Km                  | 1.25                                                   |
| More than 5.00 Km to 10.00 Km       | 1.50                                                   |
| More than 10.00 Km to no limit      | 2.00                                                   |
3. The Rehabilitation package given in Second Schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, if applicable.
4. The provisions regarding determination of the value of things attached to land or building as given under Section 29 of the Right to Fair Compensation and Acquisition, Rehabilitation and Resettlement Act, 2013, wherever applicable.
5. The provision of Solatium under Section 30 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 i.e. consider a Solatium amount equivalent to one hundred percent of the compensation amount for arriving at any negotiated rate with the land owner.

  
(Th. Chittaranjan Singh)  
Commissioner (Revenue),  
Government of Manipur.

Copy to:-

1. Secretary to the Chief Minister, Manipur.
2. PS to the Minister (Revenue), Manipur
3. Staff Officer to the Chief Secretary, Government of Manipur.
4. All ACS/Pr. Secretaries, Commissioners, Secretaries, Government of Manipur.
5. All Deputy Commissioners, Manipur.
6. Order Books/Guard file.

<land acquisition>