



GOVERNMENT OF MIZORAM
LAND REVENUE & SETTLEMENT DEPARTMENT

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1st Floor, Room No. 127
MINECO, Aizawl - 796001

Aizawl, the 19th February, 2025

NOTIFICATION

No. K.12011/89/2018-REV: WHEREAS this Department's Notification vide even number dated 11.09.2019 prescribed the multiplication factor as 1 (one) for the value of land both in rural and urban areas wherever the amount of compensation for land acquisitions were to be determined as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (*hereinafter referred to as the RFCTLARR Act, 2013*) within the State of Mizoram during the pendency of W.A. 70 of 2018;

AND WHEREAS the Hon'ble Gauhati High Court (Division Bench) in its Judgement & Order (CAV) dt.30.10.2024 in W.A. 70 of 2018 held that the Mizoram (Land Acquisition, Rehabilitation and Resettlement) Act, 2016 is inapplicable in the State;

AND WHEREAS the Gauhati High Court (Aizawl Bench) in its Judgement & Order (Oral) dt.20.11.2024 in WP(C) No. 92 of 2021 (Sh. Chuangkima and 3 Ors. -vs- SoM & 2 Ors.) set aside the said Notification dt.11.09.2019 directing the State Government to fix appropriate multiplication factor by which the market value is to be multiplied in case of rural area from 1 (one) to 2 (two) based on distance of the project from urban area as stipulated under First Schedule of the RFCTLARR Act, 2013;

NOW THEREFORE in supersession of the said Notification dt.11.09.2019 except as respects things done or omitted to be done before such supersession and in exercise of the power conferred under sub-section (2) of section 26 read with the provisions under Serial No. 2 of the First Schedule of the RFCTLARR Act, 2013, the Government of Mizoram hereby notifies that when land to be acquired is situated in **rural areas**, the market value of such land calculated by the Collector as per sub-section (2) of section 26 of the RFCTLARR Act, 2013 shall be multiplied by the following factors based on the radial distance from the outskirts of the nearest urban area as mentioned below:

Sl. No.	Radial distance of the Project from urban area	Factor by which the market value to be multiplied
1.	From 0 KM to 10 KM	1.25
2.	More than 10 KM up to 30 KM	1.40
3.	More than 30 KM up to 50 KM	1.80
4.	Beyond 50 KM	2.00


As per Serial. No. 3 of the First Schedule of the Act, the market value of land shall be multiplied by the factor "1.00" whenever the land proposed for acquisition is situated in **urban areas**. All places within Aizawl Municipal Corporation, Lunglei Municipal Council and notified town areas shall be considered as an urban area for the purpose of this notification.

Sd/- VANLALMAWIA
Secretary to the Govt. of Mizoram
Land Revenue & Settlement Department

Memo No. K.12011/89/2018-REV : **Aizawl, the 19th February, 2025**

Copy to:

1. Secretary to Governor of Mizoram.
2. P.S to Hon'ble Chief Minister, Mizoram.
3. P.S to Minister, Land Revenue & Settlement Department, Mizoram.
4. Sr. P.P.S to Chief Secretary, Govt. of Mizoram.
5. Joint Secretary to the Govt. of India, Ministry of Road Transport & Highways, Transport Bhawan, 1 Parliament Street, New Delhi - 1100 001.
6. The Chief Engineer (Con), Northeast Frontier Railway (Construction), Maligaon, Guwahati - 781 011.
7. All Deputy Commissioners / District Collectors.
8. Controller of Printing & Stationeries, Mizoram with 2 (two) spare copies for publication in Mizoram Gazette Extra Ordinary.
9. The Executive Director (Projects), NHIDCL, Regional Office, 3rd Floor, T-86, Tuikhuahtlang, Aizawl, Mizoram.
10. Website Manager, Land Revenue & Settlement Department for uploading in the Department's website.
11. Guard File.


(LALHRUAL LUANGA)
Under Secretary to the Govt. of Mizoram
Land Revenue & Settlement Dept.