



**GOVERNMENT OF MIZORAM  
LAND REVENUE & SETTLEMENT DEPARTMENT**

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Website: <https://landrevenue.mizoram.gov.in>  
Email: [mizoram.revenue@gmail.com](mailto:mizoram.revenue@gmail.com)

Mizoram Secretariat Building No.2  
1<sup>st</sup> Floor, Room No. 127  
MINECO, Aizawl - 796001

*Aizawl, the 27<sup>th</sup> May, 2025*

**NOTIFICATION**

**No. H.11018/3/2025-REV:** WHEREAS the Mizoram (Land Acquisition, Rehabilitation & Resettlement) Act, 2016 (hereinafter referred to as the MLARR Act, 2016) was declared as inapplicable in the State by the Gauhati High Court, Aizawl Bench in its order dt.30.10.2024 in W.A. 70 of 2018;

AND WHEREAS the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as the RFCTLARR Act, 2013) was adopted by the Fourth Session of the Ninth Mizoram Legislative Assembly held on dated 11<sup>th</sup> March, 2025 and notified vide even No. dt.28.03.2025;

AND WHEREAS it has been felt to have uniform rates of value of trees, plants and crops, including some man-made structures on land which would be lost by the person interested on account of acquisition of the land in the State;

NOW, THEREFORE, in supersession of all the previous notifications, if any, in this regard under any land acquisition Act, the Governor of Mizoram is pleased to hereby notify uniform rates for determination of the value in respect of buildings, crops and plants, etc. lost by the person interested on account of acquisition of land for public purpose under Section 29 of the RFCTLARR Act, 2013 with immediate effect as shown in the SCHEDULES. The rates as notified under Schedule - I to Schedule - IX shall serve as a guideline for determination of the value of things attached to land or buildings in respect of acquisition under various legislations within the state of Mizoram.

**SCHEDULE - I  
RATES OF COMPENSATION FOR BUILDINGS**

Sl. No.	Name of items	Recommended rate (Rupees per sqm. plinth)
1.	Cattle shed, Poultry shed or any other shed for domestic animals, with thatch roofing.	1,650/-
2.	Cattle shed, Poultry shed or any other shed for domestic animals, with GCI sheet roofing.	2,750/-

3.	Ordinary Mizo House, Mud floor, with thatch roofing.	2,750/-
4.	Ordinary Mizo House with bamboo floor elevated from ground, double turja walling, and thatch roofing.	3,300/-
5.	Ordinary Mizo House with Plank Floor, double Turja walling, thatch roofing with hardwood post below floor level driven below ground jointed with sawn timber post.	5,500/-
6.	Ordinary Mizo House with Plank Floor, GCI sheet roof Turja walling, hardwood post below floor level driven below ground jointed by iron flat with sawn Timber.	7,700/-
7.	Mizo type building plank floor with hardwood post jointed with flat iron with sawn timber post driven below the ground jointed by flat iron with GCI sheet roofing AC sheet walling or plain sheet walling.	8,800/-
8.	Mizo type building plank floor with hardwood post driven below the ground jointed by flat iron with sawn timber post, AC sheet walling, GCI sheet roof with AC sheet/plain sheet/bamboo ceiling and full panelling of inside wall with AC sheet, plywood etc.	May be assessed as per MPWD's Schedule of Rates and latest Cost Indices.
9.	Pucca building with CC floor, with cement structure, brick/GCI sheet walling up to skirting, AC sheet wall GCI sheet roof, AC ceiling.	
10	Building with RCC superstructure, plank floor AC sheet walling GCI sheet roof, AC ceiling.	
11.	RCC buildings and other structures.	

## SCHEDULE - II

### RATES OF COMPENSATION FOR SHIFTING MEMORIAL STONES/GRAVES

Sl. No.	Type of Graves/Memorial Stone	Recommended cost of compensation
1.	Grave with memorial stone (natural stone slab).	33,000/-
2.	Grave with RCC memorial stone.	38,500/-
3.	Grave with memorial slab.	38,500/-
4.	Grave without memorial stone.	19,800/-
5.	Memorial stone.	16,500/-
6.	Grave with memorial stone with slab.	33,000/-
7.	Grave with memorial stone with engraving.	33,000/-
8.	Grave with granite memorial stone.	49,500/-
9.	Pyramid engraving.	66,000/-

**SCHEDULE - III**  
**RATES OF COMPENSATION FOR PADDY CULTIVATION**

Sl. No.	Type of paddy cultivation	Average yield per Hectare (in Tins)	Recommended rate per Hectare of paddy field [ @Rs. 240 per tin of paddy (in Rupees)]
1.	Paddy in jhum.	250	75,000/-
2.	Paddy in Dry Terrace.	300	90,000/-
3.	Paddy in WRC land with fully developed irrigation facility.	450	1,35,000/-

**SCHEDULE - IV**  
**RATES OF COMPENSATION FOR LAND DEVELOPMENT**

Sl. No.	Level of Land Development achieved	Recommended rate per acre or Tin (in rupees)
1.	Where only Jungle clearance is completed in any type of land for cultivation of crops.	9,520/-
2.	Up to levelling of terracing including uprooting and removal of stones and stumps is completed.	67,000/-
3.	Up to layout with bunds is completed for WRC or DTC.	75,209/-
4.	The land is tilled and ploughed.	80,209/-
5.	Cost of irrigation facilities are put in place.	To be assessed as per MPWD's Scheduled of Rates and latest cost.

**SCHEDULE - V**  
**COMPENSATION FOR FRUIT CROPS (AMOUNT IN RUPEES)**

Sl. No.	Name of Plant/Tree	Planting material				Well established young plants of 1.0 m to 1.50 m.		Well established young plant of above 1.50 m.		Fruit bearing /mature stage
		Of up to 45 cm height		Of 45 cm to 1.0 m height						
		<i>Planted</i>	<i>Natural growth</i>	<i>Planted</i>	<i>Natural growth</i>	<i>Planted</i>	<i>Natural growth</i>	<i>Planted</i>	<i>Natural growth</i>	
1.	Orange, Hatkora, Sweet Orange (Sisu), Sermam, Valencia and Mozambique, Lemon, Lime.	Budded : 120 Seedling : 40		180/-		250/-		800/-		10,000/-
2.	Jackfruit, Tamarind, Guava, Pear, Plum, Peach, Zammir, Theiherawt and	50/-	30/-	60/-	40/-	180/-	150/-	500/-	300/-	6,000/-

	Sertawk.									
3.	Dragon fruit per clump.	60/-		100/-		200/-		1,000/-		10,000/-
4.	Litchi (Theifeimung), Butter Fruit, Zawngtah, Mango.	50/-	30/-	70/-	50/-	200/-	170/-	700/-	350/-	8,000/-
5.	Theiria, Sunhlu, Sakhithei, Pangkai, Chengkek, Bilthei, Lenhmui, Theipalingkawh, Vawmva, Theitat, Keifang, Keipui.	50/-	30/-	60/-	40/-	160/-	120/-	400/-	250/-	4,000/-
6.	Papaya	50/-		60/-		250/-		500/-		4,000/-
7.	Lakhuihthei (Pineapple)	5/-		8/-		10/-		30/-		200/-
8.	Balhla (Banana), Saisu.	19/-		30/-		80/-		150/-		1,200/-
9.	Grapes.	50/-		80/-		100/-		200/-		5,000/-
10.	Sapthei (Passionfruit)	5/-		10/-		30/-		120/-		3,000/-
11.	Any other fruit crop	10/-		20/-		30/-		50/-		1,500/-

### SCHEDULE - VI

#### COMPENSATION FOR VEGETABLE CROPS (AMOUNT IN RUPEES)

Sl. No.	Name of Plant/Tree	Planting material				Well established young plants of 1.0 m to 1.50 m.		Well established young plant of above 1.50 m.		Fruit bearing /mature stage
		Of up to 45 cm height		Of 45 cm to 1.0 m height						
		Planted	Natural growth	Planted	Natural growth	Planted	Natural growth	Planted	Natural growth	
1.	Khanghu, Thingthupui, Ankhapui, Kawhtebel, Buarpui Chempai.	60/-	30/-	80/-	60/-	120/-	90/-	600/-	300/-	2,000/-
2.	Sugarcane (Fu) per clump.	5/-		10 /-		12/-		25 /-		50/-
3.	Bawrhsaiabe, Samtawk, Bawkbawn, Satinrem.	5/-		7/-		20/-		30/-		200/-
4.	Anthur.	8/-		10/-		15/-		30/-		40/-
5.	Tomato, Hmarcha	5/-		7/-		12/-		20/-		300/-

6.	Mai, Maipawl, Berul, Um ei, Changkha, Fanghma, Dawfawh, Maitamtawh.	4/-		8/-		20/-		160/-		400/-
7.	Katchu, Kawlbahra/Bahra, Pangbal, Turnip, Carrot, Knolkhol, Beet, Antam, Alu, Sawhthing, Ailaidum, Purunvar/Purunsen.	6/-		8/-		12/-		15/-		20/-
8.	Zikhlum, Parbawr, Broccoli.	6/-		8/-		12/-		25/-		100/-
9.	Vaimim, Chhawhchhi, Behliang.	8/-		10/-		15/-		30/-		40/-
10.	Phuihnam, Chingit.	10/-	5/-	25/-	12/-	30/-	15/-	85/-	50/-	300/-
11.	Bean, Bete, Bekang, Bepui, Chana, Bepuipawr/bepuithla nei.	5/-		8/-		40/-		80/-		120/-
12.	Iskut.	10/-		20/-		30/-		100/-		700/-
13.	Any other vegetable crop not mentioned above.	2/-		4/-		6/-		8/-		10/-

**SCHEDULE - VII**  
**COMPENSATION FOR PLANTATION CROPS (AMOUNT IN RUPEES)**

Sl. No.	Name of Plant/Tree	Planting material				Well established young plants of 1.0 m to 1.50 m.		Well established young plant of above 1.50 m.		Fruit bearing /mature stage
		Of up to 45 cm height		Of 45 cm to 1.0 m height						
		<i>Planted</i>	<i>Natural growth</i>	<i>Planted</i>	<i>Natural growth</i>	<i>Planted</i>	<i>Natural growth</i>	<i>Planted</i>	<i>Natural growth</i>	
1.	Thingpui, Coffee.	80/-		160/-		240/-		320/-		6,150/-
2.	La (Cotton).	6/-		8/-		15/-		30/-		40/-
3.	Coconut.	110/-		190/-		270/-		650/-		10,000/-
4.	Kuhva (Arecanut).	180/-		265/-		350/-		1,400/-		10,500/-
5.	Oil Palm.	200/-		300/-		500/-		800/-		10,000/-
6.	Panhnah (betel leaf).	10/-		25/-		40/-		150/-		4,000/-
7.	Bamboo (Phulrua, Vairua) per clump.	20/-	10/-	35/-	25/-	60/-	35/-	85/-	60/-	3,000/-

8.	Bamboo (Rawnal, Rawthing).	13/-	6/-	25/-	13/-	50/-	30/-	75/-	50/-	500/-
9.	Bamboo (Mautak, Rawthla).	6/-	5/-	13/-	6/-	25/-	13/-	35/-	25/-	95/-
10.	Exotic Bamboo (Brandisii Sppl, Latiflorus spp. Etc)	80/-		120/-		200/-		500/-		5,000/-
11.	Hmunphiah per broom or per clump									3/stick or 540 per clump
12.	Kang damdawi (Jatropha)	5/-		10/-		30/-		50/-		500/-
13.	Aloevera	5/-		10/-		30/-		50/-		500/-
14.	Rubber seedling/budded	180/-		265/-		350/-		1,400/-		10,500/-

Sl. No.	Name of Plant/Tree	Planting material				Well established young plants of 1.0 m to 3 m.		Well established young plant of above 3 m.		Fruit bearing /mature stage	Well established young plant of above 1.5 m.	
		Of up to 100 cm height		Of 100 cm to 1.0 m height								
		Planted	Natural growth	Planted	Natural growth	Planted	Natural growth	Planted	Natural growth		Planted	Natural growth
15.	Sandalwood, Red Sander, Rosewood, Thingrai (agar)	30/-		120/-		400/-					10,000/-	
16.	Tree species of A-I class as per EF&CC Department's classification - Teak, Char, Ngiau etc.	60/- to 120 /-	80/- to 440/-	110/- to 220/-	80/- to 160/-	180/-	150/-				Girth up to 60 cm = 375/cft 60 - 90 cm = 500/cft 90 cm above = 675/cft	375/cft 500/cft 675/cft

17.	Tree species as A-II class as per EF&CC Deptt. classification	50/- to 100/-	30/- to 60/-	90/- to 180/-	60/- to 120/-	140/- to 280/-	120/- to 240/-				Girth below 120 cm = 175/cft Above 120 cm = 300/cft	175/cft 300/cft
18.	Tree species of B-I class as per EF&CC Deptt. classification	30/- to 60/-	20/- to 40/-	60/- to 120/-	40/- to 80/-	120/- to 240/-	100/- to 200/-				Girth below 120 cm = 150/cft Above 120 cm = 275/cft	150/cft 275/cft
19.	Tree species of B-II class as per EF&CC Deptt classification, including other tree species not mentioned herein.	20/- to 40/-	15/- to 30/-	40/- to 80/-	20/- to 40/-	80/- to 160/-	60/- to 120/-				Girth below 120 cm = 138/cft Above 120 cm = 225/cft	138/cft 225/cft

### SCHEDULE - VIII

#### COMPENSATION FOR SERICULTURE FOOD PLANTS (AMOUNT IN RUPEES)

Sl. No.	Name of Plant/Tree	Planting material				Well established young plants of 1.0 m to 1.50 m.		Well established young plant of above 1.50 m.		Fruit bearing /mature stage
		Of up to 45 cm height		Of 45 cm to 1.0 m height						
		Planted	Natural growth	Planted	Natural growth	Planted	Natural growth	Planted	Natural growth	
1.	Som (Bul)/Nauthak (Soalu)	100/-		140/-		250/-		500/-		10,260/-
2.	Oak tree (Sasaw thing)	100/-		140/-		250/-		500/-		10,260/-
3.	Mulberry (Thingthei hmu)	35/-		60/-		150/-		270/-		430/-
4.	Kesseru (Changkhen) / Castor (Muthi)	50/-		90/-		190/-		320/-		770/-

**SCHEDULE - IX**  
**COMPENSATION FOR FISH POND (AMOUNT IN RUPEES)**

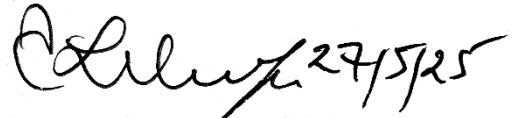
Sl. No.	Particulars	Recommended rates per Hectare
1.	Land value of the pond	As determined by the Competent Authority.
2.	Pond Development Cost	₹ 8,40,000/-
3.	Basic structure	₹ 5,50,000/-
4.	Fish stock compensation	₹ 7,20,000/-
5.	Livelihood compensation	₹ 3,60,000/-

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

**Memo No. H.11018/3/2025-REV** : **Aizawl, the 27<sup>th</sup> May, 2025**

Copy to :-

1. Secretary to Governor of Mizoram.
2. P.S to Hon'ble Chief Minister, Mizoram.
3. P.S to Speaker/ Ministers/ Leader of Opposition/ Deputy Speaker, Ministers of State.
4. All Members of Legislative Assembly, Mizoram.
5. Sr. P.P.S to Chief Secretary, Govt. of Mizoram.
6. All Administrative Heads/Head of Departments, Govt. of Mizoram.
7. Director, Land Revenue & Settlement Department.
8. All District Collectors in Mizoram.
9. Controller of Printing & Stationeries, Mizoram with 2 (two) spare copies for publication in Mizoram Gazette Extra Ordinary.
10. All Settlement Officers, Land Revenue & Settlement Department.
11. Guard File.

  
( LALHRUAI TLUANGA )  
Under Secretary to the Govt. of Mizoram  
Land Revenue & Settlement Department