



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

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

Aizawl, the 7th May, 2025

NOTIFICATION

No. H.11018/3(2)/2025-REV: Whereas the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013 (hereinafter referred to as the "said Act") stipulated course of action to be undertaken in regard to rehabilitation and resettlement of the affected families, etc., due to land acquisition vide sections 16 to 19, 26 to 32, 38, 39 and 47 and the Second Schedule and Third Schedule read with section 105 (3) of the said Act in connection with all land acquisitions made under the said Act in the State of Mizoram.

And Whereas sub-section (3) of section 105 of the said Act authorized the Government to issue Notification that any of the provision of this Act relating to determination of compensation in accordance with the First Schedule and the rehabilitation & resettlement specified in the Second and Third Schedules, being beneficial to the affected families, shall apply to the cases of land acquisition under the enactments specified in the Fourth Schedule; the State Government, therefore, felt it necessary to issue notification specifying common guidelines to this effect.

Now, therefore, in exercise of the powers conferred under sub-section (3) of Section 105 of the RFCTLARR Act, 2013, and in supersession to any other notifications in this regard, the Governor of Mizoram is pleased to notify for general information and with immediate effect that the elements applicable and the quantum of entitlement stipulated under Second Schedule and Third Schedule shall be as specified hereunder which shall henceforth, be applied in all future land acquisitions in the State:

THE SECOND SCHEDULE

[See sections 31(1), 38(1) and 105(3)]

ELEMENTS OF REHABILITATION AND RESETTLEMENT ENTITLEMENTS
FOR ALL THE AFFECTED FAMILIES (BOTH LAND OWNERS AND THE FAMILIES
WHOSE LIVELIHOOD IS PRIMARILY DEPENDENT ON LAND ACQUISITION) IN
ADDITION TO THOSE PROVIDED IN THE FIRST SCHEDULE

Sl. No. 1. Provision of housing units in case of displacement:

- a) If a house is lost in rural areas, a constructed house shall be provided as per the Indira Awas Yojana specifications. If a house is lost in urban areas, a

constructed house shall be provided, which will be not less than 50 sq.m. in plinth area.

- b) This benefit shall also be extended to any displaced family which is without homestead land and which has been residing in the area continuously for a period of not less than three years preceding the date of notification of the affected area and which has been involuntarily displaced from such area;

Provided that any such family in urban areas which opts not to take the house offered, shall get one-time financial assistance for house construction, which shall not be less than ₹ 1,50,000/- (Rupees one lakh fifty thousand only). Provided further that if any affected family in rural areas so prefers, the equivalent cost of the house may be offered in lieu of the constructed house;

Provided further that if any affected family in rural areas so prefers, the equivalent cost of the house may be offered in lieu of the constructed house;

Provided also that no family affected by acquisition shall be given more than one house under the provisions of the Act.

Explanation: The houses in urban area may, if necessary, be provided in multi-storied building complexes.

Sl. No. 2. Land for Land:

In the case of irrigation project, as far as possible and in lieu of compensation to be paid for land acquired, each affected family owning agricultural land in the affected area and whose land has been acquired or lost, or who has, as a consequence of the acquisition or loss of land, been reduced to the status of a marginal farmer or landless, shall be allotted, in the name of each person included in the records of rights with regard to the affected family, a minimum of one acre of land in the command area of the project for which the land is acquired;

Provided that in every project those persons losing land and belonging to the Scheduled Castes or the Scheduled Tribes will be provided land equivalent to land acquired or two and a one-half acre, whichever is lower.

Sl. No. 3. Offer for Developed Land:

In case the land is acquired for urbanisation purposes, twenty per cent of the developed land will be reserved and offered to land owning project affected families, in proportion to the area of their land acquired and at a price equal to the cost of acquisition and the cost of development;

Provided that in case the land-owning project affected family wishes to avail of this offer, an equivalent amount will be deducted from the land acquisition compensation package payable to it.

Sl. No. 4. Choice of Annuity or Employment:

Since employment/job creation through the projects seems non-viable in the State, the entitled displaced family shall be at liberty to choose to be paid the annuity at ₹ 2,000/- (Rupees two thousand only) every month for a period of 20 years or in one-time payment of ₹ 5,00,000/- (Rupees five lakh only).

The rehabilitation entitlement for choice of annuity shall be available only to the displaced families who are poor and vulnerable without regular source of income, or the displaced families whose source of regular income have been adversely affected by the displacement on account of acquisition of land.

Sl. No. 5. Subsistence grant for displaced families for a period of one year:

Each affected family which is displaced from the land acquired shall be given a monthly subsistence allowance equivalent to ₹ 3,000/- (Rupees three thousand only) per month for a period of one year from the date of the award.

In addition to this amount, the Schedule Castes and the Scheduled Tribes displaced from Schedules Areas shall receive an additional amount of ₹ 50,000/- (Rupees fifty thousand only).

Sl. No. 6. Transportation cost for displaced families:

Each affected family which is displaced shall get a one - time financial assistance of ₹ 50,000/- (Rupees fifty thousand only) as transportation cost for shifting of the family, building materials, belongings and cattle.

Sl. No. 7. Cattle shed/Petty shop Cost:

The amount of entitlement under this category shall be the same as the cost assessed and paid for as compensation for such Cattle shed or Petty shop of the displaced family, excluding solatium, subject to a minimum of ₹ 25,000/- (Rupees twenty-five thousand only) per Cattle shed or Petty shop as the case may be.

Sl. No. 8. One-time grant to artisan, small traders and certain others:

The amount of one-time grant entitlement under this category shall be subject to a minimum of ₹ 25,000/- (Rupees twenty-five thousand only) per displaced family who have lost and have to re-establish their place of business.

Sl. No. 9. Fishing rights:

In cases of irrigation or hydel projects, the affected families may be allowed fishing rights in the reservoirs, in such manner as may be prescribed by the State Government.

Sl. No. 10. One-time Resettlement Allowance:

Each displaced family shall be given a one-time "Resettlement Allowance" of ₹ 50,000/- (Rupees fifty thousand only).

Sl. No. 11. Stamp duty and registration fee:

- a) The stamp duty and other fees payable for registration of the land or house allotted to the affected families shall be borne by the Requiring Body.
 - b) The land for house allotted to the affected families shall be free from all encumbrances.
 - c) The land or house allotted may be in the joint names of wife and husband of the affected family.
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THE THIRD SCHEDULE

[See sections 31(1), 38(1) and 105(3)]

PROVISION OF INFRASTRUCTURAL AMENITIES

Sl. No.	Component of infrastructural amenities provided/proposed to be provided by the acquirer of land
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| 1) | Roads within the resettled villages and an all-weather road link to the nearest pucca road, passages and easement rights for all the resettled families be adequately arranged. |
| 2) | Proper drainage as well as sanitation plans executed before physical resettlement. |
| 3) | One or more assured sources of safe drinking water for each family as per the norms prescribed by the Government of India. |
| 4) | Provision of drinking water for cattle. |
| 5) | Grazing land as per proportion acceptable in the State. |
| 6) | A reasonable number of Fair Price Shops. |
| 7) | Panchayat Ghars, as appropriate. |
| 8) | Village level Post Offices, as appropriate, with facilities for opening saving accounts. |
| 9) | Appropriate seed-cum-fertilizer storage facility if needed. |
| 10) | Efforts must be made to provide basic irrigation facilities to the agricultural land allocated to the resettled families if not from the irrigation project, then by developing a cooperative or under some Government scheme or special assistance. |

- 11) All new villages established for resettlement of the displaced persons shall be provided with suitable transport facility which must include public transport facilities through local bus services with the nearby growth centres/urban localities.
- 12) Burial or cremation ground, depending on the caste-communities at the site and their practices.
- 13) Facilities for sanitation, including individual toilet points.
- 14) Individual single electric connections (or connection through non-conventional sources of energy like solar energy), for each household and for public lighting.
- 15) Anganwadis providing child and mother supplemental nutritional services.
- 16) School as per the provisions of the Right of Children to Free and Compulsory Education Act, 2009 (35 of 2009).
- 17) Sub-health centre within two kilometres range.
- 18) Primary Health Centre as prescribed by the Government of India.
- 19) Playground for children.
- 20) One community centre for every hundred families.
- 21) Places of worship and chowpal/tree platform for every fifty families for community assembly, of numbers and dimensions consonant with the affected area.
- 22) Separate land must be earmarked for traditional tribal institutions.
- 23) The forest dweller families must be provided, where possible, with their forest rights on non-timber forest produce and common property resources, if available close to the new place of settlement and, in case any such family can continue their access or entry to such forest or common property in the area close to the place of eviction, they must continue to enjoy their earlier rights to the aforesaid sources of livelihood.
- 24) Appropriate security arrangements must be provided for the settlement, if needed.
- 25) Veterinary service centre as per norms.

Note: Details of each component of infrastructural amenities mentioned against serial numbers (1) to (25) should be indicated by the acquirer of land.

Sd/- LALHMUNSANGA HNAME
Additional Secretary to the Govt. of Mizoram
Land Revenue & Settlement Department

Memo No. H.11018/3(2)/2025-REV

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Aizawl, the 7th 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.

 7/5/25

(LALHRUAI TEUANGA)

Under Secretary to the Govt. of Mizoram
Land Revenue & Settlement Department