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NOTIFICATION

Subject : Revised Departmental Land Selection and Purchase Board, 2024

No. H.11018/2/2018-REV, the 28th March, 2024. In supersession of this department's Notification even No. dated 09.10.2020, the Governor of Mizoram is pleased to revise the Departmental Land Selection and Purchase Board and the terms of reference as follows: -

1. Chairman - Chief Secretary, Govt. of Mizoram.
2. Member-Secretary - Secretary to Govt. of Mizoram, Land Revenue & Settlement.
3. Members: - (1) Secretary to the Government of Mizoram, Finance Department.
(2) Secretary to the Government of Mizoram, Law & Judicial Department.
(3) Secretary to the Government of Mizoram, Planning & Programme Implementation Department.
(4) Administrative Head of the requiring Department.
OR
Where the requiring Department is of any Government other than the Government of Mizoram, the authorised representative of that Department/Ministry.
(5) District Collector concerned.
(6) Head of Department of the requiring Department, Government of Mizoram.

TERMS OF REFERENCE:

1. Acquisition of land by way of negotiated purchase shall be resorted to by the requiring Department only in cases where immediate availability of the land is required for the Government project, and proceeding under the land acquisition Act in force would cause delay to hamper the execution of the Government project.
2. After obtaining the approval of the competent authority of the requiring Department for acquisition of land, the requiring Department shall submit the proposal to proceed for negotiated purchase of land to the Government in the Department of Land Revenue & Settlement Department, stating the purpose, preferred location and other characteristics of the land required.

3. The Land Revenue & Settlement Department may issue its concurrence by Notification in official Gazette.
4.
 - i) The requiring Department shall issue open advertisement of its requirement, specifying the purpose, preferred location, area, and other characteristics of the land required, on at least two local newspapers circulated throughout the State, and also in the local newspaper of the localities concerned, if any, giving not less than 7 (seven) days for submission of offers for sale of lands (bids).
 - ii) In certain cases when there is land with the location already preferred by the requiring Department, in such cases, open advertisement by the requiring Department is not required.
5. The requiring Department shall get the rightful ownership and the physical features of the lands so offered verified in the Land Revenue & Settlement Department, Government of Mizoram, or competent authority of the Autonomous District Council concerned, as the case may be.
6. On completion of the required verification and confirmation, the requiring Department shall submit the copies of documents submitted by land owners, along with the verification report from the LR&S Department, to the District Collector concerned.
7.
 - i) *Price Ceiling:* The District Collector shall fix a Price Ceiling for each land offered, which shall be the sum total of the market value established by the Collector plus the amount entitled as Solatium under the Land Acquisition Act in force. The Price Ceiling as fixed by the District Collector should not exceed the total compensation which should be paid in the case of compulsory acquisition.
 - ii) The Collector shall prepare a comparative statement of the lands offered for sale, indicating the land document numbers, areas and locations of the lands, names of land owners, prices offered, market values per unit area of the lands, solatium entitled and the Price Ceiling for each parcel of land.
8. The values of any properties which are offered for sale along with the land shall also be assessed as per the existing norms of the Government of Mizoram.
9. The copies of the verification reports from the LR&S Department, Statements of the District Collector, and the Assessment Sheets of any other properties to be purchased along with the land, and the copies of newspapers showing the advertisement shall be submitted by the District Collector to the Member Secretary of the Departmental Land Selection and Purchase Board.
10. The Board will make appropriate recommendation(s) to the requiring Department for obtaining administrative approval and expenditure sanction as per standing norms in force for the requiring Department/Ministry: subject to the condition that no land shall be purchased for a price exceeding the Price Ceiling.
11. Every purchase of landed properties shall be made by payment of the price of the landed property by issuing valid 'crossed cheque' in favour of the land owner, and executing proper Sale Deed which shall include an 'Undertaking' that no claim for compensation shall be made in future by the land owner under any law in respect of the property sold, and the Deed shall be countersigned by

the District Collector, and a copy of the Deed shall be given to the property owner, requiring Department and the Collector.

12. The original land documents shall also be handed over to the requiring Department at the time of execution of the Sale Deed, for mutation of the lands as per existing land law in force. The said documents and the Sale Deed shall have to be submitted along with the application for mutation in the LR&S Office concerned.
13. For reference as to the market value of land, the market value of the lands fixed by the District Collector, not the negotiated selling price shall be referred to for any purpose as the market value of the lands so transacted.
14. All expenditures involved with the processing of the purchase of land as aforesaid shall be borne by the requiring Department.

Dr. H. Lalthlangliana,
Secretary to the Govt. of Mizoram,
Land Revenue & Settlement Department.