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NOTIFICATION

No.K.12011/10/2007-REV/241, the 18th August, 2017. Whereas section 29 of the Mizoram (Land Acquisition, Rehabilitation and Resettlement) Act, 2016 (Act 5 of 2016) provides for revising the 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 at every three years;

And whereas the last fixation of rates was revised on the 28th November, 2013, and a period of three years has already lapsed.

Now, therefore, in supersession of all previous Order/Notification in this regard, the Governor of Mizoram is pleased to revise and fix new uniform rates of compensation in respect of buildings, crops and plants, etc. lost by the person interested on account of acquisition of land for public purpose under the Mizoram (Land Acquisition, Rehabilitation and Resettlement) Act, 2016, with immediate effect as shown here under:-

Part-I : RATES OF COMPENSATION FOR BUILDINGS

| <u>Sl.No.</u> | <u>Names of items</u> | <u>Recommended rate</u> <u>Rupees per sq.m</u> <u>plinth area</u> |
|---------------|--|---|
| 1 | Cattle shed, Poultry shed or any other shed for domestic animals, with thatch roofing | 1,500/- |
| 2. | Cattle shed, Poultry shed or any other shed for domestic animals, with GCI sheet roofing | 2,500/- |
| 3. | Ordinary Mizo House, Mud floor, with thatch roofing | 2,500/- |
| 4 | Ordinary Mizo House with bamboo floor elevated from ground, double turja walling, and thatch roofing | 3,000/- |
| 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. | 5,000/- |
| 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. | 7,000/- |

| | | |
|----|--|--|
| 7. | Mizo type building plank floor with hardwood post jointed with flat iron with sawn timber post driven below the ground by flat iron with GCI sheet roofing AC sheet walling or plain sheet walling | 8,000/- |
| 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 paneling of inside wall with AC sheet, Plywood etc. | May be assessed as per MPWD's Schedule of Rate and latest Cost Indices |
| 9 | Pucca building with CC floor, with cement structure, brick/GCI sheet walling upto 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 | |

Part-II: RATES OF COMPENSATION FOR SHIFTING MEMORIAL STONES/GRAVES

| <u>Sl.No.</u> | <u>Type of Graves/Memorial Stone</u> | <u>Recommended cost of compensation (in rupees)</u> |
|---------------|--|---|
| 1 | Grave with memorial stone (natural stone slab) | 30,000/- Plus solatium @ Rs. 10,000/- per grave. |
| 2 | Grave with RCC memorial stone | 35,000/- |
| 3 | Grave with memorial slab | 35,000/- |
| 4 | Grave without memorial stone | 18,000/- |
| 5 | Memorial stone | 15,000/- |
| 6 | Grave with memorial stone with slab | 30,000 |
| 7 | Grave with memorial stone with engraving | 30,000/- |
| 8 | Grave with granite memorial stone | 45,000/- |
| 9 | Pyramid Phura engraving | 60,000/- |

Part-III: RATES OF COMPENSATION FOR PADDY CULTIVATION

| <u>Sl.No.</u> | <u>Type of paddy cultivation</u> | <u>Average yield per hectare (in Tins)</u> | <u>Recommended rate per Hectare of paddy field @ Rs. 200/- per tin of paddy (in rupees)</u> |
|---------------|--|--|---|
| 1 | Paddy in jhum | 250 | 50,000/- |
| 2 | Paddy in Dry Terrace | 300 | 60,000/- |
| 3 | Paddy in WRC land with fully developed irrigation facility | 600 | 1,20,000/- |

Part-IV: RATES OF COMPENSATION FOR LAND DEVELOPMENT

| <u>Sl.No.</u> | <u>Level of Land Development achieved</u> | <u>Recommended rate per acre or Tin (in rupees)</u> |
|---------------|--|---|
| 1 | Where only Jungle clearance is completed in any type of land for cultivation of crops | 4,500/- |
| 2 | Where after Sl.No. 1, up to levelling or terracing including uprooting and removal of stones and stumps is completed | 44,000/- |
| 3 | Where after Sl.No. 2, up to layout with bunds is completed for WRC or DTC | 50,000/- |

- 4 Where after Sl.No. 3, the land is tilled and ploughed
5 Cost of irrigation facilities are put in place

55,000/-
To be assessed as per
MPWD's Schedule of
Rates and latest cost
indices

Part-V: COMPENSATION FOR FRUIT CROPS (Amount in Rs.)

| S. 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 high | | Planted | Planted natural | Planted | Planted natural | |
| | | Planted | Natural growth | Planted | Planted natural | | | | | |
| 1 | Orange, Hatkora, Sweet Orange (Sisu), Serman, Valencia and Mozambique, Lemon, Lime | Budded 120 seeding 40 | | 180 | | 250 | | 800 | | 10000 |
| 2 | Jackfruit, Tamarind, Guava, Pear, Plum, Peach, Zammir, Dragonfruit, Theiherawt and Sertawk | 30 | 20 | 60 | 40 | 180 | 150 | 500 | 300 | 6000 |
| 3 | Litchi (Theifeimung), Butter Fruit, Zawngtah, Mango. | 35 | 25 | 70 | 50 | 200 | 170 | 700 | 350 | 8000 |
| 4 | Theiria, Sunhlu, Sakhithe Pangkai, Chengkek, Theipui Borai, Theitit, Bilthei, Lenhmui, Theipalingkawh, Vawmva, Theitat, Keifang, Keipui | 25 | 15 | 50 | 30 | 160 | 120 | 400 | 250 | 4000 |
| 5 | Papaya | 30 | | 60 | | 250 | | 500 | | 4000 |
| 6 | Lakhuihthei (Pineapple) | 3 | | 4 | | 7 | | 30 | | 70 |
| 7 | Balhla (Banana), Saisu | 15 | | 30 | | 80 | | 150 | | 500 |
| 8 | Grapes | 20 | | 40 | | 70 | | 150 | | 2000 |
| 9 | Sapthei (Passion fruit) | 5 | | 10 | | 30 | | 120 | | 800 |
| 10 | Any other fruit crop | 2 | | 3 | | 5 | | 20 | | 500 |

Part-VI:COMPENSATION FOR VEGETABLE CROPS (Amount in Rs.)

| S. No. | Name of Plant/tree | Planting material | | | | Well established young plants to 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 high | | Planted | Planted natural | Planted | Planted natural | |
| | | Planted | Natural growth | Planted | Planted natural | | | | | |
| 1 | Khanghu, Thingthupui, Ankhpui, Kawhtebel, Buarpui chempai | 60 | 30 | 80 | 60 | 120 | 90 | 600 | 300 | 4000 |
| 2 | Sugarcane (Fu) | 4 | | 8 | | 10 | | 20 | | 40 |
| 3 | Bawrh Saiabe, Samtawk, Bawkbawn Maitamtawk, Satinrem | 5 | | 7 | | 12 | | 20 | | 100 |
| 4 | Tomato, Hmarcha | 5 | | 7 | | 12 | | 20 | | 100 |
| 5 | Mai, Maipawl, Berul, Um ei, Changkha, Fanghma, Dawnfawh | 4 | | 8 | | 20 | | 160 | | 400 |
| 6 | Katchu, Kawlbahra/ Bahra, Pangbal, Tumip, Carrot, Knolkhol, Beet, Antam, Alu, Sawhthing, Ailaidum, Purunvar/Purunsen | 6 | | 8 | | 12 | | 15 | | 20 |
| 7 | Zikhlum, Parbawr, Broccoli | 6 | | 8 | | 12 | | 25 | | 100 |
| 8 | Vaimim, Chhawhchhi, Buhtun, Behliang, Anthur | 6 | | 8 | | 12 | | 25 | | 35 |
| 9 | Phuihnam, Chingit | 10 | 5 | 20 | 10 | 30 | 15 | 80 | 50 | 300 |
| 10 | Bean, Bete, Bekang, Bepui, Chana, Bepui-pawr/Bepuithlanei | 5 | | 8 | | 40 | | 80 | | 120 |
| 11 | Iskut | 10 | | 20 | | 30 | | 100 | | 500 |
| 12 | Any other vegetable crop not mentioned above | 2 | | 4 | | 6 | | 8 | | 10 |

Part-VII: COMPENSATION FOR PLANTATION CROPS (Amount in Rs.)

| S. No. | Name of Plant/tree | Planting material | | | | Well established young plants to 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 | Planted natural | Planted | Planted natural | |
| | | Planted | Natural growth | Planted | Planted natural | | | | | |
| 1 | Thingpui, Coffee | 20 | | 40 | | 60 | | 100 | | 500 |
| 2 | La (Cotton), Vaihlo (tobacco) | 6 | | 8 | | 12 | | 25 | | 35 |
| 3 | Cocunut, Kuhva (arecanut) | 35 | 25 | 70 | 50 | 200 | 170 | 700 | 350 | 8000 |
| 4 | Oil Palm | 150 | | 200 | | 300 | | 600 | | 5000 |
| 5 | Canes, Palm (other than mentioned above) | 20 | 15 | 30 | 20 | 40 | 30 | 150 | 100 | 400 |
| 6 | Panhnah (betel leaf) | 10 | | 25 | | 40 | | 150 | | 300 |
| 7 | Bamboo (Phulrua, Vairua) | 15 | 8 | 30 | 20 | 50 | 30 | 70 | 50 | 120 |
| 8 | Bamboo (Rawnal, Rawthing) | 10 | 5 | 20 | 10 | 40 | 25 | 60 | 40 | 100 |
| 9 | Bamboo (Mautak, Rawthla) | 5 | 4 | 10 | 5 | 20 | 10 | 30 | 20 | 75 |
| 10 | Hmunphiah | . | . | . | . | . | . | . | . | 2/- per stick |
| 11 | Kangdamdawi Jatropa | 5 | | 10 | | 30 | | 50 | | 200 |
| 12 | Aloevera | 5 | | 10 | | 30 | | 50 | | 150 |
| 13 | Rubber-seedling/budded | 20/30 | | 100/140 | | 150/200 | | 800 | | 5000 |
| 14 | Sandalwood, Red Sander, Rosewood, Thingrai (agar) | 30 | | 120 | | 300 | | To be assessed ad valorem by District Forest Officer concerned | | |

| | | | | | | | | |
|----|--|----|----|-----|----|-----|-----|---|
| 15 | Tree species of A-I Class as per EF&CC Department's classification | 20 | | 100 | | 300 | | As per the latest classification and valuation notified by the Environment, Forest and Climate Change Department. |
| 16 | Tree species of A-II Class as per EF&CC Department's classification | 15 | 10 | 50 | 30 | 150 | 100 | |
| 17 | Tree species under of B-II Class as per EF&CC Department's classification | 12 | 10 | 40 | 25 | 120 | 80 | |
| 18 | Other Trees not mentioned here above will be under B-II Class as per EF&CC Department's classification | 10 | 6 | 30 | 20 | 100 | 60 | |

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