



Annex- 4

Policy of MEGA on mode of Land Acquisition, Rehabilitation, Compensation and Valuation for Acquisition of Properties of the Project Affected Families (PAFs) for project purpose for sub-judice cases

It is experienced and felt that in the present process of acquiring land and for other process connected therewith, much time is being consumed that would cause delay in project implementation and it would also put the Project Affected Families through unnecessary inconvenience. Thus, to overcome such a situation, MEGA has decided to introduce this policy on mode of Land Acquisition, Rehabilitation, Compensation and Valuation of such properties of the Project Affected Families (PAFs) with the purpose to expedite the process of land acquisition and matters connected therewith.

The policy would normally be made applicable in case of subjudice matters. However, those PAFs who wish to opt for the policy and belong to that area can also avail of the provisions of the same irrespective of whether they have approached Hon'ble Court or not.

In view as aforesaid, MEGA prescribes the process indicated below for land acquisition in general under the policy:-

1. Mode of Acquisition for Rehabilitation of PAFs

Land required to be acquired for Ahmedabad Metro Project would normally be acquired in accordance with the provisions of the RFCTLARR Act, 2013. However, for matters which are subjudice concerning the PAFs, it will be decided by MEGA for reasons to be recorded in writing that the land acquisition process under the RFCTLARR Act, 2013 will result in delay in project implementation and so, the processing of land acquisition shall be done by direct negotiation between MEGA and affected families. Such cases will be put up by the Corporate Planning department through the concerned field unit for certifying urgency regarding processing under this policy and through the Land Cell to the Directors of the Project and Finance departments for approval by Managing Director so as to enable MEGA to start the process of direct negotiation.

2. Procedure for the Rehabilitation of the PAFs and valuation of the properties of the Ahmedabad metro project:

As per the JICA guidelines for environmental and social considerations³: The entire Project affected properties/land owners and PAFs shall be compensated and rehabilitated in accordance with the JICA Guidelines. Such compensation and rehabilitation shall be considered irrespective of

³ The Guidelines for Environmental and Social Considerations (hereafter, the "new Guidelines") and the Objection Procedures based on the Guidelines for Environmental and Social Considerations (hereafter, the new "Objection Procedures") were put into effect on July 1, 2010.



tenure; whether the properties/land ownership are legal or without having due procedure of law; meaning thereby that while deciding compensation and rehabilitation, the status of the project affected properties/land owner and PAFs shall not normally be taken into account.

The definition of "Affected Family" as defined in RFCTLARR Act, 2013 and reproduced at **Annexure I** shall be adopted for rehabilitation and allotment of EWS houses and other compensation irrespective of whether PAFs are affected through Land Acquisition mode or otherwise and whether the concerned case is sub-judice or not.

In accordance with JICA Guidelines, the minimum tenure of three years as mentioned in the definition of "Affected Family" as per section III of the RFCTLARR Act, 2013 (Reproduced at **Annexure I**) shall not apply when PAFs are being given EWS houses as part of this policy or other cases of PAFs (including encroachers) being on government land.

In case of following the procedure of the RFCTLARR Act, 2013:-

2.1 RFCTLARR Act, 2013: As per the definition of the land owners and affected families in the RFCTLARR Act, 2013, all the project affected properties/land owners shall be compensated in accordance with the First and Second schedule of the RFCTLARR Act, 2013. The non-land owning PAFs shall be compensated in accordance with the Second Schedule of the RFCTLARR Act, 2013. The compensation for land acquisition is determined by the Collector and awarded by him to the land owner within two years from the date of publication of the declaration of acquisition. This process might take 2-3 years approximately.

The notification of GOG dated 12/08/2016 AM/2016/19/M/LAQ/2013/111/GH (Placed at Annexure III) and the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act (Gujarat Amendment) Act, 2016 (Placed at Annexure III) and the benefits defined therein will be considered appropriately while following the RFCTLARR Act, 2013.

Under this notification any mutual agreement between MEGA and PAFs can be submitted to the District Collector so as to be the basis for the award that is to be given by the District Collector. Procedure regarding this shall be finalized with the approval of MD.

In case of the sub-judice cases and any other properties adjacent in the same society/village for PAFs who have not gone to the court, the procedure to be followed will be as follows:

2.2 Direct Negotiation for Rehabilitation of PAFs: For matters which are sub judice concerning the PAFs, then it will be decided by MEGA for reasons to be recorded in writing that the land acquisition process under the RFCTLARR Act, 2013 will result in delay in project implementation and so, the processing of land acquisition may be done by direct negotiation.

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Such cases will be put up by the Corporate Planning department through the concerned field unit for certifying urgency regarding processing under this policy and through the Land Cell to the Directors of Project and Finance departments for approval by Managing Director so as to enable MEGA to start the process of direct negotiation.

3. **Different types of properties/families which may be required through Direct Negotiation for Rehabilitation of PAFs:** In case, if the valuation of the property is required to be done by MEGA through Direct Negotiation, then the following types of properties may be required to be acquired/ PAFs who will be required to be compensated:

While deciding the matter under policy guidelines, MEGA will follow few important definitions which are provided in RFCTLARR Act, 2013. The extract of the definitions are placed at (Annexure-I) for ready references.

The types of properties/families and their compensation structures are as follows:

The empowered committee with the approval of MD will decide on the extent of compensation (both land for land and other options) keeping the interests of the project in mind.

3.1. Land owner and Affected family with legal title

The compensation will be in accordance with the provisions and principles of RFCTLARR Act, 2013 and the RFCTLARR (Gujarat Amendment) Act, 2016, passed on 12/08/2016 and placed at Annexure III.

3.1.1 Land – The land owner shall be entitled for either

- cash compensation
 - or
 - compensation through land for land (As approved by the high powered committee of GOG in its meeting on 5/4/2016)
- besides following the entitlements defined in the Second Schedule of the RFCTLARR Act, 2013.

3.1.2 Land and Structure – The land owner shall be entitled to compensation for the value of the land and the structure in the form of either

- complete cash compensation
 - or
 - land and structure for land and structure compensation
 - or
 - if he agrees for land for land and cash for structure
- besides following the entitlements defined in the Second Schedule of the RFCTLARR Act, 2013.



3.1.3 Structure – The owner of the structure shall be entitled to either

- cash compensation
 - or
 - structure for structure compensation
- besides following the entitlements defined in the Second Schedule of the RFCTLARR Act, 2013.

3.2. Non-Titleholder claimants of the land/structure – The process of verification of records of such people would be defined by MEGA separately with the approval of MD.

The compensation will be in accordance with the provisions and principles of RFCTLARR Act, 2013 and the RFCTLARR (Gujarat Amendment) Act, 2016, passed on 12/08/2016 and placed at Annexure III.

3.2.1. Claimant of structure on private land - Such a PAF is one who claims to be the owner of the property by virtue of unregistered sale/purchase agreement on a non-judicial stamp paper of Rs.10/- or any other denomination purchased from a private land lord. They shall be compensated by either

- structure for structure (As approved by the high powered committee of GOG in its meeting on 5/4/2016)
 - or
 - cash for structure
- besides following the entitlements defined in the Second Schedule of the RFCTLARR Act, 2013. In terms of the transfer of title of the land, MEGA shall follow appropriate legal procedure deemed fit in accordance with the law.

3.2.2. Claimants of Structure on Government land/Government Body/AMC land – Such a PAF is one who claims to be the owner of the property by virtue of unregistered sale/purchase agreement on a non-judicial stamp paper of Rs.10/- or any other. They shall be compensated by either

- structure for structure on Government land
 - or
 - cash for structure
- besides following the entitlements defined in the Second Schedule of the RFCTLARR Act, 2013. In terms of the transfer of title of the land, MEGA shall follow appropriate legal procedure deemed fit in accordance with the law.

A Note on standard valuation categories and methods of the properties/families is placed at (Annexure-II)

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4 Methods of valuation through Direct Negotiation for Rehabilitation of PAFs for project purpose:

In order to provide fair compensation to all the property owners, for the valuation of the properties through direct negotiation, the valuers will be required to value all types of properties by four different methods.

The methods are described below:

4.1 Jantri Rate (As per RFCTLARR Act 2013) The valuation of the properties shall be as per the procedure laid down in RFCTLARR Act, 2013, Section 26 and the acquired land value is computed as follows-

The land value specified in the Indian Stamp Act, 1899 for the registration of the sale deeds duly indexed (in accordance with relevant government published indexes) for the relevant acquiring year as compared to the year of sale deed.

4.2 Comparable rates (As per RFCTLARR Act 2013) The valuation of the properties shall be as per the procedure laid down in the RFCTLARR Act, 2013, Section 26 and the acquired land value is computed as follows-

The average of the top 50 percent of all sale deeds in the previous three years for similar type of land situated in the vicinity. Normally, the sale deed of the same society or complex will be preferred if available.

4.3 Current Market Valuation – Based on their experience in the field of valuation, the valuers of the properties shall enquire about the current market value of that particular area and shall provide the composite market value for determination of interest on the value of the properties till the date of actual award. For the calculation of 12% interest, the cut-off date would be taken as the date of approval by MD for initiating the direct negotiation. The process to be followed would be as under:

4.3.1 Valuation of different types of properties through Direct Negotiation for Rehabilitation of PAFs

A nominated committee of MEGA will carry out the process of Direct Negotiation with the owner of the property which is proposed to be acquired through Direct Negotiation. The process to be followed is as follows:

- A survey agency with relevant work experience would be appointed to determine the area of the property which is to be affected and collect necessary papers of ownership including B.U. permission, Co-operative's certificate, share certificate and necessary certification and approved land plan from the Society and any other papers required for the purpose of valuation.

4.3.2 Determination of the value of the properties in case of Direct Negotiation for Rehabilitation of PAFs

- GM/CP in consultation with concerned field GM in charge of the project, shall identify the critical land requirement. GM/CP along with Land Cell shall organize the collection of name of owners/occupants on the land, collect copy of ownership



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documents and enquire from owners whether they are willing to sell the land to MEGA directly.

- GM/CP in consultation with concerned field GM in charge of the project, shall initiate the proposal for in principle approval of MD for direct purchase of land through Land Cell. Nominated Standing Committee for recommending valuation shall be comprising of the following:

Director/F	- Chairman
Director/P&P	- Member
GM/CP	- Member Secretary
CAO	- Member
Town Planning Official	- Member
Land Officer/MEGA	- Member
Concerned GM/E-W or N-S	- Member

- To assist the committee, a consultant having experience and expertise in the field of determining the fair market value of land, verification of ownership documents, search of title, preparation of sale deed and getting it registered with Sub Registrar and mutated from Revenue Authorities, shall then be appointed. The Consultant shall be approved by the MD/MEGA on the recommendation of the committee to be nominated by the MD. The consultant shall also recommend fair market value of the land and property for the consideration of the committee.
- The valuation of the land/property shall also be carried out through two independent valuers to be appointed by MD/MEGA. The valuers may be appointed out of the list of approved valuers of Income Tax department/CBDT. The valuation report by independent valuers shall be received in seal cover and kept in safe custody of CFO. The sealed cover shall be signed by the MEGA standing committee.
- Standing Committee of MEGA shall negotiate with the owners to arrive at rate of compensation considering fair market value recommended by consultant, prevailing circle rate and submit their recommendations to the MD. Thereafter, MD shall order for opening the valuation report of the independent valuers and submission of final report thereof by the Standing Committee of MEGA duly considering the valuation done by two independent valuers.

- 4.4 **Land and building method** – In this method of valuation, the land and building portion shall be valued separately and then both are added together along with the amenities cost to get a final compensation.

Value of the Property = Value of the building + Value of the land

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4.4.1 Value of the land to be considered:

- a. Indexed Jantri rate
- b. Indexed Comparable sales or
- c. Present Market value

4.4.2 Value of the building considered:

- a. CPWD Rates

4.4.3 Procedure:

- Ascertain from the applicant the exact purpose of valuation.
- From the document available, note down the measurement of the plot and other details.
- Verify the measurements and the extent at site.
- Assess suitable unit rate based upon the prevailing market rate or from the recent comparable sale instances of a similar vacant plot with almost similar characteristics.
- Addition of value of Land and Building will be the present value of the property.

Once all the four above said methods are followed by the valuers, all the four values shall be examined by the Standing Committee and recommendations of the committee shall be submitted to the MD to take the decision.

This procedure may be re-iterated until the acceptance of PAFs is received.

5 General principles and declarations to be followed:

- CPWD rates would be adopted to arrive of the value of the structures to be acquired by MEGA.
 - The cash compensation at CPWD scheduled rates for the structure will be done at replacement cost, i.e. without depreciation.
- The common property valuation would also be need to be done similarly while arriving at the valuation figures.
- In case a residential property is being used for commercial purposes then the property valuation would be done at prescribed residential rates but for determination of compensation for loss of livelihood, the purpose of use (i.e.) residential/commercial would be taken into consideration.
- In accordance with JICA guidelines, compensation for loss of livelihood would also need to be determined while arriving at the total value of compensation to the owner.
- No land area at proportionate share for each member at the land of the common plot of the society is accounted in the preliminary consolidated valuation of the property.
- The layout plans have to be submitted to the valuers which are to be approved by the competent authority.

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- The plot area to be considered will be based on the guidelines provided by MEGA along with the area provided by the affected person.
- The rates of CPWD-2012 are to be taken for the valuation. However the rates which are not available in CPWD (plinth area rate: 1.10.2012), Civil cost for specific construction item is to be ascertained & considered on Rate analysis basis.
- Final valuation report will be submitted upon receiving subsequently the authentic certified sanctioned/registered copies of the documents-i.e. sanctioned layout plan, building plans along with the relevant sanctioning order/letter; detailed measurement sheets/plan of the relevant existing properties & authentic letter from the society regarding:
 - The available F.S.I. area for each type of the tenement type unit.
 - Plot area of the sub-plot type of unit.
- Indexation for both Jantri and structure for the relevant year with respect to sale year or year of published Jantri rate will be considered by valuers.
- Where market values are assessed, they reflect the full contract value and no account is taken of any liability to taxation on sale or of the costs involved in effecting a sale or any other matter of legal nature. No consideration has been given to liens or encumbrances, which may be against the Asset and no investigation of legal fee or title with or of the said asset, will be made.
- The Valuation report and certificate is the opinion only and is issued in best of engineering practice.
- Papers to be obtained from the PAFs.

6 This issues with the approval of competent authority.

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Annexure I

Few Definitions as per RFCTLARR Act, 2013, Section 3:

Affected Family includes –

- i. A family whose land or other immovable property has been acquired;
- ii. A family who does not own any land but a member or member of such family may be agricultural laborer, tenants including any form of tenancy or holding of usufruct right, share-croppers or artisans or who may be working in the affected area for three years prior to the acquisition of land, whose primary source of livelihood stand affected by the acquisition of land;
- iii. A member of a family who has been assigned land by The State Government or the Central Government under any of its schemes and such land is under acquisition;
- iv. A family residing on any land in the urban areas for preceding three years or more prior to the acquisition of land or whose primary source of livelihood for three years prior to the acquisition of land is affected by the acquisition of such land;

Family includes – a person, his or her spouse, minor children, minor brothers and minor sisters dependent on him;

Provided that widows, divorcees and women deserted by families shall be considered separate families;

Explanation - An adult of either gender with or without spouse or children or dependents shall be considered as a separate family for the purposes of the act.

Land owner includes any person –

- i. Whose name is recorded as the owner of the land or building or part thereof, in the records of the authority concerned; or
- ii. Any person who is entitled to be granted Patta rights on the land under any law of the State including assigned lands; or
- iii. Any person who has been declared as such by an order of the court or Authority;

Market Value means the value as determined in accordance with Section 26.

Note : In the case of allotment of houses etc. under this project, in accordance with JICA Guidelines, the minimum tenure of three years as mentioned in the definition of "Affected Family" as per section III of the RFCTLARR Act, 2013 shall not apply when PAFs are being given EWS houses under this policy or otherwise.



Annexure II

Standard valuation categories and methods of the properties/families: In the market, there are standard valuation categories and methods that are adopted to value the properties by the valuers. These methods and categories are discussed below:

Method of valuation	Land and Building Method	Unit Composite Method
Categories of properties	Bungalows/Tenements	Flats
	Open Land	Shops
	Factories/schools etc.,	Offices

Land and building method – In this method of valuation, for the properties like bungalows, open land or any other land and structure properties, the land and building portion shall be valued separately and then both are added together along with the amenities cost to get a final compensation.

Value of the Property = Value of the building + Value of the land.

Here, to value the property:

Value of the Land – The value of the land can be opted between these three types:

1. Jantri rate
2. Comparable Sales
3. Current Market Value

Value of the Building – The value of the land can be opted between these two types:

1. Annual Statement Rates (Government of Gujarat SOR) – These are the rates which are published by the concerned State Government to value a building per sq.mts. as based on the construction, these ASR rates provide the Schedule of Rates (SoR) of the construction of all the structural items.

2. CPWD Rates – These rates are the rates which are published by the Central Public Work Department to value the building as per the Plinth area (area of the building) and cost index method (cost of materials and labor).

Pros and Cons of these Methods:

Type of valuation of building	Pros	Cons
Annual Statement Rates (Government of Gujarat)	These rates are at the State Government level and will provide a realistic value of the building in	These rates take the depreciation value of the building. The items rates are easy to establish

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Gujarat SOR)	that state. The ASR rates provide a detail SoR of each and every item of the structure.	for new construction but difficult to establish for the Already constructed building.
CPWD Rates	These rates are at the central Government, they may vary from state to state. These rates are feasible to calculate for already constructed building as they provide holistic cost index value of the building.	These rates are way higher than that of the ASR rates.

Unit Composite method – In this method of valuation, for the properties like flats, offices, shops or any other built up structure properties, the properties are valued as per the composite built up area (i.e.) per sq.mts of the structure.

Pros and Cons of the methods:

Methods	Pros	Cons
Land and Building Method	The value of the land added with the building ASR provides reasonable rates.	But, if the value of the land is added to the building CPWD rates, then the value gets escalated almost double.
Unit composite method	The fair value of the structure is obtained.	For the properties like flats, shops, offices – the structure value per sq.mts provided is way lower than the structure value taken up in the land and building valuation.

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Annexure III

Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Gujarat Amendment) Act, 2016 dated 12.08.2016

Extra No. 18



વાર્ષિક સવાજમનો દર રૂ. ૩૫૦૦/-

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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART I-B

CENTRAL SECTION

Government Notifications Published Under Land Acquisition Act Only

REVENUE DEPARTMENT

Notification

Sachivalaya, Gandhinagar, 12th August, 2016.

Right to Fair compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement (Gujarat Amendment) Act-2016.

No. :- AM/2016/19/M/LAQ/2013/111/GH:- In exercise of the powers conferred by sub-section (2) of section 1 of the Right to Fair compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement (Gujarat Amendment) Act-2016 (Guj. 12 of 2016), the Government of Gujarat hereby appoints 15th August, 2016 as the date on which the said Act shall come into force.

By order and in the name of the Governor of Gujarat.

K. D. UPADHYAY,
Deputy Secretary to Government.

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Government Central Press, Gandhinagar.

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METRO-LINK EXPRESS FOR GANDHINAGAR AND AHMEDABAD (MEGA) CO. LTD.

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Extra No. 14



વાર્ષિક લઘાજમનો દર રૂ. ૩૫૦૦/-

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PART IV

Acts of Gujarat Legislature and Ordinances promulgated and
Regulations made by the Governor

The following Act of the Gujarat Legislature, having been assented to by the President on the 8th August, 2016 is hereby published for general information.

C. J. GOTHI,
Secretary to the Government of Gujarat,
Legislative and Parliamentary Affairs Department.

GUJARAT ACT NO. 12 OF 2016.

(First published, after having received the assent of the President, in the "Gujarat Government Gazette", on the 12th August, 2016.)

AN ACT

further to amend the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in its application to the State of Gujarat

It is hereby enacted in the Sixty-seventh Year of the Republic of India as follows:-

- (1) This Act may be called the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Gujarat Amendment) Act, 2016. Short title and commencement.
- (2) It shall come into force on such date as the State Government may, by notification in the *Official Gazette*, appoint.

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GUJARAT GOVERNMENT GAZETTE, EX 12-08-2016 [PART IV

Amendment
of section 2
of 30 of
2013.

2. In the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as "the principal Act"), in section 2, in sub-section (2), after the second proviso, the following proviso shall be inserted, namely:-

"Provided also that the acquisition of land for the projects listed in section 10A and the purposes specified therein shall be exempted from the provisions of the first proviso to this sub-section."

Insertion of
new section 10A
in 30 of 2013.

3. In the principal Act, after section 10, the following section shall be inserted, namely:-

Power of
State
Government
to exempt
certain
projects.

"10A. The State Government may, in the public interest, by notification in the *Official Gazette*, exempt any of the following projects from the application of the provisions of Chapter II and Chapter III of this Act, namely:-

- (a) such projects vital to national security or defence of India and every part thereof, including preparation for defence or defence production;
- (b) rural infrastructure including electrification;
- (c) affordable housing and housing for the poor people;
- (d) industrial corridors set up by the State Government and its undertakings (in which case the land shall be acquired up to one kilometer on both sides of designated railway line or roads for such industrial corridor); and
- (e) infrastructure projects including projects under public-private partnership where the ownership of land continues to vest with the Government:

Provided that the State Government shall, before the issue of notification, ensure the extent of land for the proposed acquisition keeping in view the bare minimum land required for such project."

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PART IV]

GUJARAT GOVERNMENT GAZETTE, EX. 12-08-2016

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4. In the principal Act, after section 23, the following section shall be inserted, namely:-

Insertion of new section 23A in 30 of 2013.

"23A. (1) Notwithstanding anything contained in section 23, if at any stage of the proceedings, the Collector is satisfied that all the persons interested in the land who appeared before him have agreed in writing on the matters to be included in the award of the Collector in the form prescribed by rules made by the State Government, he may, without making further enquiry, make an award according to the terms of such agreement.

Award of Collector without enquiry in case of agreement of interested persons.

(2) The determination of compensation for any land under sub-section (1) shall not in any way affect the determination of compensation in respect of other lands in the same locality or elsewhere in accordance with the other provisions of this Act.

16 of 1908. (3) Notwithstanding anything contained in the Registration Act, 1908, no agreement made under sub-section (1) shall be liable to registration under that Act."

5. In the principal Act, in section 24, in sub-section (2), after the existing proviso, the following proviso shall be inserted, namely:-

Amendment of section 24 of 30 of 2013.

"Provided further that in computing the period referred to in this sub-section, any period or periods during which the proceedings for acquisition of the land were held up on account of any stay or injunction issued by any court or the period specified in the award of a Tribunal for taking possession or such period where possession has been taken but the compensation is lying deposited in a court or in any designated account maintained for this purpose, shall be excluded."

6. In the principal Act, after section 31, the following section shall be inserted, namely:-

Insertion of new section 31A in 30 of 2013.

"31A. Notwithstanding anything contained in this Act, it shall be competent for the State Government to pay, whenever the land is

Payment of lump-sum amount by State Government for its linear nature projects.

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GUJARAT GOVERNMENT GAZETTE, EX. 12-08-2016 [PART IV

to be acquired for its own use amounting to less than one hundred acres or whenever the land is to be acquired in case of projects which are linear in nature as referred to in proviso to sub-section (4) of section 10, as Rehabilitation and Resettlement cost, such lump sum amount equal to fifty per cent. of the amount of compensation as determined under section 27 to the affected families.”

Amendment of section 40 of 30 of 2013.

7. In the principal Act, in section 40, in sub-section (2), after the words “approval of Parliament”, the words “or to comply with the directions given by the Central Government to the State Government” shall be added.

Amendment of section 46 of 30 of 2013.

8. In the principal Act, in section 46, in sub-section (6), in the Explanation, in clause (b), sub-clauses (i) and (ii) shall be deleted.

Substitution of section 87 of 30 of 2013.

9. In the principal Act, for section 87, the following section shall be substituted, namely:-

Offences by Government Officials.

“87. Where any offence under this Act has been committed by any person who is or was employed in the Central Government or the State Government, as the case may be, at the time of commission of such alleged offence, the court shall take cognizance of such offence provided the procedure laid down in section 197 of the Code of Criminal Procedure, 1973 is followed.”

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