APPENDICES
## APPENDIX – I

THE FIRST SCHEDULE

THE RIGHT TO FAIR COMPENSATION AND TRANSPARENCY IN LAND ACQUISITION, REHABILITATION AND RE-SETTLEMENT ACT, 2013

[See section 30 (2)]

COMPENSATION FOR LAND OWNERS

The following components shall constitute the minimum compensation package to be given to those whose land is acquired and to the tenants referred to in clause (c) of section 3 in a proportion to be decided by the appropriate government.

<table>
<thead>
<tr>
<th>Serial No.</th>
<th>Component of compensation package in respect of land acquired under the Act</th>
<th>Manner of determination of value</th>
<th>Date of determination of value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Market value of land</td>
<td>To be determined as provided under section 26.</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Factor by which the market value is to be multiplied in the case of rural areas</td>
<td>1.00 (One) to 2.00 (Two) based on the distance of project from urban area, as may be notified by the appropriate Government.</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Factor by which the market value is to be multiplied in the case of urban areas</td>
<td>1(one).</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Value of assets attached to land or building</td>
<td>To be determined as provided under section 29.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Solatium</td>
<td>Equivalent to one hundred per cent of the market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 for rural areas or serial number 3 for urban areas plus value of assets attached to land or building against serial number 4 under column (2).</td>
<td></td>
</tr>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
</tr>
<tr>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>6. Final award in rural areas</td>
<td>Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Final award in urban areas</td>
<td>Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 3 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Other component, if any, to be included</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: The date on which values mentioned under column (2) are determined should be indicated under column (4) against each serial number.*
APPENDIX – II

THE SECOND SCHEDULE

THE RIGHT TO FAIR COMPENSATION AND TRANSPARENCY IN LAND ACQUISITION, REHABILITATION AND RE-SETTLEMENT ACT, 2013

[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 acquired) in addition to those provided in the first schedule.

<table>
<thead>
<tr>
<th>Serial No.</th>
<th>Elements of Rehabilitation and Resettlement Entitlements</th>
<th>Entitlement/provision</th>
<th>Whether provided or not (if provided, details to be given)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Provision of housing units in case of displacement</td>
<td>(1) 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 mts in plinth area. (2) The benefits listed above shall also be extended to any affected 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 a one-time financial assistance for house construction, which shall not be less than one lakh fifty thousand rupees:</td>
<td>(2)</td>
</tr>
</tbody>
</table>
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 this Act.

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

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 acres, whichever is lower.
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.

4. Choice of Annuity or Employment

The appropriate Government employment shall ensure that the affected families are provided with the following options:

(a) where jobs are created through the project, after providing suitable training and skill development in the required field, make provision for employment at a rate not lower than the minimum wages provided for in any other law for the time being in force, to at least one member per affected family in the project or arrange for a job in such other project as may be required; or

(b) one time payment of five lakhs rupees per affected family; or
(c) annuity policies that shall pay not less than two thousand rupees per month per family for twenty years, with appropriate indexation to the Consumer Price Index for Agricultural Labourers.

5. Subsistence grant for displaced families for a period of one year

Each affected family which is displaced families for a period placed from the land acquired of one year shall be given a monthly subsistence allowance equivalent to three thousand rupees per month for a period of one year from the date of award. In addition to this amount, the Scheduled Castes and the Scheduled Tribes displaced from Scheduled Areas shall receive an amount equivalent to fifty thousand rupees. In cases of displacement from the Scheduled Areas, as far as possible, the affected families shall be relocated in a similar ecological zone, so as to preserve the economic opportunities, language, culture and community life of the tribal communities.

6. Transportation cost for displaced families

Each affected family which is displaced shall get a one-time financial assistance of fifty thousand rupees as transportation cost for shifting of the family, building materials, belongings and cattle.
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td>Cattle shed/petty shops cost</td>
<td>Each affected family, having cattle or having a petty shop shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of twenty-five thousand rupees for construction of cattle shed or petty shop as the case may be.</td>
</tr>
<tr>
<td>8.</td>
<td>One-time grant to artisan small traders and certain others</td>
<td>Each affected family of an artisan, small traders and certain others small trader or self-employed person or an affected family which owned non-agricultural land or commercial, industrial or institutional structure in the affected area, and which has been involuntarily displaced from the affected area due to land acquisition, shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of twenty-five thousand rupees.</td>
</tr>
<tr>
<td>9.</td>
<td>Fishing rights</td>
<td>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 appropriate Government.</td>
</tr>
<tr>
<td>10.</td>
<td>One-time Resettlement Allowance</td>
<td>Each affected family shall be given a one-time “Resettlement Allowance” of fifty thousand rupees only.</td>
</tr>
<tr>
<td>11.</td>
<td>Stamp duty and registration fee</td>
<td>1) The stamp duty and other fee fees payable for</td>
</tr>
</tbody>
</table>
registration of the land or house allotted to the affected families shall be borne by the Requiring Body.

(2) The land for house allotted to the affected families shall be free from all encumbrances.

(3) The land or house allotted may be in the joint names of wife and husband of the affected family.
APPENDIX –III
THE THIRD SCHEDULE

THE RIGHT TO FAIR COMPENSATION AND TRANSPARENCE IN LAND ACQUISITION, REHABILITATION AND RE-SETTLEMENT ACT, 2013

[See sections 32, 38(1) and 105(3)]

PROVISION OF INFRASTRUCTURAL AMENITIES

For resettlement of populations, the following infrastructural facilities and basic minimum amenities are to be provided at the cost of the requisitioning authority to ensure that the resettled population in the new village or colony can secure for themselves a reasonable standard of community life and can attempt to minimise the trauma involved in displacement.

A reasonably habitable and planned settlement would have, as a minimum, the following facilities and resources, as appropriate:

<table>
<thead>
<tr>
<th>Serial No.</th>
<th>Component of infrastructure amenities provided/propose Details of to be provided by the acquirer of land infrastructure amenities provided by the acquirer of land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>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.</td>
</tr>
<tr>
<td>2.</td>
<td>Proper drainage as well as sanitation plans executed before physical resettlement.</td>
</tr>
<tr>
<td>3.</td>
<td>One or more assured sources of safe drinking water for each family as per the norms prescribed by the Government of India.</td>
</tr>
<tr>
<td>4.</td>
<td>Provision of drinking water for cattle.</td>
</tr>
<tr>
<td>5.</td>
<td>Grazing land as per proportion acceptable in the State.</td>
</tr>
<tr>
<td>6.</td>
<td>A reasonable number of Fair Price Shops.</td>
</tr>
<tr>
<td>7.</td>
<td>Panchayat Ghars, as appropriate.</td>
</tr>
<tr>
<td>8.</td>
<td>Village level Post Offices, as appropriate, with facilities for opening saving accounts.</td>
</tr>
<tr>
<td>9.</td>
<td>Appropriate seed-cum-fertilizer storage facility if needed.</td>
</tr>
</tbody>
</table>
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. Anganwadi's 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.


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.
APPENDIX – IV

THE FOURTH SCHEDULE

THE RIGHT TO FAIR COMPENSATION AND TRANSPARENCY IN LAND ACQUISITION, REHABILITATION AND RE-SETTLEMENT ACT, 2013

(See section 105)

4. The Indian Tramways Act, 1886 (11 of 1886).
5. The Land Acquisition (Mines) Act, 1885 (18 of 1885).
APPENDIX –V

QUESTIONNAIRE - I
(Individuals/Persons interested under L.A Act, 1894)

1. Name : 
2. Address : 
3. Gender : Male/Female
4. Educational Qualification : 
5. Employed/ Business/Professional : 
6. Any property or interest in property acquired by the government : Yes / No
7. If acquired, for what purpose : 
8. Whether the land is used for the same purpose : Yes / No
9. Nature of the land acquired : Agricultural
   Commercial/
   Residential/
   Uncultivable land
10. Is there any building/part of building in the acquired land : Yes / No
11. Whether the entire or part of the property was acquired : Whole / Part
12. Whether the remaining land can be used (after partial demolition) : Yes / No
13. Additional expense incurred to make the building fit for habitable : 
14. Total loss incurred : 
15. Whether the land acquisition officer explained the details and purpose of acquisition : Yes / No
16. Whether there was sufficient time to make objections in the
   (a) Preliminary stage : Yes / No
   (b) Final stage : Yes / No
17. Actual market value of the property : 
18. Price notified by the government (by revenue dept.) : 
19. Are you satisfied with the award by the Collector : Yes / No
20. Actual amount received :
21. Have you submitted any application for reference : Yes / No
22. Did you accept the compensation under protest : Yes / No
23. Are you satisfied with the decision of the
   (a) Reference court : Yes / No
   (b) High Court (if any) : Yes / No
24. Reasons for unsatisfaction :
25. Is there any procedural delay in getting compensation
   (a) In the award given by the Collector : Yes / No
   (b) Before the proceedings of the Reference Court : Yes / No
   (c) Before the proceedings of the High Court : Yes / No
26. Reasons for the delay :
27. Are you satisfied with the advocate whom you engaged : Yes / No
28. Did you get any amount as compensation for the loss incurred at the preliminary investigation : Yes / No
29. Are you satisfied with the procedure adopted by the Collector in awarding compensation : Yes / No
30. How did you spend the money received as compensation :
31. Whether the displaced persons were re-settled by the Government : Yes / No
32. Do you favour the adding of future value of property while considering the market value of the property : Yes / No
33. Did you feel any fraudulent/unlawful interference in acquisition : Yes/No
34. Did you feel political/executive/other involvements in acquisition : Yes/No
35. Whether acquisition affected tenants : Yes / No
36. The role of intermediate persons in acquisition :
37. Whether constitution of separate judicial authority for calculating compensation will be more beneficial : Yes / No
38. Any other suggestions :
QUESTIONNAIRE II
(L.A Officers/Judges/Lawyers/other officers)

1. Name :

2. Official Address :

3. Whether parties got sufficient time for making objections in the preliminary stage and final stage : Yes / No

4. Is it possible to provide actual market value of the property to the displaced persons : Yes / No

5. Do you think that the price notified by the government (Revenue dept.) is more beneficial : Yes / No

6. Is there any need of an independent body (Arbitrator) to give awards : Yes / No

7. Whether the award given by Collector needs any change : Yes / No

8. Whether the acceptance of compensation under Protest, needs any change : Yes / No

9. Is the decision of the court is better than the award by the Collector : Yes / No

10. Is there any procedural delay in getting compensation
    (a) In the award given by the Collector : Yes / No
    (b) Before the proceedings of the Reference Court : Yes / No
    (c) Before the proceedings of the High Court : Yes / No

11. Reasons for the delay :

12. Is the role of advocates in getting proper compensation satisfactory : Yes / No

13. Is the preliminary consultation and discussion before acquisition is more advisable : Yes / No

14. Are you satisfied with the procedure adopted by the Collector in awarding compensation : Yes / No

15. Do you recommend the re-settlement of displaced persons : Yes / No

16. Is giving employment to displaced persons mandatory : Yes / No

17. Do you agree to the adding of future value of property while considering the market value of the property : Yes / No

18. Did you feel any fraudulent/unlawful interference in acquisition : Yes/No

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19. Did you feel political/executive/other involvements in acquisition: Yes/No

20. Whether acquisition affects tenants more than the owner of property: Yes/No

21. Role of intermediate persons in acquisition:

22. Can you suggest any other law which is better than Land Acquisition Act, 1894:

23. Whether constitution of a separate judicial authority to calculate compensation will be more beneficial: Yes/No

24. Whether the Land Acquisition Act, 1894 needs any amendments: Yes/No

25. If yes, under which area:

26. Any other suggestions: