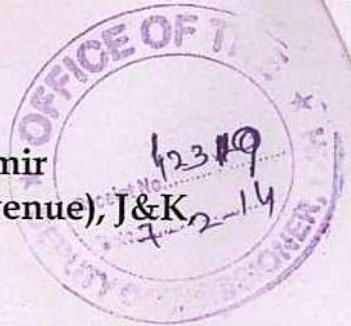




Government of Jammu and Kashmir
Office of the Financial Commissioner (Revenue), J&K
Jammu



Subject:- Submission of Land Acquisition Cases to this office for accord of declaration under section 6 and 7 and directions under section 17 of the Act Samvat, 1990 as well as for approval of rates.

CIRCULAR

It has been noted with regret that while processing cases for Land Acquisition in different streams i.e Transfer/ Allotment/Conversion of land, the procedure laid down as per prescribed laws/rules are not being followed by the Collectors/Deputy Commissioners. Incomplete proposals are being sent, often without the extracts of Jamabandi/ Girdawari for the year 1968-69 which is the basic requirement for examination of the revenue status of the land.

Most such cases are then returned by the Administrative Department as well as by this office which wastes time and results in a lot of harassment for the land owners as well as the requisitioning agencies. Many a times, the acquisition proceedings themselves become time barred, which then create many more problems for all stake holders.

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broken

keep it for record & also circulate it to all the SDMs

S/CA 10/19/12

[Signature]

In order to avoid all such complications in future, it has been felt necessary to remind all concerned to follow strictly the stipulated laws/rules for land acquisition, so that the Revenue Department does not face any embarrassing position before the authorities while giving the progress of the Department. A check list in this regard is enclosed which may please be brought to the notice of all concerned.

Kindly acknowledge the receipt of the circular.

Sd/-

(Dr. Arun Kumar) IAS
Financial Commissioner (Revenue),
J&K, Jammu

Encl:- Check list
one.

NO:- FC-LS/Misc- 3744/014

Dated:- 07-02-2014

Copy to the:-

1. Divisional Commissioner, Jammu/Kashmir for information and similar n/a.
- ✓ 2. All Deputy Commissioners for information and immediate n/a. Leh.
3. Director Information, J&K, Jammu with the request to publish the circular instructions alongwith check list enclosed herewith in two leading news papers one each in Urdu and English of Srinagar/Jammu for wide publicity.
4. Collector, Land Acquisition, ADC/ SDM/ACR _____ for information and immediate n/a.
5. Concerned file/Circular file.

Regd

Dy. Commissioner (Central) with
Financial Commissioner (Revenue),
J&K, Jammu

2/2/14
6/2/14

6/2/14

Check List

01. Copy of Indent placed by the H.O.D of the Indenting Department.
02. Copy of notification/declaration u/s 4 (1) and 6 and 7 of the Land Acquisition Act as per jurisdiction.
03. Certificate with regard to availability of funds for acquisition with the Collectorate/Indenting Department.
04. Certificates in respect of freement of land from all encumbrances by Collector concerned.
05. Attested copies of revenue records/Jamabandi/Girdawari for the year 1968-69 with note "amaldaramad" of mutations and Shajra Khasra duly authenticated by the indenting department.
06. Area required to be acquired/Transferred, whether the land is proprietary/State/Kahcharie.
07. Rates shall be proposed as per kind of soil notified, as per stamp duty rates in respect of compulsory mode of acquisition, PNC rates shall be nearer to stamp duty rates and market value and consent of indenting department is a pre-requisite.
08. Copy of assessment in respect of structures/trees assessed by the R&B/Horticulture Department/Forest department.
09. In respect of change of land use, the following NOCs shall be obtained and enclosed from the departments i.e:-
 - i. PHE/Electric/R&B/I&FC/Municipal Committee/Pollution Board /Health/Education/Forest and consent of surrounding land owners and commercial purpose shall be defined..
 - ii. Revenue documents of the applicant to ascertain the title of the land.
10. No State land shall be proposed to be allotted without indicating the transfer value of the land, as per market rates prevailing in the locality..
11. No Kahcharie land shall be recommended as there is a binding imposed by the Hon'ble Supreme Court, for which circular instructions stands already issued and eviction policy framed by the Govt. stands circulated.
12. Lease cases shall be prepared strictly in accordance with the Land Grants Act/Rules.
13. In each case the report shall be initiated from the Patwari level on spot who will be held responsible for spot verification.

OFFICE OF THE DEPUTY COMMISSIONER / CEO
LADAKH AUTONOMOUS HILL DEVELOPMENT COUNCIL, LEH.

No: LRA-15(LAC)REV/ 2014 (801)

Dated: 19-02-2014.

Copy of the above with its enclosures forwarded for information they are requested to process the land acquisition cases as per check list issued by the Financial Commissioner, J&K Jammu to the: -

1. Sub-Divisional Magistrate Nyoma/Nubra/Khaltsi.
2. Tehsildar, Leh/SumoorNubra/khaltsi.


Assistant Commissioner, (Rev)
Rev. Leh. 19/2