

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE COMMISSIONER (LM)**

No.F.9(6)2014/NL-I/DDA

127

Dated : 04.12.2014

CIRCULAR / OFFICE ORDER

Sub.: POLICY FOR DIRECT PURCHASE OF PRIVATE LAND BY DDA THROUGH NEGOTIATION.

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 has come into force w.e.f. 1st January, 2014. With the promulgation of this Act, acquisition of land by any Government agency has become very cumbersome and time consuming exercise. In the earlier Land Acquisition Act, there was a provision under section 17 to invoke urgency clause to acquire the land for any purpose treated as urgent by the State Government. Now in the new Act, there is no such provision of urgency for acquiring land for all Government purposes.

Keeping in view the very lengthy and difficult exercise for acquisition of land and the urgent need to start or complete the ongoing infrastructure projects of public importance the Authority in its meeting held on 07.11.2014 approved the policy for direct purchase of land by DDA through negotiation with the owners of private land, as follows:-

1. Concerned Superintending Engineer (In-Charge of the project), shall identify the critical land / name(s) of owner(s), collect copies of the ownership documents, circle rates from Revenue Authorities and ascertain willingness of the owner(s) as to whether they agree to sell the land to DDA and in case of their agreement, their expectation of price. Independent inputs regarding fair market value of land shall also be obtained by concerned Superintending Engineer through two independent valuers to be nominated from the panel made by DDA for valuation of the DDA vacant plots as a follow up to the decision taken by the authority. Report of independent valuers, which will be received only in a sealed envelope with complete details as mentioned above, shall be submitted to the concerned Chief Engineer.
2. Concerned Superintending Engineer shall then put up a proposal before the first level Committee headed by Chief Engineer in-charge of the project for

negotiation with land owners with respect to the land required for DDA project. The constitution of the first level committee shall be as follows :

Concerned Chief Engineer	Chairman
Director (LM)HQ	Member
Director (Land Costing)	Member
Director (Plng.) of the Zone	Member
Sr. Law Officer (LM)	Member
Suptdg. Engineer	Member Secy.

3. As per the new Land Acquisition Act, the components of minimum compensation include market value of land, factor by which the market value is to be multiplied in rural or urban areas as the case may be, value of assets attached to that land and one hundred percent solatium worked out on consideration of above components. The first level committee shall work out the amount payable as compensation as per new Land Acquisition Act for the purpose of their negotiation. The first level committee will then negotiate the rate of land to be offered to the concerned land owners in view of the rates so worked out, prevailing circle rate and the rates expected by land owners.

4. Pursuant to the negotiation by the first level committee, it will submit complete information / data including the negotiated land rates to the second level committee headed by the Commissioner (LM). Constitution of second level committee shall be as follows :-

Commissioner (LM)	Chairman
Chief Engineer concerned	Member
Chief Accounts Officer	Member
Addl. Commissioner (Plg)	Member
Dy. CLA	Member
Suptdg. Engineer	Member Secy.

5. The second level committee shall first open the sealed covers containing the valuation of land given by the independent valuers nominated by the DDA and compare the rates with the rates worked out by the first level committee as per new Land Acquisition Act, prevailing circle rates and negotiated rates

by the first level committee. The second level committee shall finalize and give its recommendation with respect to the rates to be offered to the owners of the land for direct purchase of land to the Standing Committee headed by Vice Chairman with Finance Member, Engineer Member and Principal Commissioner (LM) being the Members.

6. The Standing Committee shall have powers either to accept the negotiated rates recommended by the second level committee, or direct further negotiations by the first level committee or recommend rejection of the case.
7. After direct purchase of private land, the details of land purchased shall be submitted by the Vice Chairman, DDA in the next Authority meeting for information and directions of Authority, if any.
8. The DDA Internal Committees would finalize the direct purchase of land only upto 10 acres. For direct purchase of the land exceeding 10 acres, the proposals will be submitted to the Authority for its approval.
9. The cost of land for private purchase will not exceed the cost to be incurred under new Land Acquisition Act.
10. DDA will go in for direct purchase only in matters of public purpose.
11. Due care and precaution will be taken to ensure transparent process while going for purchase of private land through negotiations.

Further action be taken by concerned officers as per the aforesaid guidelines.


[BRIJESH KUMAR MISHRA]
Commissioner (LM)

Copy to :-

1. Principal Secretary to LG
2. Addl. Secretary to LG
3. Vice Chairman, DDA
4. EM/FM, DDA
5. Principal Commissioner (LM/LD)
6. CVO / Commissioner (Plg)/ Chief Architect
7. All Chief Engineers & Commissioners DDA


Commissioner (LM)