

GOVERNMENT OF INDIA  
MINISTRY OF ROAD TRANSPORT AND HIGHWAYS

**LOK SABHA**  
**UNSTARRED QUESTION NO. 4214**  
ANSWERED ON 18<sup>TH</sup> JULY, 2019

**LAND ACQUISITION FOR ROAD PROJECTS**

4214. SHRI AJAY MISRA TENI:

Will the Minister of ROAD TRANSPORT AND HIGHWAYS  
सडक परिवहन और राजमार्ग मंत्री

be pleased to state:

- (a) whether the Government is aware that the issue of land acquisition has been the biggest reason for pendency of road projects during the period from 2004 to 2014 across the country;
- (b) if so, the details thereof;
- (c) whether there was no proper and beneficial policy regarding land acquisition in the interest of the people; and
- (d) if so, the remedial measures taken/ being taken by the Government after the year 2014 to remove the shortcomings in the said policy and expedite the road projects?

**ANSWER**

THE MINISTER OF ROAD TRANSPORT AND HIGHWAYS  
(SHRI NITIN JAIRAM GADKARI)

(a) and (b) National Highway projects are delayed due to various reasons viz. utility shifting, non-availability of soil/ aggregate, poor performance of contractors, environment/ forest/ wildlife clearances, Road Over Bridge (ROB) & Road Under Bridge (RUB) issues with Railways, public agitation for additional facilities, arbitration/ contractual disputes with contractors including hurdles in land acquisition.

(c) The land for the building, maintenance, management or operation of a national highway or part thereof, is acquired under the National Highways (NH) Act, 1956. The NH Act, 1956 was amended vide Act No. 16 of 1997 whereby the provisions for acquisition of land for the National Highways were made under Section 3 of the NH Act, 1956.

(d) The Ministry of Road Transport & Highways has taken following remedial measures to expedite the land acquisition for road projects:

- i. Determination of compensation for land acquisition for NHs in consonance with the applicable provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013, w.e.f. 01.01.2015. The stipulations contained in the RFCTLARR Act, 2013 prescribes for:
  - (i) The higher value amongst prevailing circle-rates or average of highest 50% of sales-transactions of past 03 years shall be the market value of land;
  - (ii) Value of land in rural areas is multiplied by a factor determined by the 'appropriate' Government; and,
  - (iii) Solatium @100% is payable on the sum of: (a) market value of land (multiplied by factor) and, (b) value of assets thereon (i.e. crops, trees, ponds, buildings, bore-wells, structures etc.);
  - (iv) Interest @ 12% per annum is paid on market value of land from date of 3A/ 3D Notification till the date of taking possession or payment of compensation, whichever is earlier.
- ii. Completion of major portion of land acquisition prior to initiation of bid;
- iii. Constitution of High Power Committee under Chief Secretary to resolve the issue related to land acquisition;
- iv. Delegation of powers to Regional Officers for speedier decision making;
- v. Engagement of retired revenue personnel at Regional Officer/ Project Director level as well as at Competent Authority for Land Acquisition level to assist in Land Acquisition matters;
- vi. Introduction of BhoomiRashi portal for online submission of Land Acquisition notification for reducing the time in publication;
- vii. Regular review at the level of Hon'ble Minister for Road Transport & Highways, Secretary, Ministry of Road Transport & Highways and Chairman, National Highways Authority of India (NHAI) and other senior officers;
- viii. Close coordination with other Ministries and State Governments;

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