



**OFFICE OF THE CHIEF ADMINISTRATOR  
JALANDHAR DEVELOPMENT AUTHORITY**

SCO. 41, PUDA COMPLEX, LADOWALI ROAD, JALANDHAR

---

**Terms & Conditions for hiring of land Acquisition Facilitating Consultant for JDA**

**1. Social Impact Assessment and Preparation of Preliminary Notification.**

The consultant shall assist in carrying out Social Impact Assessment of the proposed acquisition to the agency notified by the State Government. After completion of SIA and appraisal of the report by the Expert Group, the Consultant shall prepare final notification under Section 11 of “The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act-2013”. The activities include are:-

- Collect photocopies of village Revenue Maps from the Revenue Department.
- Collect Engineering Design/Master Plan.
- Superimpose Designs on village Revenue Maps.
- Verify each rectangle/Khasra no. under question in the field.
- Delineate and estimate the exact area to be acquired on Plan, where land acquisition is proposed.
- Submission of the land acquisition details to the SIA agency.
- Disclosure as per various sections of “The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act-2013”.
- Collect land ownership details (As per Jamabandi from the concerned Tehsil Office.
- Submission of final preliminary notification under Section 11 along with Land Acquisition Plan to the Land Acquisition Collector i.e. SDM, Jalandhar-1.

**2. Preparation of notification/Declaration under section 11 & 19.**

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act-2013 has provision of preparation of Rehabilitation and Resettlement Scheme along with the issuance of declaration under section 19 of the said Act 2013. Following activities are to be undertaken:

- Preparation of draft notification u/s 11(1)
- Disclosure as per section 12 of the Right to Fair compensation and Transparency in Land Rehabilitation and Resettlement Act-2013.
- Record objections under section 15 of the Right to Fair compensation and Transparency in Land Rehabilitation and Resettlement Act-2013.
- Distribution of individual notices to the land owners about the Measurement of survey of their land/plot/house.
- Distribution of individual notices to the land owners about the date of objection/land acquisition proceedings under Section 15 of the Right to Fair compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act-2013.
- Preparation of reply of objections
- Assistance to the Land Acquisition Collector in hearing of Objections.
- Preparation of Rehabilitation and Resettlement Scheme.
- Preparation of Draft declaration as per requirement of Section 19 of the Act Ibid.

**3. Preparation of Compensation and Rehabilitation and Resettlement Award as per Section 26 & 31.**

The fixation of market price & compensation of land and other properties being acquired is to be made as per provisions of Section 26 of the LARRA Act, 2013.



# OFFICE OF THE CHIEF ADMINISTRATOR JALANDHAR DEVELOPMENT AUTHORITY

SCO. 41, PUDA COMPLEX, LADOWALI ROAD, JALANDHAR

---

However, for determination of compensation, the Land Acquisition Collector has to consider the rates on which sale of land in the concerned revenue village and area surrounding it was registered in the last three years as per guidelines envisaged in the Act. The following activities would be required to be undertaken:

- Assistance in collection of sale deeds of the last three years & marking of the same on the Aks Shajra Plan vis a vis land under acquisition.
- Assistance in fixing the rate (Preparation of complete file) to Land Acquisition Collector.
- Assistance in joint inspection of acquired land along with the official of Land Acquisition Collector, Revenue Department, JDA and Villagers.
- Preparation of Rehabilitation and Resettlement Award.
- Demarcation of acquired Land & Taking of Possession.
- Assistance in demarcation of land boundary as per area acquired.

#### **4. Preparation of Tatima of the plot.**

- Survey of acquired and affected structures for valuation through JDA/Technical Departments.
- Re-establishing tatima in the field by making measurement and survey of each rectangle/Khasra no.
- Demarcation of acquired land on ground and submission of plan after demarcation.

#### **5. Disbursement of Compensation.**

Timely disbursement of compensation is one of the major challenges under facilitation because land records in the villages are not updated on time, transfer of land could not be recorded because the properties are inherited, persons living abroad and prevalence of unrecorded tenure. Under such circumstances disbursing cheques to the actual land owner will require following activities:-

- Updating land records with the help of Patwaris/Halka Patwaris.
- Public Consultation and sensitization of people about the requirement of actual owner of properties.
- Distribution of cheques in public meeting in villages as per instructions of the Land Acquisition Collector.
- Preparation of Chakota from land Pooling area and calculation of Chakota per acre of individual land owners.
- All the mutation work related to the acquisition of Land be finalised in the favour of JDA.

In case of Land Pooling, preparation of detailed land pooling plan in consultation with JDA, seeking applications from the land owners and their compilations, preparing the compiled statement and putting it on the website inviting objections from the land owners finalizing the land pooling, component of each landowner for onward submission to the Estate Officer, JDA

#### **6. Possession of Land.**

After disbursement of compensation, the land will be taken into possession, demarcated at site and then will be got transferred in the name of JDA in the revenue records. All kinds of assistance for updation of revenue record as well as taking possession from the landowners & handing over the same to the Estate Officer, JDA would be provided.



**OFFICE OF THE CHIEF ADMINISTRATOR  
JALANDHAR DEVELOPMENT AUTHORITY**

SCO. 41, PUDA COMPLEX, LADOWALI ROAD, JALANDHAR

**7. Demarcation of Land and Taking Possession.**

- Assistance in demarcation of land boundary as per area acquired.
- Preparation of Tatima of rectangle/Khasra no. of each piece of acquired land.
- Survey of affected structures for valuation through JDA/Concerned Technical Department.
- Completing mutation and all kind of formalities to get transferred the ownership of land in the name of JDA in the revenue records.
- Re-establishing tatima in the filed by doing measurement and survey of each rectangle/Khasra no.
- Demarcation of acquired land.

**8. To provide record and assistance in case of any litigation.**

9. All the dispute and/or differences which may arise in any manner touching or concerning the agreement, shall be referred to the sole arbitration of the Additional Chief Secretary/Principal Secretary to the Government of Punjab, Department of Housing and Urban Development or any other officer appointed/nominated by him. Such Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time and the award of such sole Arbitrator shall be final and binding on the parties.

**10. PAYMENT SCHEDULE**

Sr. No.	Payment Milestone	% of contract value
1	On Mobilization (5%)	5%
2	On Submission of SIA (5%) and 11 Section Notification (5%)	10%
3	On Submission of R&R Scheme (5%) and Section 19 notification (5%)	10%
4	Finalization of Rate by the Land Acquisition Collector	10%
5	Submission of R& R and Compensation Award	10%
6	On completion of Assesment of Structures, Fruit bearing trees, Non fruit bearings trees, Tubewell etc.	10%
7	Disbursement of Compensation, Chakota and Landowners (12%), Preparation of Chakota and record keeping (3%).	15%
8	Preparation of Tatima (5%) and mutation (5%).	10%
9	Taking possession of land (5%), Demarcation of land boundary (5%).	10%
10	Submission of data and Report (10%).	10%

(Figures in brackets in weight age percentage (%) out of total percentage (%) contract value)

Apart from above, the company will be paid 50% of the total quoted prices for acquiring the land through negotiations under the provisions of the Punjab Regional and Town Planning and Development act-1995. As per additional condition mentioned in the tender document from which shall also form part and parcel of this allotment letter.