

RGICS POLICY BRIEF

**BACKGROUND PAPER (October 24,
2013)**

**Right to Fair Compensation and
Transparency in Land Acquisition,
Rehabilitation and Resettlement Act 2013**

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Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013

ABSTRACT

The Right to Fair Compensation, Resettlement, Rehabilitation and Transparency in Land Acquisition Act, 2013 introduced by UPA II is one of the key legislations on land by the government.

The new Act has been a great improvement over the Land Acquisition Act 1897 and it has tried to deal with the key issues which had been ignored by the earlier law. The Act is an effort towards transparency and justice in the process of Land Acquisition. The most significant progress made by the Act is the integration of Land Acquisition with the Resettlement and Rehabilitation feature. It has been supported by a comprehensive compensation package. Keeping in mind the number of protests in Bhatta Parsaul and Singur, the Act has tried to considerably narrow the definition of public purpose, a very controversial feature of the last Act.

Though it is driven by the desire for industrialization and urbanization it has made an attempt to develop a pro-citizen Act. Since the issue of Land Acquisition stands at the political faultline of India, the Act has also been criticized on various clauses like the acquisition by the private industries. This brief tries to assess if the Act has succeeded in striking a balance between development and justice.

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PART I. INTRODUCTION

Land acquisition has become a most vexing problem for policymakers in India. Names like Singur, Nandigram, Kalinganagar, Jaitapur, and Bhatta Parsaul have entered the human lexicon as poignant metaphors of social conflict. The Left Front, which built a remarkable political hegemony in West Bengal largely on the basis of Operation Barga and land reforms, has been brought to its knees after a botched attempt at wresting a thousand acres for a car factory, illustrating how land issues have seismic potential in our political landscape. The post liberalization economic boom continues to create a voracious appetite for space to meet the demands of industrialization, infrastructure building, urban expansion and resource extraction.ⁱ

Background:

India is rapidly industrializing economy and society with intense demands for better infrastructure from its people. The last 20 years have seen a great acceleration in this process, with India becoming one of the world's fastest growing economies. The emerging modern market completely depends on land resources but Asian countries like India and China are facing a scarcity of land specifically non-agricultural land which is needed for the expansion of the industrial and the service sector. Increased infrastructure spending should sustain higher growth but land acquisition remains an important obstacle in meeting the infrastructure targets of Indiaⁱⁱ. And with the rapidly growing population, their housing needs have also increased the pressure on land resources.

However, for those whose lands were acquired for these and even more vulnerable people whose livelihoods depended on the lands acquired, a great human tragedy has unfolded. The mounting demand for land has made land acquisition even more controversial. Independent estimates place the number of people displaced following development projects in India since independence at 60 million. Only a third of these people were resettled in a planned manner.ⁱⁱⁱ

Highlighting the need for a new integrated Act, the Statement of 'Objects and Reasons' explains:
The Land Acquisition Act, 1894 is a general law relating to acquisition of land for public purposes and also for companies and for determining the amount of compensation to be made on account of such acquisition. The provisions of the said Act have been found to be inadequate in addressing certain issues related to the exercise of the statutory powers of the State for involuntary acquisition of private land and property. The Act does not address the issues of rehabilitation and resettlement to the affected persons and their families.

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The Land Acquisition Act tries to deal with many of the questions left unanswered by the 1894 Act:

- (a) What constitutes public purpose for which the lands are to be acquired and who determines this?
- (b) Is the government obliged to take into account the kinds of lands it can acquire – for instance agricultural as against fallow lands, etc?
- (c) Who is entitled to compensation under the act? Only the landowners or those dependent on land such as landless labourers, artisans, etc?
- (d) What is meant by compensation? Does it include only monetary compensation and if so how much?

In this brief, firstly we understand the context of the policy where we analyze the social, political economical issues related to the Act; identify the key interests and stakeholders; explore the key controversies and also take a look at some of the international land acquisition policies which can be relevant for India. Secondly, we explore the positions of Congress party and the various other opposition parties in terms of the Act and finally we sum up the key issues that need to be dealt with in respect of the Act.

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PART II. POLICY CONTEXT

Existing Law and policies: The Land Acquisition Act 1894

In India, the Land Acquisition Act 1894 has served as the basis for all government capture of land for public purposes. First enacted during the British Raj in 1824, the India government in 1947 adopted the Land Acquisition Act of 1894. It has undergone various amendments over the years but the administrative process has remained the same. The Act has for long been criticized for giving the government absolute power to forcibly acquire private land in the name of “public purpose” and for promoting an unfair compensation policy.

The Land Acquisition Act of 1894 has been controversial and was challenged in the past. The Act was reviewed by various committees appointed by the Government of India. For example, in 1967, a committee was appointed by the Government of India to study, consult and recommend principles to amend the 1894 Act. As a result of such reviews, The Land Acquisition Act of 1894 has been amended 17 times, after India’s independence from Britain in 1947, by various democratically elected governments of India. The Amendments have been duly passed in some cases by the central government and in other cases by the state governments in India, such as the Amendment and Validation Act of 1967 by the state of Karnataka.

Amidst the constitutional turmoil by various states, the Land Acquisition Law of 1894, continued to wield its force by remaining the basic enactment from which land acquisition decisions and other law stemmed. But the law failed to address some important issues associated with land acquisition particularly forcible acquisitions, definition of “*public purpose*”, widespread misuse of the “*urgency clause*”, compensation, lack of transparency in the acquisition process, participation of communities whose land is being acquired and virtually no rehabilitation and resettlement package. Further weak implementation and ineffective administration at the ground level has increased the suffering and anguish of the people. Due to a lack of clear definition of “public purpose”, there has been considerable difference of opinion among various judgments of the Supreme Court, finally resulting into granting very broad discretionary powers to the state in terms of deciding the contours of “public purpose” under particular circumstances.^{iv}

In an effort to replace the legislation because of various instances of violent opposition to land acquisition like the Nandigram incident and Singur in West Bengal, Bhatta Parsaul in Uttar Pradesh, the UPA government decided to replace the age old legislation with new Act that promotes transparency and fair process of land acquisition.

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THE RIGHT TO FAIR COMPENSATION AND TRANSPARENCY IN LAND ACQUISITION, REHABILITATION AND RESETTLEMENT ACT 2013

The Bill earlier known as the Land Acquisition, Rehabilitation and Resettlement Act was introduced by the Ministry of Rural Development of the UPA government in September 2011. The Act was sent to the Standing Committee for examination which submitted its recommendations in May 2012. The Bill was finally passed during the Monsoon session of the Parliament in 2013. It received the assent of the President of India on 26th September, 2013.

Why did we need a new Land Acquisition Act?

The country is faced with a depressed agricultural sector and stalled industrialization. It is clear though that productive and employment generating growth will come from industry and service sectors. Land then becomes a very important asset, an area of social conflict and political competition. For the first time, there is now a coherent and democratic policy framework for land acquisition. The Act gives a voice to the people who would be affected. It is based on good economic sense of voluntary exchange. This historic legislation will encourage development of the land market, planned urbanization and promote infrastructural development. Above all, this Act drastically curtails the state's eminent domain power which till now had disastrous social, economic, political and legal costs.

THE KEY FEATURES OF THE ACT:

- **SOCIAL IMPACT ASSESSMENT:** Social Impact Assessment is one of the important provisions of the Act. The Social Impact Assessment would assess the **social and environmental impacts** from the project, and the nature and cost of addressing them and their impact on the project's overall costs and benefits and also the R&R plan. Except irrigation projects all others will undergo compulsory social impact assessment study.

The SIA report will be evaluated by an independent multi disciplinary Expert Group, which will include two non-official social scientists, two representatives of Panchayati Raj Institutions, two experts on rehabilitation and a technical expert in the subject relating to the project. The independent committee would undertake a comprehensive assessment of options, involving an examination of the benefits of each of the projects options vis-à-vis the social and environmental costs, and with a view to minimize displacement. A participatory process would be undertaken to decide on the option that receives widest public acceptance involving the least social costs and largest benefits **through public hearings.**^v

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- **REDEFINING PUBLIC PURPOSE**: The Act has tried to tighten the definition of public purpose. It includes:
 - i. the provision of land **for strategic purposes** relating to naval, military, air force, and armed forces of the Union or any work vital to national security or defense of India or State Policy
 - ii. for infrastructural projects like infrastructural projects under the Department of Economic Affairs, projects involving agricultural infrastructure, industrial corridors or mining activities, water harvesting and water conservation projects, Government aided educational and research institutions, projects for sports, healthcare and tourism etc.
 - iii. The provision of land for **project affected people**;
 - iv. The provision of land for **project for housing of different income groups**
 - v. The provision of land for **planned development**
 - vi. The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities or displaced or affected by the implementation of any government scheme.
- The Act widens the definition of “**affected term**” which **includes both the land losers and livelihood losers**. An amendment was also made to reduce the time period of dependence on the acquired land from five to three years.
- **REHABILITATION AND RESETTLEMENT**: The most significant feature of the Act is its attempt to combine Rehabilitation and Resettlement with Land Acquisition in accordance with the National Advisory Committee recommendation. It is a good move since R&R must, in each instance, necessarily follow upon significant acquisition of land. Not combining the two with one risks the neglect of R&R, whose provisions need to be made mandatory and not reduced to being conditionalities without consequences, as they largely been thus far.^{vi} Some of the key features of the Rehabilitation and Resettlement package are:
 1. Each Project Affected Families will be entitled to **mandatory R&R package** in case of purchase of over 100 acres in rural areas and 50 acres in urban areas.
 2. In irrigation projects, each landed PAF will get one acre of the land.
 3. The rehabilitation package **is sensitive to the aspirations, culture, community, natural resource base and skill base of the affected people**. SC/ST families will get more, being provided with land equivalent to land acquired, subject to maximum of 2.5 acres

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4. Where jobs are created through the project, PAFs will be **entitled to employment**. In urbanization projects, 20 percent of the developed land will be reserved for landowning PAFs, in proportion to the area of their land acquired.
 5. To support relocation, each PAF will get **a subsistence grant, resettlement allowance and a transport allowance**, which will be higher for the SC/STs.
 6. All affected families are also given training and skill development while being offered employment.
 7. Each resettlement area will be provided with a **number of facilities** including roads within the area and an all-weather road link to the nearest pucca road, transport services, proper drainage and sanitation facilities, assured sources of safe drinking water, electric connections and public lighting, schools as per the provisions of the Right to Education Act, primary health centre, basic irrigation facilities, and various other facilities
 8. Institutional mechanism for R&R in the form of institutions of Administrator for Rehabilitation and Resettlement, Commissioner for Rehabilitation and Resettlement, Rehabilitation and Resettlement Committee at project level, the Land Acquisition, Rehabilitation & Resettlement Authority at State level and National Monitoring Committee at Central level.
- **COMPENSATION:** Moving away from the compensation scale of the 1894 Act that laid down the principle-compensation should be equal to the local market price of the land, the Act provides for compensation up to **four times the market price in rural areas** and **twice the market price in urban areas**. Apart from this value of assets attached to the land and a solatium of 100 percent of the total compensation will be part of the compensation package.
 - **RETROSPECTIVE OPERATION:** To address historical injustice the Act applies retrospectively to cases where no land acquisition award has been made. Also in cases where the land was acquired five years ago but no compensation has been paid or no possession has taken place then the land acquisition process will be started afresh in accordance with the provisions of this act.
 - **SAFEGUARDING FOOD SECURITY:**
 - Multi-crop irrigated land will not be acquired except as a demonstrably last resort measure, which in no case should lead to acquisition of more than 5 percent of multi-crop irrigated area in a district.

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- States are also required to impose limits on the area of agricultural/multi-crop land that can be acquired in a State. No acquisition of such lands in excess of the limit can take place.
 - When acquiring agricultural land the State has to cultivate an equivalent area of land elsewhere as agricultural land in a State.
- In an important step towards delivery of the purpose of the Act, **it provides strict timelines within which the land acquisition as well as the R&R process has to be completed.** This includes a provision of six months for the SIA process and an overall limit of 35 months for the land acquisition process. Full payment of compensation will be made within a period of three months. The components of the Rehabilitation and Resettlement Package in the Second and Third Schedules that relate to infrastructural entitlements shall be provided within a period of 18 months from the date of the award. It has also been provided that in case of irrigation or hydro-power projects, R&R will be completed in six months before submergence.^{vii}
- **CONSENT:** For land proposed to be acquired in any area for public purpose as part of a public-private partnership project, the prior consent of 70 percent of the affected land owners must be sought and in case of private company, prior consent of 80 percent of the affected land owners must be sought.
- The possibility of abuse of the "**urgency clause**" has been considerably reduced by limiting its application to the requirement "for the defense of India or national security or for any emergencies arising out of natural calamities."
- **RETURN OF UNUTILIZED LAND:** In case land remains unutilized after acquisition, the Act empowers states to return the land either to the owner or to the State Land Bank.
- **SHARE IN APPRECIATED LAND VALUE:** When the land is sold to a third party for higher price, 40% of the appreciated land value will be shared with the original land owners.
- The Act also recognizes the role of self-government institutions and Gram Sabhas and provides for consultation with the same at the time of preparing the SIA and at the time of issuing the preliminary notification for acquisition

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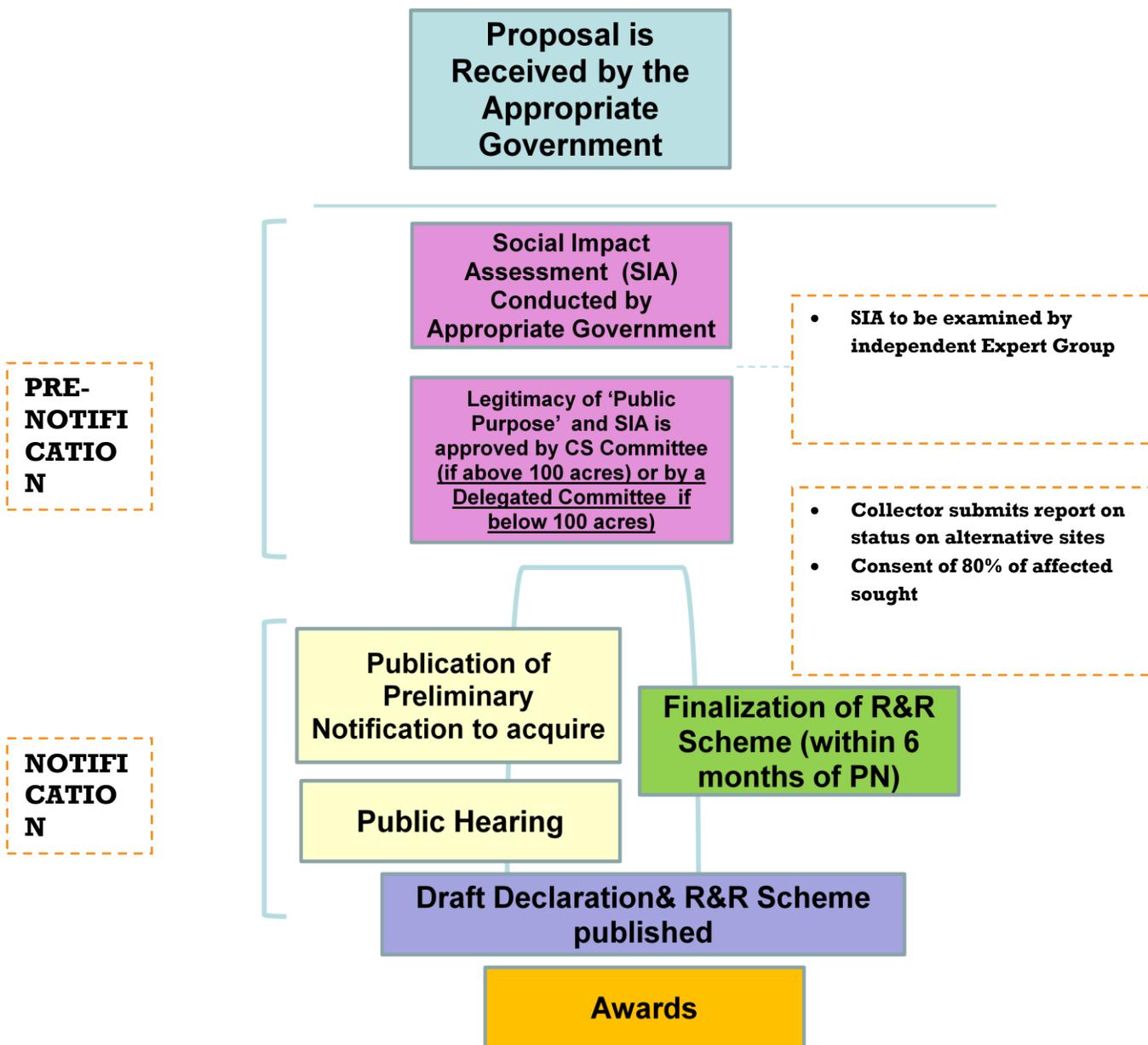
- **INTERESTS OF SCHEDULED CASTE AND SCHEDULED TRIBES PROTECTED:** The Act has taken special care to protect the concerns of SCs/STs. In addition to the R&R package, SC/ST families will be entitled to the following additional benefits: (Schedule II)
 - Acquisition of land in Scheduled Areas will be done as a demonstrable last resort
 - The prior consent of the concerned Gram Sabha or the Panchayats or the autonomous District Councils at the appropriate level in Scheduled Areas under the Fifth Schedule to the Constitution, as the case may be, shall be obtained in all cases of land acquisition in Scheduled Areas.
 - A Development Plan to be prepared laying down the details of procedure for settling land rights
 - One-third of the compensation shall be paid as part of the first installment
 - Resettlement in same scheduled area
 - Free of cost land for community and social gatherings
 - Alienation of tribal lands to be void
 - Additional benefits if resettled outside scheduled areas
 - Higher land-for-land area for SCs/STs
 - Additional amount of rupees 50,000 for SC/ST displaced from Scheduled Areas

Lack of Rehabilitation and Resettlement provision has led to the displacement of around 4 crore tribals and this has paved the way for spread of Naxalism. The new land Act has the potential to reduce the influence of Naxalites in the tribal-dominated regions through its provisions for rehabilitation and resettlement of families displaced by land acquisition.

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PROCESS FLOW:^{viii}



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Local state and regional dimensions to the debate

Various states like Madhya Pradesh, Himachal Pradesh and Maharashtra has submitted its reservations about the “purported assault on the federal principle by the Act”. But the Act has carefully tried not to tread the federal balance. Land is a State subject while 'Acquisition' comes under the Concurrent list.

The Land Act does not tread upon the troubled federal waters. All it says is that states are free to implement their own Rehabilitation and Resettlement scheme, so long as they are above the floor prescribed by the Act.^{ix}

Sec 107 of the Act states that “*Nothing in this Act shall prevent any State from enacting any law to enhance or add to the entitlements enumerated under this Act which confers higher compensation than payable under this Act or make provisions for rehabilitation and resettlement which is more beneficial than provided under this Act.*”

Sec 108 of the Act states that “*Where a law or a policy framed by the Government of a State provides for higher compensation than calculated under this Act for the Acquisition of land, the affected persons or his family or member of his family may at their option to avail such higher compensation and rehabilitation and resettlement under such State law or such policy of the State.*”

The Ministry of Rural Development accepted the Standing Committee’s suggestion to protect the interests of the tribal and allow greater participation of the Panchayat and the consent by the Gram Sabha’s before acquisition.

The special provisions for the States according to the law are:

1. The LARR Act 2013 allows all States to enact any law or policy related to LA&RR, provided the same does not contradict or reduce the entitlements under LARR 2013.
2. Any State can therefore confer higher compensation or make provisions for rehabilitation and resettlement which enhance or go beyond those provided for under the Act
3. If any existing State policy or law provides for entitlements that are greater than those listed in the LARR Act then the State is free to continue with those.

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International Land Acquisition policies

All across the world, the state is given the power to acquire land for public purpose, in lieu of a compensation that may be paid to the landholders. This power and the terms under which it can be exercised is either directly vested in the constitution, as in the case of the US, Australia and China or, is specified in enacted legislation, as in the case of Hong Kong, Malaysia and Singapore.

In terms of compensation for land acquisition there are three basic categories. Most of the Commonwealth countries like Australia and Hong Kong follow the “value to the owner” principle which aims at compensating landowners to the tune of the market value of the land together with other losses suffered by the claimant. Countries like US, UK, Philippines, Brazil etc. use the “just compensation” principle which aims at providing dispossessed groups with adequate financial compensation. Finally, China, British Columbia and Japan follow “reasonable compensation” method according to which landowners should be fully indemnified only for their direct losses.

However, it has been noted that dispossessed landowners often suffer huge consequential losses from the sale of the land that are not compensated for.^x In terms of Land Valuation Methods most of the countries depend on fair market value to value the land acquired. Some countries like Tanzania calculate the value of the land from the “net value of income from the land”.

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PART III. POLITICAL CONTEXT

The Land Acquisition Act has for long been the “political agenda of the Congress”. The Sonia Gandhi-led National Advisory Council had played a critical role in preparing the Act and Rahul Gandhi had championed it after his agitation in Niyamgiri in Odisha in 2010 and in Bhatta Parsaul. The centrality of the land acquisition rehabilitation and resettlement Act has been the aam-aadmi quotient which has been the Congress slogan since its first term. At a time when the government has been trying to bring in the reforms in all the sectors, the land Act can be an efficient game changer. The Act is “socially progressive” which is sure to find favour from the aam aadmi of the country.

Position of other parties on the Bill 2013:

- The **Left parties** stand against the Bill. They have called it Anti tribal and anti Adivasi. The Bill is said to neglect the special rights of the tribal people over their land. For instance, since tribal land is ostensibly to be acquired only by the government for government use, no consent from the people is required. Also no mention of the Government leases to private companies. The definition of public purpose in the Act is both vague and inadequate.
- The **BJP** emphasizes the need to pay more attention in the Bill towards farmers. It does not seem to be outright critic of the Act. The Congress had reached out for BJP’s support to get the Act passed.
- "We will oppose the Bill on the floor of the House. This Bill is not in favour of farmers. It leaves room for corruption and malpractices. Mamata Banerjee is known all over for protecting the rights of farmers," said Sisir Adhikari, a former Union minister and senior **Trinamool Congress** leader. Mamata Banerjee has advocated that the government should stay away from land transfers between private parties.
- **Samajwadi party**, in their election manifesto had said that they would oppose the acquisition of fertile land and asked for the increase of the compensation to be six times the circle rate.

Most of the amendments proposed by different parties were included in the final draft of the Bill.

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Some of the key issues that are being debated by the civil society are:

- **Public Purpose:** There have been arguments that the term ‘public purpose’ has been loosely defined which leaves scope for abuse. Even the Standing Committee recommended that the definition of public purpose is vague enough to allow acquisition on behalf of industries. Supreme Court had in a recent case had held that:

“This court is of the opinion that the concept of public purpose in land acquisition has to be viewed from an angle which is consistent with the concept of welfare state...It must be accepted that in construing ‘public purpose’, a broad and overall view has to be taken and the focus must be on ensuring maximum benefit to the largest number of people. Any attempt by the State to acquire land by promoting a public purpose to benefit a particular group of people or to serve any particular interest at the cost of the interest of a large section of the people, especially of the common people, defeats the very concept of public purpose”.^{xi}

The definition of public purpose was accordingly revised to collate the previously scattered definition of public purpose in the draft Bill keeping in mind the observations made by the Standing Committee

- **Market value as a determinant:** The market value can be determined by looking at amounts received in respect of similar lands in the neighbourhood in the recent past. This can be highly misleading. In virtually every sale deal a cash component is involved (sometimes very large) which would not be reflected in the sale deed. Moreover, there may not be any sale of lands in the nearby area in the recent past which gives a completely arbitrary power to the authorities to decide the market value. Therefore such a method will remain elusive in the absence of well-functioning land market in India.
- **Real estate industry perspective:** Developers have also been protesting against the compensation package of the Land Act and clause which requires consent of 80 percent landowners for private enterprises. It is argued that though the farmers’ interest has been kept in mind housing requirements of the middle class has been completely ignored. The high compensation package leads to the high land price which affects plans for affordable housing.

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The Standing Committee Recommendations

ISSUES	RECOMMENDATIONS BY THE STANDING COMMITTEE
<p>Affected families</p> <p>Family</p> <p>Land Bank</p>	<p>Inclusion of the following within the definition of affected family:</p> <ul style="list-style-type: none"> a. "Tribals" should be substituted by "Scheduled tribes" b. "Traditional rights" should be substituted by "forest rights" c. "Affected people" should be substituted with "affected family" d. "Three years" in the definition should become "three years or more". <p>Widows, divorcees and abandoned women should be considered a separate family. Further, every person in a joint landholding shall be considered a separate family</p> <p>The term land bank should be clearly defined.</p>
<p>Social Impact Assessment (SIA)</p>	<p>Inclusion of "Zones of Influence" within the Social Impact Assessment study, when acquisition is proposed in Fifth Schedule areas, to determine whether any change in livelihoods, social practices and environmental conditions may arise through the setting up of industry, mines, roads etc. in a manner that may prove to be detrimental to the people living in the area contiguous to the site of the proposed acquisition.</p> <p>The Clauses dealing with SIA do not spell out the proposed composition of the SIA Teams/Body/Group which would undertake SIA. The Social Impact Assessment teams should include the Presidents or the nominees of Panchayats at all levels involved in the</p>

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	<p>acquisition. These representatives must act in accordance with written mandates given to them by respective Gram Sabhas concerned.</p> <p>In the matter of land acquisition in urgency provisions, after Clause 9, the following proviso may be added: "Provided that no such land shall be acquired by invoking such provision unless the appropriate Government has issued notice and called for objections upon such notice and such objections have been heard and disposed off."</p>
Public Purpose	<p>"Public purpose" in the draft Act should be limited to linear infrastructure and irrigation, including multipurpose dams, and social sector infrastructure, such as schools, hospitals and drinking water/sanitation projects constructed at State expense.</p> <p>Therefore, public purpose should be limited to state sponsored projects as defined in Clause 3(za) (i) to (vi) (A).</p> <p>The provisions relating to acquisition of land for private companies and PPPs should be deleted (Clause 3(za) (vi) (B) and (vii)).</p>
Acquisition for private companies and PPPs	<p>The Committee recommended that land should not be acquired for use by PPPs and private companies.</p>
Infrastructure projects	<p>Clause 3 (o) (v) gives wide discretion to the government to define infrastructure projects and it should be deleted.</p> <p>Infrastructure projects should be included in the definition of public purpose.</p>
Notification and Acquisition	<p>The words "have been consulted" should be replaced by the words "have given consent" so that the approvals of</p>

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	<p>the Gram Sabha or equivalent urban body become mandatory.</p>
<p>Determination of Market value and Compensation.</p>	<p>After Clause 29(1), the following Sub-Clause may be added: “(2) The appropriate Government shall constitute multi-member land pricing commission or authority to finalise cost of land acquisition/compensation State-wise/area-wise as determined under Clause 29(1) read with Schedule I to Act”.</p> <p>The land compensation calculated under Clause 26 read with First Schedule of the Act should be treated for compensation purposes and may not be taken as base for circle rate for subsequent acquisitions.</p>
<p>Rehabilitation and Resettlement Package.</p>	<p>The appropriate government should constitute a multi-member land pricing commission or authority to finalise the cost of land acquisition state wise/area wise.</p> <p>The Government should re-examine all the monetary components so as to bring it at par with the amounts being given at present in some of the States.</p> <p>There should also be specific provision to link all the amounts to Consumer Price Index so that these are upgraded automatically. This periodical increase would not be subject to legislative approval.</p> <p>Also, 12 per cent interest per annum should be paid in addition to the compensation from the date of the notification till the date of the award.</p> <p>Provision should be made in the Act stating that a family once displaced will not be displaced again except in exceptional cases.</p>

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Un-utilized land.	This period should be reduced to five years and if left unutilized, the land should be returned to the land owners.
Land acquired in urgency.	<p>In cases of urgency it should be clarified that the extra compensation would be 75 per cent of the total compensation package / solatium calculated.</p> <p>The Committee also recommended that a notice should be issued in case an SIA is not conducted in an acquisition under the urgency provisions.</p>
Provisions for SCs and STs	Removal of provisions relating to Scheduled Caste and Scheduled Tribes from the Schedule to the law and be bought into the body of the act with greater benefits and enhanced safeguards.

The Right to Fair Compensation, Resettlement, Rehabilitation and Transparency in Land Acquisition Act 2013, is a good attempt towards a democratic and just method of land acquisition and has improved on many of the controversial features of the 1894 Land Acquisition Act. Despite some glitches this ground breaking legislation will help avoid several historical injustices, while making development much more inclusive and participatory.

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