



## GOVERNMENT OF KERALA

### Abstract

LOCAL ADMINISTRATION DEPARTMENT - LAND PURCHASE SCHEMES BY THE LOCAL BODIES FOR IMPLEMENTING PLAN SCHEMES - GUIDELINES - ORDERS ISSUED.

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LOCAL ADMINISTRATION (P) DEPARTMENT

**G.O.(P) 18/98/LAD.**

**Dated, Thiruvananthapuram, 22nd January, 1999**

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### ORDER

As part of decentralised planning process, Panchayats and Municipalities have prepared projects which involve acquisition of land. These projects have been vetted by the Volunteer Technical Core/Block Level/Municipal Level Expert Committee as well as District Planning Committee. Therefore land purchased in accordance with the approved projects would be necessary.

2. At present the procedure for purchase of land is time consuming.
3. In order to simplify the process and speed it up, discussions were held with the Panchayat Presidents and Municipal Chairpersons. Also a detailed discussion was held with the District Collectors.
4. Government have examined the suggestion and are pleased to issue the following orders:-
  - (i) All Local Bodies requiring land would give wide Publicity to their requirements in terms of locality preferred, extent, type of land, etc. A general Press release will be given at the District Level requesting people who are interested in selling land to contact the local Panchayat or Municipality.
  - (ii) Offers would be obtained by the local bodies and after assessing their suitability forward them to the Tahsildar under intimation to the District Collector.

- (iii) The District Collector will hold meetings of concerned local bodies, Village Officers and Tahsildars and prepare a time schedule for finalising the valuation.
- (iv) The Valuation certificate should be given by the District Collector. The District Collector will, in cases which he feels necessary, call the land owners for direct negotiations.
- (v) Since it is possible that the values so fixed may not match the market value and in keeping with the principle enunciated in the Land Acquisition Act, a solatium will be allowed to be decided by the Panchayat to bridge the gap between the valuation as fixed by the District Collector and the local market value or the value at which the land owner is willing to give his land, whichever is lower, up to a ceiling of 30% above the valuation fixed by the District Collector. For such decision, unanimous resolution of Panchayat or Municipality would be necessary.
- (vi) All documents relating to the officers, their acceptance fixing of solatium and final payment of land value would be public documents freely available for scrutiny or available on payment of actuals as photocopies.

5. In case the value of land including solatium exceeds Rs. 15 lakh land acquisition proceedings have to be initiated and negotiated purchase or compulsory acquisition resorted to within the framework of the Act.

By order of the Governor,

**S.M. VIJAYANAND.**

Secretary to Government.

To

The Director of Panchayats, Thiruvananthapuram.

The Director of Municipal Administration, Thiruvananthapuram.

All District Panchayats.

All Block Panchayats.

All Grama Panchayats.

The Principal Accountant General (Audit), Kerala, Thiruvananthapuram.

The Accountant General (Accounts and Entitlements) Kerala,  
Thiruvananthapuram.

All Deputy Directors of Panchayats.

All District Collectors.

All Municipalities/Corporations.

All Joint Regional Directors of Municipal Administration.

The Director, Local Fund Accounts, Thiruvananthapuram.

The Rural Development Commissioner, Thiruvananthapuram.

All Departments of the Secretariat including Law and Finance Departments.

Planning and Economic Affairs Department.

Revenue Department.

Copy to:

The Private Secretary to Chief Minister and all other Ministers.

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