

Administration of
Dadra & Nagar Haveli
Urban Development Department
Silvassa.

No. TPS/107(168)/RRP/2011/05

Date: 06/01/2012

**POLICY: DNH REHABILITATION AND RESETTLEMENT
POLICY – 2012 (DRAFT).**

OBJECTIVE: The objective of the U.T. administration is to ensure appropriate compensation to the affected land owners due to Land Acquisition so that the process of Acquisition is smooth and without any litigation on that account

THE POLICY:

1. The compensation for land acquisition shall be done by the Competent Authority based on the Circle Rates notified by the Administration from time to time based on the nature of land being acquired.
2. Over and above, the compensation as per the provision of the Land Acquisition Act, all the affected persons shall be given Residential land area of 10% of the area under acquisition subject to a ceiling of a minimum of 200 Sq.mtrs. and maximum of 500 Sq.mtrs., if the land acquired is more than 2000 sq.mtrs. and a ceiling of 30 mtr. to 200 mtr., if the land acquired is less than 2000 sq.mtrs. The Revenue

Department shall examine this issue on case to case basis and do the allotment accordingly.

3. The UT Administration shall also pay to the affected land owner an amount of Rs. 20,000/- per acre per annum on a Pro-Rata basis for a period of 20 years as additional assistance to the person. This amount shall be part of the budget of the department which is undertaking land acquisition and shall be borne by that department only.
4. The affected land owners in lieu of the normal compensation as per provision of the Land Acquisition Act shall be provided with addition packages as prescribed in Sr. No.1 to 3 above.
5. The affected land owner can either opt the package mentioned above or avail Additional FSI for his balance land available which is already prescribed in the D.C. Rules and/or which shall be amended from time to time or can either use the FSI of land acquired in any other area where he has got his own land or he can sell the FSI to any other person who may require the same subject to the following conditions.
 - (a) The Transfer of FSI shall be permitted for the NA use of the land only to be used elsewhere for similar NA use land.
 - (b) The Transfer of FSI shall be allowed only to be used in the area as prescribed below:

Sl. No.	Land Located at	FSI can be used at
1	Silvassa Municipal Area Jurisdiction	Anywhere in the Territory
2	Samarvarni, Rakholi, Saily, Karad, Athola, Masat, Naroli, Athal, Dadra & Khanvel	Anywhere except within SMC jurisdiction
3	All other villages	Anywhere except in villages mentioned at 1 & 2 above

If such FSI is transferred or sold the purchaser can use the additional FSI anywhere in the areas as prescribed at (b) above subject to the following conditions:

- i) The same cannot be used for any existing building where the height of the building as prescribed in the D.C. Rules is already constructed O.C. is also issued to the said building;
- ii) The transferred FSI can be used only for construction in new buildings wherein an additional permission for two floors area shall be allowed subject to the additional FSI available with him whichever is less;
- iii) The transferred FSI can also be used for existing building which is under construction and neither part/nor full O.C. is issued to the said building. However the applicant shall seek a Revised permission.

iv) All the provisions above shall be allowed subject to strict compliance of

- (i) Structural stability of the building;
- (ii) Fire Safety Norms; and
- (iii) any other precaution is mentioned in the National Building Code and the D.C. Rules being enforced in this territory.

K.S. Chandrashekar
Chief Town Planner
(Issued on behalf of the
U.T. Administration of DNH)