



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(सड़क परिवहन और राजमार्ग मंत्रालय, भारत सरकार)

National Highways Authority of India

(Ministry of Road Transport and Highways, Government of India)

जी-5 एवं 6, सेक्टर-10, द्वारका, नई दिल्ली - 110 075 • G-5 & 6, Sector-10, Dwarka, New Delhi-110075

दूरभाष/Phone : 91-11-25074100 / 25074200



NHAI/Policy Guidelines/ Land Acquisition/2023

Policy Circular No.7.1.78/ 2023 dated 03rd November, 2023

{Decision taken on E-Office File No. NHAI/11013/LA/MeasurestoexpediateLACStage-IIapproval/2023 (Comp. No. 208612)}

Sub: Optimization of Planning & Execution of Projects - Approval of project by Land Acquisition Committee (LAC) - reg.

Ref.: 1. NHAI Policy Guideline No. 7.1.61 dated 23.10.2019

2. NHAI Policy Guideline No. 7.1.64 dated 13.12.2019

3. NHAI Policy Guideline No. 7.1.67 dated 07.08.2020

At present, the approval of alignment and Land Acquisition Plan (LAP), including LA cost for a Project is accorded by Land Acquisition Committee (LAC) headed by Chairman in a two stage process.

2. In order to speed-up the LAC approval process and to minimise the possibility of change in land use/sale purchase of land with the malafide intention to get higher compensation, the LAC approval process has been reviewed.

3. Accordingly, henceforth, the following revised procedure shall be adopted for the approval of the Projects by LAC:

3.1. Process flow for approval of alignment and Land Acquisition Plan (LAP), including LA cost, for a Project by LAC:

- i. DPR Consultant shall submit three alignments after taking view of all stakeholders (to avoid objections at a later stage). Further, DPR Consultant/PD should consult NHLML to plan the wayside amenities along these alignment stretches.
- ii. PD should check the viability of all alignments on Gati Shakti portal. Checking of proposed alignment on Gati Shakti portal is necessary to know existing/proposed infrastructure development of other Departments/Ministries in the proposed ROW/vicinity. Ministry has also issued SOP as regards to Project planning on PM Gati shakti portal while finalizing alignment. It is better to use PM Shakti portal for project planning at LAC stage.
- iii. Then RO/PD/Technical Division shall finalize **three optimal alignments** recommended by DPR Consultant, after conducting the field visit and taking consultation of all stakeholders.
- iv. Then the DPR Consultant shall submit the GIS based Land Acquisition Plan (LAP) of all three optimal alignments finalized by RO/Technical Division as per the Revenue maps of all the villages. The extra cost be paid to DPR Consultants, if required as per contract provision.

S. Sakshi

Contd...2/-

- v. Thereafter, the same alignments, along with the GIS based LAP shall be submitted through Datalake portal for the approval of LAC.
- vi. In case changes are suggested in any alignment by LAC, GIS based LAP of the revised alignment shall be prepared and submitted by DPR consultant within 1-3 months depending on length of re-alignment/changes. In case of minor deviation, the DPR consultant shall provide the revised LAP without any additional cost in the Consultancy Service Contract. However, in case of major deviation, DPR Consultant shall be paid the cost of revised GIS based LAP in addition to the already approved cost. The revised GIS based LAP shall be submitted further for the approval of LAC. The powers are hereby delegated to ROs to compensate the DPR Consultant accordingly.
- vii. Once LA Plan is approved by LAC, no changes in LAP shall be allowed.

3.2. Timeframe for approval of LAC:

For timely approval of alignment and Land Acquisition Plan (LAP), including LA cost, for a Project following timeframe is fixed:

- i. For the projects (already included in the Scheme) which are to be awarded during this financial year (FY-2023-24), approval of LAC (if not already taken) must be taken within one month i.e., by 30th November 2023.
- ii. From the next financial year, the projects (already included in the Scheme), approval of LAC must be taken by 30th June of respective year or within three months from the inclusion of the project in the Scheme as the case may be.

3.3 Action/Monitoring required at field:

For timely submission of proposal for approval of alignment and Land Acquisition Plan (LAP), including LA cost, for a Project by LAC, following measures shall be adopted:

- i. Regular monitoring of DPR Consultant by PIU for preparation of GIS based LAP should be done within the stipulated time.
 - ii. PIU shall provide all assistance to DPR Consultant for procurement of Revenue Maps as well as documents relating to sales from State Govt/District authorities.
 - iii. The concerned State Govt./District Authorities concurrently be requested by RO/PD to update the revenue maps/records for villages for all three alignments which are falling in the approved alignment/ROW.
 - iv. The concerned State Govt./District Authorities may also be requested by RO/PD to stop the sale/purchase or change in land use once the LAC approval accorded for this project.
 - v. The Notification under Section 3A for acquisition of the subject land shall be published within fifteen days of the approval of Project by LAC. PD shall ensure that only those survey numbers which are approved in LAP are included in 3A notification.
4. The above guidelines are issued in supersession of all earlier guidelines on this subject.

Contd...3/-

S. Prakash

5. All Technical Divisions, ROs & PDs are hereby directed to follow the above process for approval of alignment and Land Acquisition Plan (LAP), including LA cost, for a Project by LAC.
6. This issues with the approval of Competent Authority.

Encl.: As stated above


(Sunil Prakash Bhardwaj)
Chief General Manager (Coord.)

To:

All Officers of NHAI HQ/ ROs/ PIUs/ CMUs/ Site Offices

Copy to:

1. Hindi Division for translation in Hindi.
2. Library for hosting the circular on library site.
3. Web Admin for circulation.

National Highways Authority of India

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NHAI/ Policy Guidelines/ Land Acquisition/ Consultants/2019**No.7.1. 61/2019 Dated the 23rd October, 2019****[Decision taken on File No.NHAI/LA/Bharatmala/Policy/2019]****Sub: Optimization of Planning and Execution of NH Projects.**

As per the old guidelines regarding appraisal/approval of the projects, the first step used to be the land acquisition and the process of land acquisition used to be started after finalization of alignment by RO and pending the formal approval of the Project. As per these guidelines, the following milestones were to be achieved before the project is submitted for appraisal/PPPAC approval:

- (i) Notification under Section 3(A) of NH Act should have been issued for atleast 90% of the land area required for the project; and
- (ii) The total area of land in possession together with the area notified under Section 3(D) of NH Act should be atleast 60% of the area required for the project.
- (iii) As per timelines for NHAI Projects requiring approval by PPPAC/CCEA, the land acquisition has to be completed and possession of substantial land should be taken before the Project Appraisal & sanction.
- (iv) While considering the projects, SFC directed that proposal be placed before SFC only after publication of 3D notification for at atleast 80% of the balance land to be acquired.

2. Recently, Policy Guidelines [NHAI/Policy Guidelines No. 7.1.56/2019] dated 11th June, 2019 have been issued to proceed with the publication of 3A notification only after first stage appraisal of the project is complete.


3. It has now been decided that henceforth, a Committee headed by Chairman, NHAI, Member(A) (who is dealing with land acquisition) and the concerned Member would examine all new proposals for construction and development of National Highways as per viability of the project and also approve the alignment. This Committee would prepare the land acquisition plan and grant approval for proceeding with land acquisition (land acquisition plan can be upto 2 years in advance). Further action would be taken for land acquisition as per approved land acquisition plan. The expenditure on land acquisition would be incurred only after the project is approved by Competent Authority.

4. The above guidelines would be applicable for all 'New LA Cases'. For the purpose of Para-3 above, all LA cases where land acquisition has not reached 3D stage, i.e., either no land acquisition has started or land acquisition has reached

only 3A stage would be treated as "New LA Cases". This would include balance acquisition activities for the viable projects, where 3D stage has been reached only for some of the required land.

5. All Technical Divisions, ROs & PDs are hereby directed to follow the above methodology for processing the project proposals.

6. This issues with the approval of Chairman.


23/10
(V.K. Sharma)
CGM (Coord.)

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फैक्स / Fax 91-11-25093507 / 25093514

NHA/ Policy Guidelines/ Land Acquisition/ 2019

No. 7.1.64/2019 dated the 3rd December, 2019

[Decision taken on File No. NHA/LA/Policy(Misc.)/2019]

Sub.: Optimization of Planning & Execution of Projects - Approval of LA cases by 'LA Committee'.

Refer Policy Guidelines No. 7.1.61/2019 dated 23 Oct 2019 (copy enclosed at Annex-A) vide which it is mandated that a Committee under the chairmanship of Chairman, NHA with Member (Admn) and concerned Member as members would examine all new proposals for construction and development of National Highways as per viability of the project and also approve the alignment. The procedure is applicable for all LA cases where land acquisition has not started or land acquisition has reached only 3A stage including balance acquisition activities for viable projects where 3D has reached only for some part of the required land.

2. For consideration of the proposals by LA Committee, an LAC Portal had been developed by LA Division with the help of IT Division. User Manual in respect LAC Portal is enclosed at Annex-B. All Technical Divisions are requested to go through the User Manual and submit proposals accordingly for consideration by LA Committee through portal.

3. The procedure for processing the proposals is as under:

- (i) After duly examining the proposal received from field offices, concerned Technical Division at HQ shall submit the same on LAC Portal. All fields marked with '*' are compulsory. The proposals shall contain detailed alignment maps.
- (ii) LA Division shall compile the proposals and submit the same to LA Committee.
- (iii) The proposal shall be presented to the committee by respective CGM / GM. The decision of LA Committee shall be noted by LA Division.

- (iv) Final decision will be uploaded on the portal to enable further action for land acquisition as per approved plan and alignment. However, expenditure on land acquisition would be incurred only after the project is approved by the Competent Authority.

4. This issues with the approval of Chairman.

Encl.: As above

4
13/11
(V.K. Sharma)
CGM (Coord.)

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NHAI/ Policy Guidelines/ Land Acquisition/ Consultants/2019

No.7.1. 61/2019 Dated the 23rd October, 2019

[Decision taken on File No.NHAI/LA/Bharatmala/Policy/2019]

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- (ii) The total area of land in possession together with the area notified under Section 3(D) of NH Act should be atleast 60% of the area required for the project.
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6. This issues with the approval of Chairman.


(V.K. Sharma)
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USER MANUAL



Land Acquisition Committee Portal (WEB PORTAL)

NATIONAL HIGHWAYS AUTHORITY OF INDIA
भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

LAND ACQUISITION COMMITTEE PORTAL

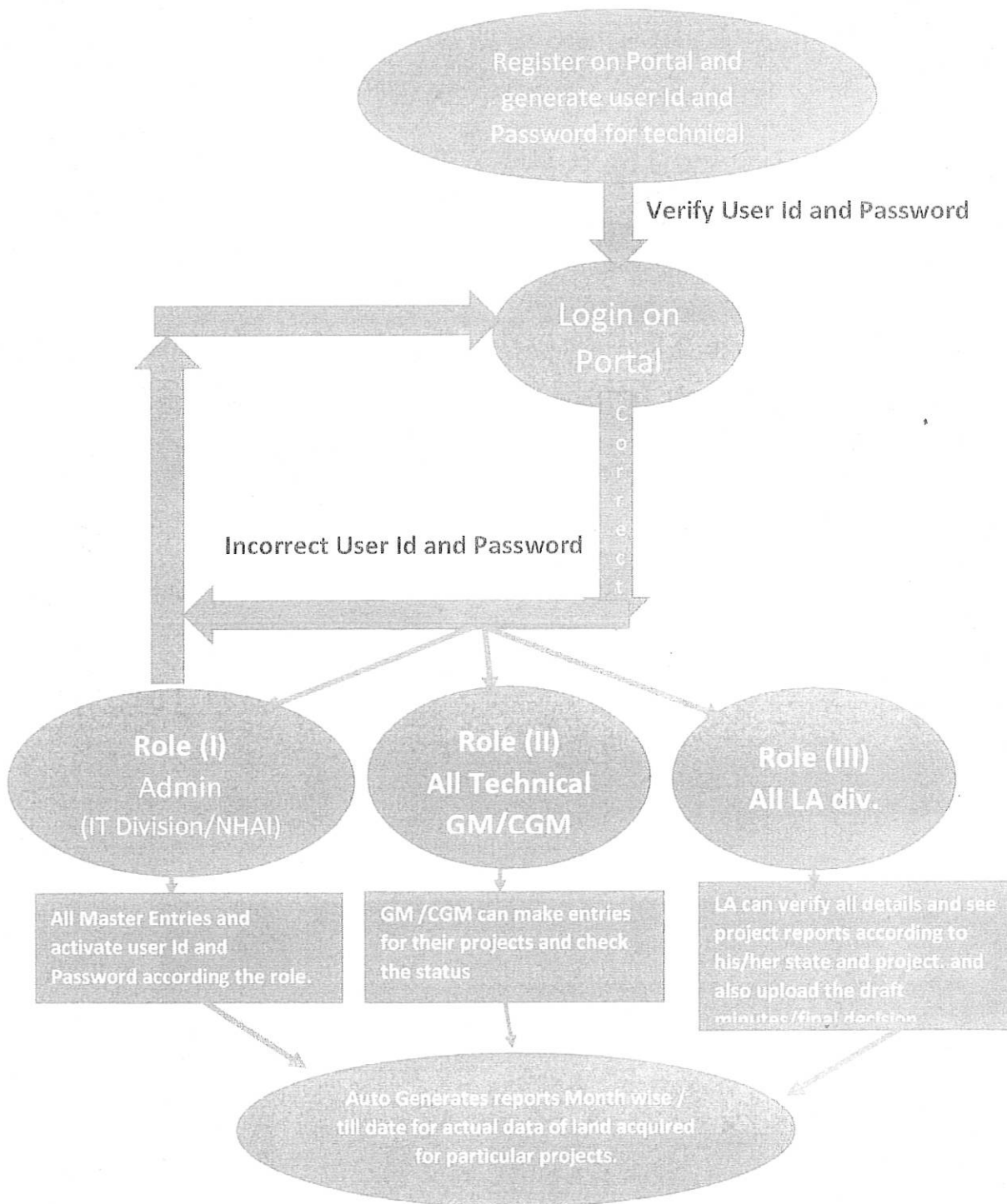
Welcome to Land Acquisition Committee Portal. This portal has been developed for consideration and approval of LA Proposals by the Committee constituted vide Policy Circular No. 7.1.61/2019 dated 23.10.2019. The portal has been developed by LA Division with the help of IT Division.

The Land Acquisition Portal version 01 is operational in NHAI with the following salient features:

- Project wise land proposal data will be uploaded with Unique Project id by concerned technical division.
- The data may be edited through edit feature before consideration by Committee.
- Once considered, the data pertaining to the Project cannot be changed further.
- Draft minutes and final approval will be uploaded by LA division
- Concerned division will have Email alert for decision on the proposal.
- Online status of decision of the Committee for the project can be checked.
- Generation of report of approved/not approved projects

***New Users are required to register first.**

Land Acquisition Committee Portal Flow Chart



Step 1:

*All New users are required to register first.

The screenshot shows the 'LAND ACQUISITION PORTAL' of the National Highway Authority of India. A central 'REGISTRATION' form is overlaid on a background image of a road with a cyclist. The form includes fields for 'NAME', 'EMAIL ID', 'PHONE NO.', 'ADDRESS', 'CITY', 'STATE', and 'PIN CODE'. There are also checkboxes for 'I am a new user' and 'I am an existing user'. At the bottom of the form, it says 'Designed and Developed by NHAI' and 'Version No. 240580'.

Step 2:

The screenshot shows the 'LAND ACQUISITION COMMITTEE PORTAL' of the National Highway Authority of India. A 'LOG IN' form is overlaid on a background image of a highway. The form includes a 'User ID' field, a 'Password' field, and a 'Log In' button. There are also links for 'Forgot your password?' and 'Registration'. At the bottom of the form, it says 'Designed and Developed by NHAI' and 'Version No. 240580'.

User ID

Password

Register

Step 3 :

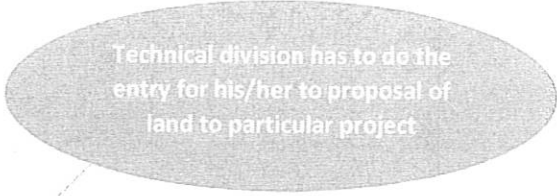
Sign In to the Portal if you are already a registered user by entering your *Username* and *Password*.

Once the sign in is successful, users will be redirected towards a webpage according to their corresponding user roles.

For Entering a data into Land acquisition portal (USERS – Technical division)

Objective –The main objective for the technical division is to do the entry for the land proposal detail for particular project–

1. After signing in, the user will be redirected to a user entry page.



Technical division has to do the entry for his/her to proposal of land to particular project

Project

Logout

Cost and Viability Details

Estimated Civil Cost and Easements (INR Crore)	₹ 20.00	Estimated LA Cost (INR Crore)	₹ 20.00
Bid Construction Cost (INR Crore)	₹ 20.00	Estimated Total Capital Cost (INR Crore)	₹ 40.00
Expected Traffic (PCU) upon of road	1000	Existing Traffic (PCU)	1000
Growth Rate	10%	Proposed Traffic (in 20 Years)	10000
Projected ROI	10%		

Project Expenditure (in Cr.)

S.No.	Activity	Up to FY 2020-21	FY 2020-21	FY 2021-22 and beyond
1.	LA			
2.	Other Pre-construction Costs			
3.	Construction Cost (Bidding outgo)			

Project

Logout

LA Related Detail

Average Existing Rate (rs) *

Number Of By Passes *

Total Land Required In (ha) *

Govt. Land In (ha) *

Area under JA already notified (in HA excluding Land in Possession) *

Estimated LA cost as per DMR (INR Crore) *

Estimated Average LA Cost (INR Crore per HA) (Including violation/multiplication factor and interest)

Average Proposed Rate (rs) *

Length Of By Passes (km) *

Land already in Possession (Ha) *

Additional Land Required (in Ha) *

Area under JD already notified (in HA excluding Land in Possession) *

Average Circle Rate *

Land Cost Document

Choose File

No file chosen

LA Detail

Row Number

Route

Land Detail

1

Add Row

NATIONAL HIGHWAYS AUTHORITY OF INDIA
भारतीय राष्ट्रीय राजमार्ग प्राधिकरण, भारत सरकार

Project Logout

relation multiplication factor
and interest) *

CALA Detail

Label Number	Name	Check Off Particular
A		

Add Row

Recommendations whether proposed for

IS/IO/both IS & IO *	Subject	EO *	Sub-division/Division
PRI *		Technical Division *	

Activities/Target Dates for preconstruction activities, appraisal & approval of project, bidding & award of a project

Likely date for utility shifting *	Likely date for Approval/Approval *
Likely date for completion of LA activity	Likely date for Calling Bids *
Likely date for Award of project *	Bidwork *

Signature _____
Date _____

2. Technical division can see his report according to Project wise-

[illegible]

[illegible]

3. Technical division can check status report for decision of the committee towards the project.

NATIONAL HIGHWAYS AUTHORITY OF INDIA

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण, भारत सरकार



Project

WELCOME RD Kerala

Logout

Sr No	State Name	Project Name	IS Code	Project Detail	Status	Unit Name	Project Detail
1	Kerala	Thalappady Km.17.200 to Changanassery Km.57.200 of NH-66 (Old NH-17)	N/04002/09001/KL	Show Detail	Approved	Changanassery	Project Detail
2	Kerala	Changanassery Km.57.200 to Talascheruvu Km.95.650 of NH-66 (Old NH-17)	N/04002/09001/KL	Show Detail	Approved	Changanassery	Project Detail

For LA Login (USERS – NHAI-LA Division)

Objective –

The main role of LA division is to see the summarize land details according to login

1. After signing in, the user will be redirected to a user Approval page

S/N	State	Project Name	SMC No.	Project Status	Status	Draft Minutes	Final Minutes
1	Karnataka	Upgrade of Gurgaon - Pithuli - Road and Erection of 132KV Feeder and 11KV Feeder for 11 km to a Project phase completed 100%	1/58921/01/01/140	Under Progress	Approved	Draft Minutes	
2	Karnataka	400KV AC Transmission Line from 144.15 km to 144.15 km of the line, 100 km to 100 km, 100 km to 100 km	200/0421/00000	Under Progress	Approved	Draft Minutes	
3	Karnataka	Transmission Line 110KV to 110KV, 27.2 km to 27.2 km, 27.2 km to 27.2 km	07/04002/00000	Under Progress	Approved	Draft Minutes	
4	Karnataka	Upgrade of Mysore - Bangalore - 110KV to 110KV and 110KV to 110KV, 110KV to 110KV	00031203020	Under Progress	Approved	Draft Minutes	
5	Karnataka	400KV AC Transmission Line from 20.2 km to 20.2 km, 20.2 km to 20.2 km, 20.2 km to 20.2 km	11/01002/00000	Under Progress	Approved	Draft Minutes	
6	Karnataka	Transmission Line 110KV to 110KV, 110KV to 110KV, 110KV to 110KV	11/04002/00000	Under Progress	Approved	Draft Minutes	
7	Karnataka	Transmission Line 110KV to 110KV, 110KV to 110KV, 110KV to 110KV	00031203020	Under Progress	Approved	Draft Minutes	

Draft Minutes

Status of Projects

Approval Copy with
sign to approval
authority

2. Graphical representations of reports are also available soon.

login-

NATIONAL HIGHWAYS AUTHORITY OF INDIA						
भारतीय राष्ट्रीय राजमार्ग प्राधिकरण, भारत सरकार						
Project						
Logout						
Sl. No.	State	Project Name	SRN No.	Project Status	Project Type	Project Value (Rs. Lakhs)
1	Karnataka	Upgradation of Highway - Bannur - Kuvempur section of NH 2322 from Kuvempur to Kuvempur - Kuvempur section of NH 2322 in the state of Karnataka	61062310101100	Approved	Other	15.00
2	Karnataka	4 Lanes of Channarayana Highway from Kuvempur to Kuvempur - Kuvempur section of NH 2322 in the state of Karnataka	61062310101100	Approved	Other	15.00
3	Karnataka	4 Lanes of Channarayana Highway from Kuvempur to Kuvempur - Kuvempur section of NH 2322 in the state of Karnataka	61062310101100	Approved	Other	15.00
4	Karnataka	4 Lanes of Channarayana Highway from Kuvempur to Kuvempur - Kuvempur section of NH 2322 in the state of Karnataka	61062310101100	Approved	Other	15.00
5	Karnataka	4 Lanes of Channarayana Highway from Kuvempur to Kuvempur - Kuvempur section of NH 2322 in the state of Karnataka	61062310101100	Approved	Other	15.00
6	Karnataka	4 Lanes of Channarayana Highway from Kuvempur to Kuvempur - Kuvempur section of NH 2322 in the state of Karnataka	61062310101100	Approved	Other	15.00
7	Karnataka	4 Lanes of Channarayana Highway from Kuvempur to Kuvempur - Kuvempur section of NH 2322 in the state of Karnataka	61062310101100	Approved	Other	15.00
8	Karnataka	4 Lanes of Channarayana Highway from Kuvempur to Kuvempur - Kuvempur section of NH 2322 in the state of Karnataka	61062310101100	Approved	Other	15.00

4. Uploading of Draft Minutes:

NATIONAL HIGHWAYS AUTHORITY OF INDIA
भारतीय राष्ट्रीय राजमार्ग प्राधिकरण, भारत सरकार

Project # 176000000 - LA-134343434

Logout

Draft Minutes

Project Unique Code	BFOY1427NR (DRU)	Total Approved ROW(LA)	
Project Stretch	BHIMGALPUR CHITTOOR NELLORE	Package	BENIGUNTA MANJUPETA
Project Status	Approved	Date of Meeting of LA Committee	

The Decisions Taken in the Meeting are as under

LA Form approved as per attached

5. Draft minutes can be edited before final submission and printed.

Print Draft minutes

Edit draft minutes

</

-- THANKS --

NHAI/11013/LA/MeasurestoexpediateLACStage-IIapproval/2023

781597/2023/GM (COORD) Office



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
(सड़क परिवहन और राजमार्ग मंत्रालय)

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G-5 & 6, Sector-10, Dwarka, New Delhi-110075

NHAI/Policy Guidelines/Land Acquisition/2020

No. 7.1.67 dated the 7th August, 2020

दूरभाष / Phone : 91-11-25074100/25074200

फैक्स / Fax : 91-11-25093507 / 25093514

Sub:- Optimization of Planning & Execution of Projects – Approval of Alignment by the LA Committee (LAC) in First Stage.

Refer Policy Guidelines No. 7.1.61/2009 dated 23.10.2019 vide which a LA Committee was constituted to examine all new proposals for construction and development of National Highways, as per viability of the project and approve the alignment & LA Plan. The procedure is applicable for all LA cases where land acquisition has not started or land acquisition has reached only 3A stage including balance acquisition activities for viable projects where 3D has reached only for some part of the required land.

2. The procedure for submission of proposals to LA Committee (LAC), alongwith the details of LAC Portal developed for the purpose were notified vide Policy Circular No. 7.1.64 dated 13.12.2019.

3. In this connection, it is considered that approval of alignment is very vital and hence the LAC needs to consider and finalize the alignment of the project first, before considering LA Plan of the projects. Accordingly, henceforth, there shall be a 2-Stage consideration by the LA Committee for all "**Balance For Award (BFA)**" Projects, which have not reached 3D notification stage, as under:

Stage-1 : For consideration and approval of Project Alignment; and

Stage-2 : For approval of Land Acquisition Plan.

4. **Stage-1:** The procedure for consideration & approval of Project Alignment by LA Committee shall be as under:

- (i) As part of Feasibility Study/ DPR, the Design Consultant and PD, after site visit, will examine and submit to RO various alternative alignments of the project highway alongwith their merits & demerits, cost comparison of various alternatives (including likely project features, civil work rough cost, LA cost & other pre-construction costs) and their recommendations on the preferred option.
- (ii) RO shall carry out site inspection, request the State Nodal Officer to convene a meeting of all stakeholders (online or in-person), present the alignment alternatives in such consultation meeting; video record the proceedings, take their comments/ recommendations; and issue minutes of such meeting.
- (iii) After such consultations and due diligence, RO will submit the preferred alignment alongwith the justification to HQ. The concerned Technical Division at HQ will load the details/ presentations on LA Portal and present the alternatives & preferred alignment, before the LA Committee in which RO, PD, & Design Consultant will also be present in Video Conference.


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6. **Stage-2:** The procedure for consideration & approval of LA Plan by LA Committee shall be as under:

- (i) Design Consultant & PD shall finalize the Detailed Project Report based on the alignment approved by the LA Committee. In case of any deviation in the alignment, except minor changes which can be decided by Member concerned, the modified alignment shall be submitted for reconsideration of the LA Committee.
- (ii) Thereafter, the proposed LA Plan will be processed for consideration of the LA Committee as per the Policy Circular dated 13.12.2019. Subsequent to loading of details on LAC Portal & submission of Stage-2 proposal by the Tech Division, the LA Committee will consider and approve the LA Plan and the project features; and the budget for pre-construction activities. Thereafter only, 3A/3D notifications will be processed.
- (iii) Approval of DPR by RO will continue to be as per the existing procedure, subject however to adherence to the approved alignment. As per Policy Guidelines No. 10.2.24 dt. 22.07.2020, DPRs shall necessarily be referred for peer review and the same shall be undertaken before approval of DPR by RO.

7. The duties & responsibilities of ROs vide Office Order No. 11041/262/2009-Admn dated 09.09.2009 stand modified to above extent.

8. BFA Projects whose LA Plans have already been considered and approved by the LA Committee are exempted from the above 2-Stage procedure of LA Committee.



(Amarendra Kumar)
Chief General Manager (Coord.)

All Officers of HQ/ROs/PIUs/CMUs/Site Offices