

Land Acquisition and Development

Case Study: Jaipur, Rajasthan





Land acquisition is the process by which the government or an authorized entity **acquires private land for public purposes**. The difference in land values between the acquisition price paid to the owners and the sale price represents the value created by the infrastructure project and is captured by authorities when the land parcels are sold on completion.

Land Acquisition and Development - The case of Jaipur, Rajasthan

Overview

Land acquisition in India is governed by the **Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (LARR)** and which came into force from 1 January 2014. This Act superseded the Land Acquisition Act of 1894.

Legal Basis

Reference Section of the Act

- Section 70 of the **Rajasthan Municipalities Act, 2009** provides for municipalities in Rajasthan to acquire land under the **Land Acquisition Act, 1894** through the State Government.
- Section 71 of the **Rajasthan Municipalities Act, 2009** lays down the terms for allotment and regularization of lands by the municipality. The section also prevents the municipality to allot or regularize land that has been earmarked for public utilities or services such as park, nursery, civil or military aviation, bus-stand, transport terminal, railways, public roads, highways, footpath, sewage lines, water supply, electricity supply, telephone lines, hospital, school, educational institution, university, cremation ground, graveyard and for such other purposes as the State Government may specify by notification in the Official Gazette.
- Section 45 of the **Jaipur Development Authority Act, 1982** provides for JDA to acquire land under the **Land Acquisition Act, 1894** through the State Government.
- Section 54 of the **Jaipur Development Authority Act, 1982** empowers the JDA to dispose of land (with or without undertaking any improvement) in the manner it considers expedient for securing development according to plan.

Who levies the charges?

Both **JDA and the Nagar Nigam** are permitted to acquire land. However, land disposal mechanisms for JDA are more flexible as there are restrictions on land allotment by the Nagar Nigam.

Collection from Land acquisition

The JDA revenue from sale of plots has increased from **INR 422.6 crore in the year 2012-13 to INR 964.7 crore in the year 2015-16**. The payment of share to **Jaipur Nagar Nigam** has varied in the range of **INR 25 crore to INR 75 crore** with a fluctuating trend from year to year indicating that it is a volatile income stream.

PARTICULARS (in INR crore)	2012-13	2013-14	2014-15	2015-16
Sale Of Plots	422.64	364.61	1,191.10	964.66
Regularisation Land Conversion Charges	136.96	189.27	114.65	63.35
Urban Assessment Fee	145.07	113.49	149.06	147.26
Total Revenue From Land Sale And Lease Regularisation Charges Etc	704.67	667.36	1,454.80	1,175.28
Land Acquisition In free Funds Payment Of Share Sale Of Land Conversion Charges	52.84	19.05	102.98	52.94
GOR	62.43	8.72	125.48	32.92
For Development Of Metro Project In Jaipur To Jmrc Ltd	45.00	-	-	-
Share Of Revenue To Japurnagarngam	32.18	40.00	75.45	25.00
Total Payments	192.45	67.77	303.91	110.86
Net Revenue To Jda For Development And Maintenance Of Areas In Jda Region	512.22	599.59	1150.89	1064.42

Table- Statement of net revenue to JDA from sale of land, conversion/ regularization charges and urban assessment etc.