

**U.T. ADMINISTRATION OF DADRA & NAGAR HAVELI AND  
DAMAN & DIU.  
OFFICE OF THE COLLECTOR, DHOLAR, MOTI DAMAN**

**Award Under Section 23 of the Right to Fair  
Compensation and Transparency in Land Acquisition  
Rehabilitation and Resettlement Act, 2013.**

CASE No. : No. 3/129/LND-ACQ/2024-25/ 1169  
NAME OF THE VILLAGE/CITY : DUNETHA, NANI DAMAN.  
NATURE OF THE ACQUISITION : PERMANENT  
TALUKA : DAMAN  
DISTRICT : DAMAN  
PURPOSE OF ACQUISITION : ACQUISITION OF BALANCE LAND BEARING  
SURVEY NO. 591, 598/1, 598/1/1, 599/2  
ADMEASURING 3533.00 Sq. Mtrs FOR  
DEVELOPMENT OF INSTITUTE CAMPUS,  
DAMAN.

**INTRODUCTION:**

The Director, Higher and Technical Education, DNH & DD, had submitted a land acquisition proposal for the balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs for Development of Institute Campus, Daman vide proposal dated 24.09.2024.

These proceedings are under the provision of Section 23 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 for the determination of compensation in respect of a net area of land proposed to be acquired for the purpose of balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs for Development of Institute Campus, Daman. The land acquisition proceedings were initiated with the publication of the SIA Notification under section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

**NOTIFICATION OF SOCIAL IMPACT ASSESSMENT AND REPORT OF SIA:**

U/s. 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, Notification No. 3/129/LND-ACQ/2024-25/4757 dated 02.12.2024. R/w. Rule 3 of the RFCTLARR Rules, 2015 was published. The Public Hearing was conducted on 31.01.2025 at 11:00 AM at Conference Hall, Collectorate, Dholar by the SIA agency i.e. M/s. Gujarat Environment Management Institute (GEMI). The SIA report was submitted to the Joint Secretary (Planning & Statistics), DNH & DD for appraisal.

**EVALUATION OF SIA/ SIMP REPORT & REPORT OF THE LAND ACQUISITION COLLECTOR:**

Under Sub-Section (1) of Section 7 of the Act, an Expert Committee with an independent multidisciplinary Expert Group of members for appraisal of Social Impact Assessment was constituted. The SIA/SIMP Report was evaluated and the recommendations as well as observations were provided. Based on the SIA Report and recommendations of the Expert Committee, a detailed report dated 21.02.2025 stating the Public Purpose and the necessity of acquiring the land along with Positive and Negative impacts, was submitted by the Land Acquisition Collector as per the requirement of Section 8 of the Act vide dated 02.04.2025.

**PUBLICATION OF NOTIFICATION AND ISSUE OF NOTICES:**

The Preliminary Notification No. 3/129/LND-ACQ/2024-25/1196 dated 02.04.2025 was notified under section 11 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 that the land described in the schedule was needed for the public purpose. Objections to the acquisition were invited from interested persons, giving them 60 days of opportunity from the date of publication. A committee was also constituted to assess and determine the Market Rate of the land parcels that were going to be acquired.

After concluding the personal hearing of all the interested persons as per the requirement of sub-section (2) of section 15 of the Act, a Report bearing No. 3/129/LND-ACQ/2024-25/2707 dated 12.08.2025 was submitted by the Land Acquisition Collector to the Appropriate Government i.e. the Administrator of Dadra & Nagar Haveli and Daman & Diu seeking approval to proceed with the acquisition process and the same was approved by the Appropriate Government i.e. the Administrator, Dadra & Nagar Haveli and Daman & Diu.

Under Section 16 of the Act, a Report dated 12.08.2025 of the Administrator for Rehabilitation and Resettlement Scheme was submitted to the Commissioner for Rehabilitation and Resettlement, stating that there are no affected families that may need relocation and resettlement. However, the livelihood of two families has been affected as per the Final Rehabilitation and Resettlement scheme published on 12.08.2025

Vide Declaration No. 3/129/LND-ACQ/2024-2025/874 dated 09.09.2025, it was declared under the provision of Section 19 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013 that the said lands were required for the public purpose namely, for the balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs for Development of Institute Campus, Daman.

In connection with the acquisition of total land admeasuring **3533.00 Sq.Mtrs.** for balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs for Development of Institute Campus, Daman, the Administration of Daman intended to take possession of the land, the particulars of which were given in the declaration u/s 19 (1) of the Right to Fair Compensation & Transparency in Land Acquisition Rehabilitation and Resettlement (RFCTLARR) Act, 2013.

To facilitate causation of the above requirements, public notice dated 19.09.2025 was served under section 21 of the RFCTLARR Act, 2013 that all persons having an interest in the said land to appear personally or by an agent or advocate before the Collector, Daman on 24.10.2025 at 11:30 A.M and to state in writing and signed by the party or his agent, the following:

- a) The nature of their respective interest in their land;
- b) The amount and particulars of their claims to compensation for such interests;
- c) Their objection if any to the measurements made and marked on the referred area.

Interested parties were given ample opportunities to be heard. After taking the necessary steps for re-verification of area, compensation of land, this award is passed.

#### **METHODOLOGY USED FOR DETERMINATION OF COMPENSATION**

- **LAND MEASUREMENT**

The measurement of the land parcels that come under the acquisition was carried out by the surveyor along with officials of the requiring department i.e. the Higher and Technical Education, DNH & DD, and officials of the Public Works Department, Daman.

- **OWNERSHIP:**

Names of the persons whose land is under acquisition, standing in the record of rights, were ascertained from the revenue records and the same are shown in the Award statement and after considering the claims received pursuant to the notice u/s. 21, no other person except as shown in the Award statement has claimed ownership or claim of compensation with regard to their land under acquisition and compensation thereof.

- **SITUATION AND DESCRIPTION OF THE LAND:**

The Land parcels under acquisition are agricultural and non-agricultural land.

The land parcels are situated at Dunetha, Nani Daman for balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs for Development of Institute Campus, Daman as shown specifically in the map.

- **LOCATION OF THE LAND:**

The total private land acquired is admeasuring **3533.00** Sq. Mtrs. situated at Dunetha, Nani Daman.

- **MUTATION OF OCCUPANCY IN RESPECT OF THE SAID LAND BEING ACQUIRED:**

The Mamlatdar, Daman, and Enquiry Officer, City Survey, Daman shall ensure that the record of rights and all other relevant documents relating to the ownership/ Occupancy of the said land are accordingly mutated and reflect the transfer of the said land solely in the name of the Government consequent upon taking over possession of the said land and the payment of the compensation to the concerned interested parties per the enclosed Award statement

- **APPORTIONMENT:**

Payment will be made according to the latest entries in the Revenue Record, and that as per the provision u/s 23 (c). In case of any dispute, which is not settled within a reasonable time, the amount of compensation will be remitted to the Authority under section 64 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

- **ENCUMBRANCES:**

The land under acquisition is free from all encumbrances, and it has been mentioned in the Award statement.

- **DETERMINATION OF COMPENSATION:**

As per the provision of Section 30[1] of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, 100% of the market value is awarded as Solatium as has been determined in the Award statement.

- **COMPENSATION OF LAND:**

After considering the parameters provided in Sections 27, 28, and 29 of the Act, 2013, the compensation for land is determined. The total amount of the award is worked out to be **₹1,84,61,854.00 (Rupees One Crore Eighty Four Lakh Sixty One Thousand Eight Hundred Fifty Four Only).**

## SUMMARY OF THE AWARD.

The award is summarised as under:-

(A)	a	Total Area of the Land Acquired from interested persons of 3533.00 Sq. Mtrs.	₹75,21,122.00
		Total Area of the Land Acquired from the Government land is 00.00 Sq. Mtrs.	-Nil-
	b	100% Solatium on market Value.	₹75,21,122.00
	c	Additional Amount @ 12% Interest for 01 year 04 months and 29 days	₹6,36,288.00
	d	Value of Structures & Trees including 100% Solatium.	₹17,83,322.00
	e	<b>Total value of Award (a+b+c+d)</b>	<b>₹1,74,61,854.00</b>

The details of the compensation of the land acquisition as per **Annexures I, II & III** are enclosed herewith.

**(B) Rehabilitation and Resettlement Scheme ₹10,00,000.00**

**Total value of the Land Acquisition Award = (A+B) ₹1,84,61,854.00**

### PAYMENT OF COMPENSATION TO INTERESTED PERSONS:

The interested parties are hereby informed that the payment of compensation to all the interested persons who are deemed lawfully entitled may receive compensation on submission of the documents mentioned below:


- Land documents.
- Nil Encumbrance Certificate from Sub Registrar, Daman.
- Receipt of Payment of land revenue till date, if any,
- In case of N.A. land, the claimant has to produce the N.A. order & Sanad.
- A copy of the Bank Account Pass Book.
- PAN Card/Aadhaar Card for identification.
- The claimant will have to produce latest I & XIV abstract Nakal of the land.

### POSSESSION OF THE LAND:

After compliance with Section 38 of the Act, 2013, the Mamlatdar, Daman shall take possession of the lands proposed for balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs for Development of Institute Campus, Daman and hand it over to the requiring Department.

Place: Daman.

Dated: 30/04/2026

  
Land Acquisition Collector,  
Daman.

To  
The All persons interested in lands  
(Through concerned Talathi).

**Copy to:**

1. The Chief Executive Officer, District Panchayat with a request to keep on the Notice Board at prominent places at Dunetha, Nani Daman for wide publicity.
2. The Director, Higher and Technical Education, DNH & DD with a request to display at a prominent place for wide publicity.
3. The Joint Director of Planning and Statistics, Daman with a request to publish in the Official Gazette and copy of the Gazette to this office.
4. The Mamlatdar, Daman with a request to keep on notice board and to keep at prominent places at Dunetha, Nani Daman and also requested to serve upon the persons interested in lands through the concerned Talathi.
5. The Executive Engineer, PWD, Daman.
6. The Enquiry Officer, City Survey, Daman for information and necessary action, please.
7. The Civil Cum-Sub Registrar, Daman for information and necessary action please.
8. The Director (I.T), DIT, Daman, for uploading the same on the website.

**ANNEXURE - I**

**Details of compensation of land for Acquisition of balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs. for Development of Institute Campus, Daman**

Sr. No.	Survey No.	Area of land acquisition in (Sq.Mtrs.)	Name of persons believed to be having interest	Class of land	Market rate @ 100 Sq.Mtrs. for village Dunetha, Nani Daman ₹.59,000/- (Agri./Jarayat Land) ₹.1,38,700/- (N.A Land)	Multiplication Factor 2	Solatum 100% on Multiplication value of land	Additional amount @ 12% for 1 Year 04 months, 29 days	Total compensation on land ( 7+8+9 = 10)
1	2	3	4	5	6	7	8	9	10
1	591	1430.00	Keshv Ranchhod, Babu Ranchhod, Kantilal Ranchhod, Amrat Lallu, Savitaben Ravia	Jarayat	₹ 8,43,700.00	₹ 16,87,400.00	₹ 16,87,400.00	₹ 1,42,754.00	₹ 35,17,554.00
2	598/1	816.50	Ramanbhai Makanbhai Tandel	N.A.	₹ 11,32,485.50	₹ 22,64,971.00	₹ 22,64,971.00	₹ 1,91,617.00	₹ 47,21,559.00
3	598/1/1	816.50	Umeshbhai Lalubhai Patel	N.A.	₹ 11,32,485.50	₹ 22,64,971.00	₹ 22,64,971.00	₹ 1,91,617.00	₹ 47,21,559.00
4	599/2	470.00	Ramanbhai Makanbhai Tandel	N.A.	₹ 6,51,890.00	₹ 13,03,780.00	₹ 13,03,780.00	₹ 1,10,300.00	₹ 27,17,860.00
		<b>3533.00</b>			<b>₹ 37,60,561.00</b>	<b>₹ 75,21,122.00</b>	<b>₹ 75,21,122.00</b>	<b>₹ 6,36,288.00</b>	<b>₹ 1,56,78,532.00</b>

  
**भूमि अर्जन समाहर्ता, दमण**  
**Land Acquisition Collector, Daman.**

**ANNEXURE - II**

**Details compensation of Trees & Structures for Acquisition of balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs. for Development of Institute Campus, Daman**

Sr. No.	Survey No.	Name of persons believed to be having interest	Type of trees	No. of Trees	Rate	Total	Type of structure	Total Compensation of stucture	Compensation of Trees	Total Compensation	Solatum 100%	Total Compensation
1	2	3	4	5	6	7	8	9	10	11	12	13
1	591	Keshv Ranchhod, Babu Ranchhod, Kantilal Ranchhod, Amrat Lallu, Savitaben Ravia	Khajuri	10.00	₹ 3,600.00	₹ 36,000.00	-	₹ 0.00	₹ 39,500.00	₹ 39,500.00	₹ 39,500.00	₹ 79,000.00
			Neem	1.00	₹ 500.00	₹ 500.00						
			Bordi	2.00	₹ 500.00	₹ 1,000.00						
			Jungli	4.00	₹ 500.00	₹ 2,000.00						
2	598/1	Ramanbhai Makanbhai Tandel	Coconut	1.00	₹ 30,000.00	₹ 30,000.00	-	₹ 0.00	₹ 45,500.00	₹ 45,500.00	₹ 45,500.00	₹ 91,000.00
			Mango	1.00	₹ 15,000.00	₹ 15,000.00						
			Jungli	1.00	₹ 500.00	₹ 500.00						
3	598/1 /1	Umeshbhai Lalubhai Patel	Coconut	3.00	₹ 30,000.00	₹ 90,000.00	RCC Structure, Borewell	₹ 2,89,420.00	₹ 1,06,500.00	₹ 3,95,920.00	₹ 3,95,920.00	₹ 7,91,840.00
			Mango	1.00	₹ 15,000.00	₹ 15,000.00						
			Jungli	3.00	₹ 500.00	₹ 1,500.00						
4	599/2	Ramanbhai Makanbhai Tandel	Coconut	5.00	₹ 30,000.00	₹ 1,50,000.00	Shed, House	₹ 2,28,741.00	₹ 1,82,000.00	₹ 4,10,741.00	₹ 4,10,741.00	₹ 8,21,482.00
			Bordi	1.00	₹ 500.00	₹ 500.00						
			Mango	2.00	₹ 15,000.00	₹ 30,000.00						
			Jungli	3.00	₹ 500.00	₹ 1,500.00						
		<b>Total</b>				<b>₹ 3,73,500.00</b>		<b>₹ 5,18,161.00</b>	<b>₹ 3,73,500.00</b>	<b>₹ 8,91,661.00</b>	<b>₹ 8,91,661.00</b>	<b>₹ 17,83,322.00</b>

  
**भूमि अर्जन समाहर्ता, दमण**  
**Land Acquisition Collector, Daman.**

ANNEXURE - III						
Details of compensation of land for Acquisition of balance land bearing Survey No.591, 598/1, 598/1/1, 599/2 admeasuring 3533.00 Sq.mtrs. for Development of Institute Campus, Daman						
Sr. No.	Name of persons believed to be having interest	Survey No.	Area of land acquisition in (Sq.Mtrs.)	Land Value	Assets Value	Total
1	2	3	4	5	6	7
1	Keshv Ranchhod, Babu Ranchhod, Kantilal Ranchhod, Amrat Lallu, Savitaben Ravia	591	1430.00	₹ 35,17,554.00	₹ 79,000.00	₹ 35,96,554.00
2	Ramanbhai Makanbhai Tandel	598/1	816.50	₹ 47,21,559.00	₹ 91,000.00	₹ 48,12,559.00
3	Umeshbhai Lalubhai Patel	598/1/1	816.50	₹ 47,21,559.00	₹ 7,91,840.00	₹ 55,13,399.00
4	Ramanbhai Makanbhai Tandel	599/2	470.00	₹ 27,17,860.00	₹ 8,21,482.00	₹ 35,39,342.00
	<b>Total:</b>		<b>3533.00</b>	<b>₹ 1,56,78,532.00</b>	<b>₹ 17,83,322.00</b>	<b>₹ 1,74,61,854.00</b>

  
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