सत्यमेव जयते

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)
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NHAI/ Policy Guidelines/ Land Acquisition/ 2025
Policy Circular No.7.1.83/2025 dated 09th April, 2025

{Decision taken on E-Office File No. NHAI/11013/LA/2024-CircularApproval (Comp. No. 247026)}

Sub: Optimization of LA Activities Timeline for Land Acquisition under Section 3 of National Highways Act, 1956- reg.

NHAI acquires Land as per NH Act, 1956. As per provisions of Section 3C of the NH Act 1956, 21 Days' period (from the Date of Publication of 3-A Notification in Newspapers) is stipulated during which the Land Owners can file their Objections. It is felt that this period is presently not being utilized optimally leading to delay in Acquisition Process & additional Financial Burden.

2. The matter has been deliberated and based upon deliberations; it has been decided to prepare indicative timelines corresponding to each LA related Activities done from the date of Submission of draft 3A till taking Possession and Mutation of Land under provisions of NH Act, 1956 to expedite the Land Acquisition Process.

3. The Activities along with their indicative timeline from the submission of draft 3A till taking Possession and Mutation of Land is tabulated as below:

Sr. No.	Activities	Duration (in Days)	Optimum Completion Time from Start (Days)
1	**Submission of Draft 3A to CALA**	1	1
2	**Publication of 3A Notification**	20	21
	▪ For Verification and Signature, Upload of draft 3A proposal on Bhoomi Rashi for approval Publication in E-Gazette & Newspaper etc.		
3	**Publication of 3D Notification** ***(Depending on Project approval of Competent Authority)***	60 *(for NHO)* 90 *(in case of Cabinet Approval)*	111
	▪ Submission of draft 3D to CALA for its Verification and Signature, Uploading of draft 3D proposal on Bhoomi Rashi for approval, Publication in E Gazette and Newspaper etc.		
	▪ Engagement of Agency for securing ROW for Bamboo Plantation or other Trees for securing ROW after Publication of 3D Notification.		

Contd...2/-

4	**Declaration of Award u/s 3G** ▪ Notice under Section 3G (3), Market Rate Determination, Structure Valuation and Preparation of Award etc.	90	201
5	**Submission of Award to PD/RO for Verification and Approval**	5	206
6	**Deposition of Fund or Limit Creation u/s 3H for Disbursement of Compensation** ▪ Account Verification, Disbursement etc.	10	216
7	**Possession under Section 3E including issuing of Notice u/s 3E within 15 days of Fund Deposit** ▪ Mobilization of Bamboo (other suitable Tree) Plantation Agency on Site for securing ROW.	90	306
8	**Mutation of Land** This may start parallelly from the date of 3D Publication but finish within 30 days after Possession.	3D to Possession	336

4. The aforementioned timeline are suggestive and in no case it should exceed with the timeframe prescribed under the National Highways Act, 1956, National Highways (Manner of Depositing the Amount by the Central Government; Making Requisite Funds Available to the Competent Authority for Acquisition of Land) Rules, 2019, and the Guidelines issued by the Ministry of Road Transport and Highways (MoRTH) from time to time.

5. The timeline outlined above regarding Land Acquisition Activities shall be monitored by the Project Director (PD) on a weekly basis and by the Regional Officer (RO) on a fortnightly basis. Adherence to this timeline is essential to minimize overall delays in Land Acquisition for National Highway Projects. Any issues or deficiencies should be promptly reported to the concerned Chief General Manager (Technical) at NHAI Headquarter.

6. This issues with the approval of Competent Authority.

09/04/25

(CS. Sanjay Kumar Patel)
I/c Chief General Manager (Coord.)

To:

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

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