



**GOVERNMENT OF JAMMU & KASHMIR  
GENERAL ADMINISTRATION DEPARTMENT  
CIVIL SECRETARIAT, J&K**

**Subject: Acquisition/Utilization of land for developmental projects and compensation instruction thereof.**

**Circular No.46-JK (GAD) of 2022  
Dated:29.11.2022**

- i) Authorization of the Competent Authority/Delegation of Powers for according Administrative Approvals etc. are a prerequisite for ordering execution of any work/project. Further, the regulatory regime governing acquisition of land for various developmental projects prescribes utilization of government land, as far as possible, for the purpose of infrastructural development. Land should ideally be acquired only in case of non-availability/non-feasibility of government land for execution of the project.
- ii) Notwithstanding these norms/guidelines, it has been observed that many departments including their subordinate offices, without proper authorization, have either executed work(s)/project(s) and have created/admitted liabilities on account of land acquisition from private land owners thereby causing loss to the exchequer as also avoidable litigation on this count in many cases, a matter which has been viewed seriously by the authorities.
- iii) It is accordingly enjoined upon all Administrative Secretaries/HoDs and other concerned officers not to authorize execution of any work/project without proper authorization and to utilize government land for developmental activities, as far as possible, desisting thereby from creating/admitting liabilities on this account, especially in cases where land under reference has been donated previously.
- iv) Further, in case of land being donated for any public purpose, it shall be ensured that the same is encumbrance free and requisite follow up like executing donation deed, mutation in favour of the concerned department/agency is effected immediately.

- v) It shall also be ensured that land compensation component is incorporated in the Detailed Project Report (DPR) of all the projects, in case land is required to be acquired.
- vi) All departments shall compile list of officers who have authorized execution of work(s)/project(s) without proper sanction or have created/admitted liabilities on account of land acquisition/works without proper authorization/authority and furnish the same to the Finance Department for appropriate action within one month.

These instructions are brought to the notice of all concerned for immediate compliance.

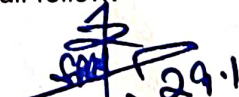
**Sd/-**  
**(Dr. Piyush Singla) IAS**  
Secretary to the Government

No.GAD-ADM0II/180/2022-09-GAD

Dated:29.11.2022

Copy to:

1. All Financial Commissioners (Additional Chief Secretaries).
2. Director General of Police, J&K.
3. All Principal Secretaries to the Government.
4. Director General, J&K Institute of Management, Public Administration and Rural Development.
5. Principal Resident Commissioner, J&K Government, New Delhi.
6. Joint Secretary (Jammu, Kashmir & Ladakh), Ministry of Home Affairs Government of India.
7. All Commissioners/Secretaries to the Government.
8. Chief Electoral Officer, J&K.
9. Chairman, Special Tribunal, J&K.
10. Divisional Commissioner, Kashmir/Jammu.
11. All Heads of Departments/Managing Directors.
12. All Deputy Commissioners.
13. Director, Information, J&K.
14. Principal Private Secretary to the Lieutenant Governor.
15. Director, Archives, Archaeology and Museums, J&K.
16. Director, Estates, Jammu/Kashmir.
17. Private Secretary to the Chief Secretary.
18. Private Secretary to Advisor (B) to Lieutenant Governor.
19. Private Secretary to Secretary to the Government, GAD.
20. Circular/Stock file/Website, GAD. "Hindi and Urdu Versions shall follow."

  
29.11.2022  
(Rohit Sharma)JKAS  
**Additional Secretary to the Government**