

AWARD NO. 25 FOR THE YEAR 2013-14

AWARD MADE BY SH. RAJENDER KUMAR GAHLOT, LAND ACQUISITION COLLECTOR, URBAN ESTATES, HARYANA, FARIDABAD.

Acquisition of 302.75 acres of land village Taoru, H.B. No. 64 ,
Tehsil Taoru , District Mewat.

AWARD:

The Urban Estate Department, Govt. of Haryana vide notification no. LAC(F)-2011/NTLA/01 dated 11.2.2011 published in the Haryana Government Gazette (Extra-ordinary) under section 4 of the Land Acquisition Act ,1894 (hereinafter referred to as the Act) notified that the land which is the subject matter of this award, was required by the Government for public purpose namely for the development and utilization of land as commercial & residential, public utility in sector 1, 2 & 9, Nuh under the Haryana Urban Development Authority. Subsequently declaration under section 6 of the Act bearing notification no. LAC(F)-NTLA/2012/10 dated 10.2.2012 was issued. The State Government directed the Collector to acquire the above mentioned land for the purpose mentioned above.

The Land Acquisition Collector, Urban Estates Department, Haryana, Faridabad was directed under section 7 of the Act to take order for the acquisition of the land in question.

AREA OF LAND:

An area of 303.55 acre was notified under section 6 of the Act of village Taoru , Tehsil Taoru , Distt. Mewat. The present award deals with the area measuring 302.75 acre. This decrease of 0.80 acre is due to verification of area of some khasra number from jamabandi which comes to 5 kanal 3 marla or 0.64 acre and remaining decrease of 0.16 acre is due to *tatimajat* and actual measurement at the spot done by the field staff. The details of this area are given in award statement which has been prepared according to para 36-I of the Financial Commissioner standing order no.28.

CLASSIFICATION OF THE LAND:

The classification of the land under acquisition was intimated to the interested persons through notices issued u/s 9 of the Act, and was also read over to them on 17.10.2013 when they appeared before me and none of the interested persons objected to the classification of land mentioned above.

DEMAND OF THE OWNERS AND OTHERS INTERESTED PERSONS:

The owners and other interested persons concerned were called on 17.10.2013 to appear before me personally or through duly authorized agents to file their claims regarding the compensation etc. The interested persons in a common statement demanded compensation for their land under acquisition ranging from Rs.2,42,00,000/- per acre to Rs.2,50,00,000/-per acre. None of the interested persons submitted any documentary proof in support of their contention and led any evidence to substantiate the claim.

MARKET VALUE:

As per Govt. of Haryana circular, the rate of the land for acquisition is fixed by Divisional Level Rate Fixation Committee headed by concerned Divisional Commissioner. The concerned Deputy Commissioner is a member secretary of the said committee. In the present case, the said committee fixed the market rate of Rs.45,00,000/- (Rs. forty five lacs only) per acre except two acre of depth of the land abuts on Mohmadpur Road and Bye-pass Road as the Committee allowed increase of 20% over and above the said rate for the land abuts on Mohamadpur Road up to depth of two acre and increase of 25% over and above the said rate for the land abuts on bye-pass road up to depth of two acre which was conveyed to this office by the Deputy Commissioner, Mewat, vide his letter No. 808-14 /DPA dated 5.7.2013 .

Keeping in view the potentiality, location of land under award and the rate conveyed by the Deputy Commissioner, I am of the view that the rate fixed by the Divisional Level Rate Fixation Committee , as mentioned above, is just, fair and adequate and hence I announce the award accordingly.

BUILDING/STRUCTURES, WELL AND TUBEWELLS:

BUILDING/STRUCTURES:

I have inspected the spot under acquisition and found that some structures are in existence. The assessment in respect of building/structures has been made by the Executive Engineer,, HUDA, Division , Palwal at Faridabad which has been sent vide his memo 8878 dated 21.8.2013 The details of the same is given in the award statement.. The detail of building and structures with its compensation under award has been given in the award statement .

The assessment of the building etc is made by the technical authority on the basis of the schedule of rates which are fixed by the Technical Departments. In the present case, the assessment of building/structures under this award has been made by the Executive Engineer,, HUDA, Division ,Palwal at Faridabad who is competent to do the same. So I do not differ with the same . The aforementioned assessment is accepted. Therefore, I announce the award accordingly.

TREES:

I have inspected the spot under acquisition and found that some tree are in existence. The assessment of the trees is made by the Horticulture Department on the basis of the para meters fixed by the Forest department. In the present case, the assessment of trees under this award has been made by the Executive Engineer, Horticulture , Division Faridabad who is competent to do the same and supplied vide his office memo.No.286 dated 17.10.2013 . So I do not differ with the same .The aforementioned assessment is accepted. Therefore, I announce the award accordingly . The detail of trees with its compensation under award has been given in the award statement .

MODE OF PAYMENT:

The payment will be made to the owners and other interested persons according to their shares entered in the latest record of rights (Jamabandi) and amended to the extent of sanctioned mutations thereafter.

In case of any dispute as to the apportionment of compensation, the amount of compensation will be kept in LAC account till the parties came to the amicable settlement or the dispute is decided in accordance with law.

The detailed apportionment is given in the award statement attached with the award file.

COMPULSORY ACQUISITION CHARGES:

In addition to this on account of compulsory nature of acquisition, 30% compulsory acquisition charges will be admissible to interested persons u/s-23(2) of the Act and additional amount on market value at the rate of 12% per annum will also be admissible under section 23(1-A) of the Act from the date of notification u/s 4 to date of award as provided in the amended Land Acquisition Act, 1984.

POSSESSION OF THE LAND:

The possession of the land acquired vide this has been taken over today and handed over to Sh. Narender Singh, Patwari representative of the Estate Officer, HUDA, Faridabad. The entry of announcement of award and handing over possession has been made in the rapat roznamcha waqyati of patwari halqua vide rapat no. 122 dated 22.10.2013. The land thus acquired for which possession has been taken, vests in the State of Haryana and on transfer, now vests in Haryana Urban Development authority, free from all encumbrance from today.

INTEREST

The possession of the land under award has been taken over after offering the amount of compensation to the land owners/interested persons and handed over to the Estate Officer, HUDA, Faridabad on the same day. Hence, no interest on amount of compensation shall be admissible, as the payment has already been offered.

CONCLUSION:


Subject to the above remarks, this award stands as below:-

1. Compensation of land		
2057 Kanal	@ 4500000/- per acre	1157062500
113 K 9 Marla	@5400000/- per acre	76578750
251 Kanal 11Marla	@5625000/-per acre	176871094
Total		1410512344
2. Compensation of building/structures		9796920
3 Total of land and building		1420309264
4 Compensation of trees		1181409
5. Compulsory acquisition charges @ 30% on item no.3 & 4 above		426447201
6. Addl. Amount @ 12% p.a. as per section 23(1-A) of the Land Acqui- sition (Amendment) Act,1984 on item no.3 above.		429952951

Total: 2,30,78,90,825


(Rupees .Two Arub thirty crore seventy eight lacs ninety thousand eight hundred twenty five only)

Announced in open Court.
Dated:22.10.2013


Land Acquisition Collector,
Urban Estates, Hr., Faridabad.

This award has been made in the presence of the land owners/
interested persons who are present before me on this day 22nd of October
2013 at Canal Rest House, Taoru. This award is now consigned to record
room.

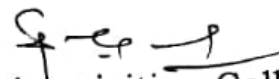
Announced in open Court.
Dated:22.10.2013


Land Acquisition Collector,
Urban Estates, Hr., Faridabad.

CORRECTION UNDER SECTION 13-A IN THE MAIN AWARD NO.25 DATED 22.10.2013 MADE BY SHRI RAJENDER KUMAR GAHLOT, LAND ACQUISITION COLLECTOR, URBAN ESTATES, FARIDABAD.

That brief facts of the present case are that main award as mentioned above for acquisition of land measuring 302.75 acres situated with in the revenue estate of village Taoru, Hadbast No.64 Tehsil Taoru, Distt. Mewat was announced on 22.10.2013. It has been reported by the dealing revenue officials on today i.e. 18.4.2014 that in the first page of above mentioned award, Sector-1,2 & 9, Nuh has wrongly been typed in place of Sector-7,8 & 11, Taoru. The above mistake is typographical one and same is corrected under the provisions of section 13-A of the Land Acquisition Act. Now, in the first page of award Sector-7,8 & 11, Taoru be read in place of Sector-1,2 & 9, Nuh. Copy of this correction be attached with main award.

Dated 18.4.2014


Land Acquisition Collector,
Urban Estates, Faridabad.