

NO. 20 FOR THE YEAR 2006

Made by Sh. Sushil Sarwan, Land Acquisition Collector, Urban Estates, Haryana, Gurgaon. Acquisition for 27.87 acres of land Village Gokalgarh, H.B.No. 119, Tehsil and District Rewari.

AWARD

The Urban Estates, Deptt. Haryana Govt. vide notification No LAC(G)-NTLA-2020 dated 21.12.2006 published in the Haryana Government Gazette (Extraordinary) on the same date under section 4 of the Land Acquisition Act, 1894 (herein after referred to as Act), notified that the land measuring 27.56 acres was likely to be needed by the Govt. at public expenses for public purpose namely for the development and acquisition of land as residential, Commercial Sector 6-7, adjoining to the proposed 60' Road at Rewari shown in the development plan under the Haryana Urban Development Authority Act, 1997 by the Haryana Urban Development Authority in area Village Gokalgarh, H.B.No.119, Tehsil and Distt. Rewari.

Subsequently declaration u/s-6 of the L.A.Act was issued on 9.8.06, vide notification no. LAC(G)-NTLA/2006/127 vide which 27.56 acre of lands was declared for acquisition. The State Govt. declared that the land under acquisition is needed for public purpose. The Land Acquisition Collector, Urban Estates, Haryana Govt. was also directed u/s-7 of the Act to take order for acquisition of land in accordance with the provisions of the Act.

DETAILS OF THE LAND

The area given in the declaration u/s-6 of Act was 27.56 acres. The actual area of khasra No. 117/25 was found to be 7-5 instead of 4-15. Hence, the present award is for 27.87 acres of land. The area under the award has been measured at the spot by the notified staff u/s-8 of the L.A.Act and the same has been found correct. The details of the area are given in award statement which has been prepared according to para 36-1 of the Financial Commissioner standing order no. 28. The details of acquired number & area under this award is as under:-

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No. Khasra	Area	No. Khasra	Area
116/12 ✓	6-8 ✓		
14 ✓	8-12 ✓		
16/1 ✓	0-8 ✓		
16/2 ✓	1-16 ✓		
17 ✓	8-0 ✓		
18 ✓	6-12 ✓		
19 min ✓	0-10 ✓		
21 ✓	4-12 ✓		
22 ✓	4-12 ✓		
23 ✓	8-0 ✓		
24/1 ✓	7-10 ✓		
24/2 ✓	0-8 ✓		
117/25 ✓	7-5 ✓		
127/4 ✓	6-0 ✓		
5 ✓	6-16 ✓		
7/1 ✓	7-18 ✓		
8 ✓	5-12 ✓		
12 ✓	5-0 ✓		
13 ✓	8-13 ✓		
14 ✓	3-11 ✓		
15 ✓	6-18 ✓		
16 ✓	5-4 ✓		
128/1/1 ✓	0-5 ✓		
1/2 ✓	2-8 ✓		
2 ✓	8-0 ✓		
3 ✓	8-0 ✓		
4/1 ✓	5-6 ✓		
4/2 ✓	0-8 ✓		
7/1 ✓	0-8 ✓		
7/2 ✓	4-1 ✓		
8 ✓	8-0 ✓		
9 ✓	8-0 ✓		
10 ✓	7-7 ✓		
11 ✓	8-0 ✓		
12 ✓	8-0 ✓		
13 ✓	8-0 ✓		
14/1 ✓	1-15 ✓		
18/1 ✓	0-8 ✓		
18/2 ✓	7-18 ✓		
19 ✓	9-11 ✓		
20 ✓	7-0 ✓		
	K - M		
	223-00 (27.87 acres).		

The above said detail of the land was intimated to the land owners/interested persons through notices u/s-9 of the L.A. Act and was read over to them, before the announcement of the award. None of the interested persons raised any objections regarding the detail of the land under acquisition.

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NOTICE OF THE OWNERS AND OTHERS INTERESTED PERSONS:-

The notices u/s-9 of the Act were issued to the land owners and other interested persons on 6-12-06 to appear before the Land Acquisition Collector, Gurgaon, personally or through duly authorized agents to file their claims regarding the compensation and objections if any, to the measurement of the land. The right holder/interested persons who turned up for hearing did not submit any documentary proof in support of their objections nor laid any evidence to substantiate their claims.

MARKET VALUE:-

In order to arrive at a conclusion about the market value of the land under acquisition, I have visited the land under acquisition and taken into consideration its location and potentiality. To fix the market value the Haryana Government has constituted a Divisional Level land rates fixation Committee under the Chairmanship of the Deputy Commissioner of the Division. The District Collector Rewari who is the member of the said committee, was requested vide letter dated 1-7-06 to supply the market value price of land under acquisition. The rate was fixed by the Divisional Level Land Rates Fixation Committee and the same was supplied by the Ld. District Collector, Rewari as Rs. 12,50,000/- per acre for all type of land vide letter No. 2946-51/DRA Dt. 1-7-06.

Keeping in view, the above discussion and market rate intimated by the Ld. District Collector, Rewari I have come to the conclusion that the rates fixed by the Divisional Level land rates fixation committee, Rewari are just and fair. So, I award the compensation accordingly.

STRUCTURE/TUBE WELL :-

There are some structure on the acquired land. The value of the structure has not been assessed by the Executive Engineer, Division, HUDA, Rewari. So, the awarded compensation will not be announced. After receipt of the assessment, the supplementary award will be announced.



COMPULSORY ACQUISITION CHARGES:-

In addition to this, on account of compulsory nature of acquisition, 30% compulsory acquisition charge are allowed and additional amount on market value at the rate of 12% per annum will also be allowed under section 23(1-A) of L.A. Act, from the date of notification u/s-4 i.e. 6.1.06 to the date of announcement of award i.e. 7.12.2006 as provided in the amended L.A. Act 1984.

TRUST:-

As the possession has been taken over after offering the amount of compensation to the land and the same has been handed over to the representative of Estate Officer, Patwari, Rewari, vide Rapat No. 156 dated 7.12.06, entered in the Roznamcha Wakayati of Patwari Halqua Gokaigarh. Hence, no interest is payable to the land owners.

MODE OF PAYMENT:-

The payment will be made to the land owners and other interested persons according to their rights and shares as entered in the latest record of rights (Jamabandi) keeping in view the mutations sanctioned thereafter. In case any dispute, arises, as to the apportionment of the compensation will be kept in L.A.C. account till the parties come to an amicable settlement. If the parties do not come to an amicable settlement, the dispute will be referred to the court of law for decision. The detailed apportionment is given in award statement attached with the award file.

POSSESSION OF THE LAND:

The possession of the land acquired vide this award, has been taken over after offering the compensation to the land as per vide Rapat No. 156 dated 7.12.2006 entered in the Roznamecha Wakayati of Patwari Halqua Gokaigarh, except of such land for which the land owners/interested persons have taken stay for dispossession from any court of law till today. The land thus acquired, of which the possession has been taken, is situated in State of Haryana and on transfer now, vest in Urban Development Authority, free from all encumbrances from today, i.e. 7.12.2006.



CONCLUSION:

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

Compensation of land 3,48,43,750/-

Compulsory acquisition charges @ 30% on item no.1 above 1,04,53,125/-

Addl. Amount @ 12% p.a. as per section 23(1-A) of the Land Acquisition (Amendment) Act, 1984 on item no.1 above 38,32,812/-

Total: 4,91,29,687/-

(Rs. Four crore ninety one lac, twenty nine thousand six hundred eighty seven only).

Announced this 7th day of December 2006 in the open court in the presence of

land owners/interested persons who appeared before me. The award is now filed in

office.

Deccan Rewari,
7.12.2006.


Land Acquisition Collector,
Urban Estates, Hr., Gurgaon

Award No. 25 FOR THE YEAR 2006-07.

Made by Sh. Sushil Sarwan, Land Acquisition Collector, Urban Estates, Haryana, Gurgaon. Acquisition for 299.46 acres of land Village Rewari, H.B.No. 125, Tehsil and District Gurgaon.

AWARD

The Urban Estates, Deptt. Haryana Govt. vide notification No LAC(G)-NTLA-2006/1220 dated 6.1.2006 published in the Haryana Government Gazette (Extraordinary) on the same date under section 4 of the Land Acquisition Act, 1894 (herein after referred to as Act) notified that the land measuring 304.76 acres was likely to be needed by the Govt. at public expenses for public purpose namely for the development and utilization of land as residential, Commercial, Sector 6-7, adjoining to the proposed 60 mtrs. Road at Rewari shown in the development plan under the Haryana Urban Development Authority Act, 1997 by the Haryana Urban Development Authority in area of village Rewari, H.B.No. 125, Tehsil and Distt. Rewari.

Subsequently declaration u/s-6 of the L.A. Act was issued on 9.8.06, vide notification no. LAC(G)-NTLA/2006/1277 vide which 299.46 acre of lands was declared for acquisition. The State Govt. declared that the land under acquisition is needed for aforesaid public purpose. The Land Acquisition Collector, Urban Estates, Haryana Gurgaon was also directed u/s-7 of the Act to take order for acquisition of land in question.

AREA OF THE LAND

The area given in the declaration u/s-6 of Act was 299.46 acres. The present award deals with 299.46 acres of land. The area under the award has been measured at the spot by the field staff u/s-8 of the L.A. Act and the same has been found correct. 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. The details of acquired number khasra & area under this award is as under:-

No. Khasra	Area	No. Khasra	Area
25/16	5-16	43/23	2-4
25/1	5-17	24	8-0
25/2	2-5	25	8-0
26/21	8-0	62/1/1	3-10
26/21/1	3-14	3	8-8
27/2	5-2	4	8-0
22/	3-1	5	8-0
11/1	8-0	6	8-0
7/1	4-16	7	8-0
7/2	3-4	8	8-0
8/1	4-1	9	6-8
8/2	3-6	10/1	1-5
9/1	2-10	10/2	2-2
9/2	4-1	10/3	0-1
10	7-7	12	8-0
11/1	0-18	13	8-0
11/2	7-2	14	8-0
12/1	0-10	15	6-19
12/2	0-7	16	8-0
12/3	7-3	17	8-0
13/1	5-8	24	8-0
13/2	2-12	25	8-0
14	8-0	26	0-17
16	8-0	63/1	8-0
17	8-0	2	9-8
18	8-0	5/1	7-2
19	8-0	5/2	2-8
20	8-0	6/1	2-8
21	8-0	6/2	5-12
22	8-0	7	8-6
23	8-0	8	8-17
24	8-0	9	7-10
25	8-0	10	8-0
42/4	2-6	11	8-0
5	8-0	12	6-15
6	7-19	13/1	1-2
7	3-7	13/2	7-13
14/1	0-10	14	8-0
14/2	5-0	15	8-0
15/1	0-18	16/1/1	3-4
15/2	7-2	16/1/2	0-16
16	8-0	16/1/3	2-0
17	6-17	16/2	0-7
21	9-0	16/3	1-13
22	6-9	17/1	1-16
23	1-16	17/2	5-17
25	7-11	18	6-11
26	21-2	19	2-17
43/16	3-18	20/1	2-18
17	3-1	20/2	2-16
18	4-16	21	4-14
19	8-7	22	5-6
20/1	1-2	23	7-1
20/2	4-9	24	7-13
21	8-0	25/1/1	3-1
22	7-8	25/1/2	2-3



TW/6/2
 7 3-12
 8 8-0
 9 7-18
 10 9-6
 11 8-0
 12 8-0
 13 8-0
 14 8-0
 15/1 8-0
 15/2 3-12
 16 4-8
 17/1 8-0
 17/2 5-11
 18/1 2-9
 18/2 4-0
 19/1 0-9
 19/2 4-0
 20/1 4-0
 20/2 0-9
 20/3 0-9
 20/4 0-2
 21/1 3-9
 21/2 0-4
 22/1 7-16
 22/2 2-18
 23 5-2
 24/1 8-0
 24/2 5-4
 25/1 2-16
 25/2 4-8
 80//1 3-12
 2 3-19
 3/1 8-0
 3/2 2-0
 4 5-2
 5min 5-6
 6min 7-10
 8/2min 7-10
 9/1 2-4
 9/2 0-13
 15 6-16
 16/1 4-11
 16/2 7-2
 16/3 0-3
 16/4 0-4
 17/1 0-2
 17/2 0-9
 17/3 2-0
 24 5-11
 25/1 8-0
 25/2 7-16
 26 0-4
 81//1 3-0
 2/1 6-16
 2/2 0-17
 3/1 6-13
 3/2 1-2
 4/1 6-18
 4/2 1-2
 4/3 1-8
 5-10

81//5/1
 5/2 5-8
 5/3 0-9
 7 1-5
 8 8-12
 9 8-0
 10/1 2-12
 10/2 4-11
 11 5-18
 12/1 2-13
 12/2 5-7
 13 8-0
 14 5-5
 16 5-11
 17 8-0
 18/1 4-4
 18/2 3-16
 19 8-0
 20 7-18
 22/1 3-0
 22/2 2-0
 22/3 3-0
 23 8-0
 24 8-0
 25/1 5-6
 25/2 0-15
 82//4 8-0
 5 8-0
 6min 2-0
 7min 2-0
 104//3 8-0
 4 6-15
 106//1/1min 0-1
 1/2min 1-19
 2 8-0
 3min 7-10
 5 3-17
 9min 2-0
 26 3-4
 107//1/1 4-0
 1/2 4-0
 2/1 0-14
 2/2 0-14
 2/3 0-3
 2/4 6-9
 3/1 5-0
 3/2 3-0
 4 8-0
 5min 7-12
 6/1 3-11
 6/2 3-0
 7 7-18
 8/1 6-12
 8/2 1-8
 9 8-0
 10/1 5-0
 10/2 3-0
 13 4-16
 14/1 0-7
 14/2 0-11
 14/3 5-11

Sum

15	-5-	122//12min	1-8
16/1	8-0	13	8-0
16/2	3-8	14	8-0
17	4-12	15/1	3-16
18/1	8-0	15/2	4-4
18/2	6-16	16	7-7
19/1min	1-14	17	7-7
23	1-4	18	7-7
24	8-0	19/1	1-6
25/1	8-0	19/2min	2-0
25/2	4-12	21min	1-2
106// 1min	3-8	22	8-0
2/1	6-5	23/1	5-7
2/2	3-17	23/2	2-13
9	3-0	24/1	5-7
10/1/1min	8-0	24/2	2-13
10/1/2min	0-10	25	8-0
10/2/1min	4-3	26	1-5
10/2/2	0-18	123//23/1	1-0
11min	0-2	23/2	6-16
12/1min	7-4	24	8-0
12/3min	4-7	25	8-0
13	2-16	144//3/2	4-1
18/1	8-0	4	8-0
18/2	6-4	5	6-16
19/1min	1-16	145// 1	7-19
19/2min	6-2	2	8-0
20	0-6	3	8-0
21	8-0	4	8-0
22/1	8-0	5	8-0
22/2min	0-8	7	8-0
23	6-0	8	8-0
121//1	8-0	9/1	1-0
2/1	8-0	9/2	7-0
2/2min	0-8	10/1	0-8
3	-6-0	10/2	7-12
8	8-0	11	8-0
9min	7-8	12	8-0
10	6-8	14min	2-0
11	6-17	146//1	7-6
12min	8-0	2/2min	7-9
13min	5-16	3min	7-0
14	6-18	4/1	3-12
17	7-7	4/2	4-8
18min	8-0	8/1/1	1-0
19min	7-0	8/1/2	0-6
21	6-2	8/1/3min	0-12
22/1min	7-4	8/2min	2-19
22/2min	7-4	9/1min	1-17
23min	0-3	9/2min	2-10
24	7-3	10min	6-4
26	7-0	11min	1-0
122//3	8-0	12min	7-19
4	8-0	13/1min	1-7
5/1	8-0	13/2/1/1	0-15
5/2	4-12	13/2/1/2	1-19
6/1	3-8	13/2/2	1-13
6/2	4-0	19min	3-11
7	3-16	20min	0-12
8	8-0	26	0-19
9min	6-15	27min	1-6
	1-8		

Sam

and khasra No.	-6-
402min	1-9
420min	0-4
428min	0-19
498min	0-8
554min	0-12

2395-14 (299.46 Acre)

The above said detail of the land was intimated to the land owners/interested persons through notices u/s-9 of the L.A. Act and was read over to them, before the announcement of the award. None of the interested persons raised any objections regarding the detail of the land under acquisition.

DEMAND OF THE OWNERS AND OTHERS INTERESTED PERSONS:-

The notices u/s-9 of the Act were issued to the land owners and other interested persons for 6-12-06 to appear before the Land Acquisition Collector, Gurgaon, personally or through duly authorized agents to file their claims regarding the compensation and their objections if any, to the measurement of the land. The right holder/interested persons who turned up for hearing did not submit any documentary proof in support of their contentions nor laid any evidence to substantiate their claims.

MARKET VALUE:-

In order to arrive at a conclusion about the market value of the land under acquisition. I have visited the land under acquisition and taken into consideration its location and potentiality. To fix the market value the Haryana Government has constituted a Divisional Level land rates fixation Committee under the Chairmanship of concerned commissioner of the Division. The District Collector, Rewari who is the member of the said to committee, was requested vide letter dated 7-7-06 to supply the market value price of land under acquisition. The rate was fixed by the Divisional level land Rate Fixation Committee and the same was supplied by the Ld. District Collector, Rewari Rs. 12,50,000/- per acre for all type of land vide letter No. 2946-51/DRA Dt. 22.8.06.

Keeping in view, the above discussion and market rate intimated by the Ld. District Collector, Rewari I have come to the conclusion that the rates fixed by the Divisional Level land rates fixation committee, Rewari are just and fair. So, I award the same accordingly.

[Signature]

STRUCTURES/TUBE WELL :-

There are some structure on the acquired land. The value of the structure has not been assessed by the Executive Engineer, HUDA, Rewari. So, the awarded could not be sanctioned. After receipt of the assessment, the supplementary award would be sanctioned.

COMPULSORY ACQUISITION CHARGES:-

In addition to this, on account of compulsory nature of acquisition, 30% compulsory acquisition charge are allowed and additional amount on market value at the rate of 12% per annum will also be allowed under section 23(1-A) of L.A.Act, from the date of notification u/s-4 i.e. 6.1.06 to the date of announcement of award i.e. 7.12.2006 as provided in the amended L.A.Act 1984.

INTEREST:-

As the possession has been taken over after offering the amount of compensation of the land and the same has been handed over to the representative of Estate Officer, HUDA, Rewari, vide Rapat No. 297 dated 7.12.06, entered in the Roznamcha Wakayati Patwari Halqua Rewari. Hence, no interest is payable to the land owners.

MODE OF PAYMENT:-

The payment will be made to the land owners and other interested persons according to their rights and shares as entered in the latest record of rights (Jamabandi) and keeping in view the mutations sanctioned thereafter. In case any dispute, arises, as to the apportionment of the compensation will be kept in L.A.C. account till the parties come to an amicable settlement. If the parties do not come to an amicable settlement, the dispute will be referred to the court of law for decision. The detailed apportionment is given in award statement attached with the award file.



POSSESSION OF THE LAND:

The possession of the land acquired vide this award, has been taken over after offering the compensation to the land as per vide Rapat No. 297 dated 7.12.2006 entered in the Roznamcha Wakayati of Patwari Halqua Rewari, except of such land for which the land owners/interested persons have taken stay for dispossession from any court of law till today. The land thus acquired, of which the possession has been taken, vests in State of Haryana and on transfer now, vest in Urban Development Authority, free from all encumbrances from today, i.e. 7.12.2006.

CONCLUSION:


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

1.	Compensation of land	37,43,28,125/-
2.	Compulsory acquisition charges @ 30% on item no.1 above.	11,22,98,437/-
3.	Addl. Amount @ 12% p.a. as per section 23(1-A) of the Land Acquisition (Amendment) Act,1984 on item no.1 above.	4,11,76,094/-
	Total:	52,78,02,656/-

(Rs. Fifty two crore Seventy eight lac, two thousand six hundred fifty six only).

Announced this 7th day of December 2006 in the open court in the presence of the land owners/interested persons who appeared before me. The award is now filed in my office.

Place:-Rewari.
Dt: 7.12.2006.


Land Acquisition Collector,
Urban Estates, Hr., Gurgaon