

Award No. 47 FOR THE YEAR 2013-2014.

Made by Sh. Satyabir Singh, Land Acquisition Collector,
Gurgaon. Acquisition for 5.22 acres of land
Village Tigra, H.B. No. 91, Tehsil & Distt. Gurgaon

AWARD

The Urban Estates, Deptt. Haryana Govt. vide Notification No LAC(G)/NTLA/2011/1615 dated 15.04.2011 published in the Haryana Government Gazette (Extra-ordinary) on the same date under section 4 of the Land Acquisition Act, 1894 (herein after referred to as 'Act') notified was likely to be needed by the Govt. at public expenses for public purpose namely for the development and utilization of land for 30 Meter Road Widening & 30 Meter Green Belt along Southern Periphery Road at Gurgaon shown in the development plan under the Haryana Urban Development Authority Act, 1997 by the Haryana Urban Development Authority in the area of village Tigra, H.B. No. 91, Tehsil & Distt. Gurgaon.

Subsequently, vide notification no. LAC(G)-NTLA/2012/2776 dated 10.04.2012 issued, u/s-6 of the Land Acquisition Act. The 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 notification u/s-6 of Act is 5.27 acre. The present award deals also with 5.22 acres. The area under this 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:-

Village Tigra

24/1/25/2min

27/1/2/1min

3min

5min

8min

10/2/2min

28/1/6/2min

12min

13min

14/2min

0-6

1-4

2-1

1-7

0-7

0-8

3-10

1-10

1-13

2-12

Signature

Chillage Tigra
 15min
 18min
 19min
 20/1/2min
 29/22/2min
 34/16/2min
 35/5min
 7/1/2/1min
 7/2/2min
 8/2
 2min
 12/2min
 13/1min
 13/2
 20min
 36/1/1/1/2min
 2/1min
 3min

1-0
 0-11
 2-0
 1-7
 0-19
 1-3
 1-16
 1-05
 1-4
 2-0
 2-9
 3-19
 0-17
 0-19
 0-14
 1-11
 2-15
 0-9

10 m.

41-16

(5.22 acres)

The classification of the land under acquisition is as per Jamabandi of relevant time.

DEMAND OF THE OWNERS AND OTHER INTERESTED PERSONS:-

The notices u/s-9 of the Act were issued to all the land owners and other interested persons for hearing on 19.02.2013. In response to the said notice, the land owners/interested persons appeared before me personally and through their duly authorized agents regarding their claims of the compensation and their objections if any regarding the measurement of the land. The right holder/interested persons, demanded the compensation @ Rs. 10,00,00,000/- to Rs. 20,00, 00,000/- per acres (Rs. Ten crore to Rs. Twenty Crore) and the land owners/ interested persons produce the sale deed as mentioned below regarding their claims.

Wasika No.	Area	Total amount	Per acre
12026/06.09.2007	25K-3M	25,15,00,000/-	8,00,00,000/-
14696/12.11.2009	7K-19M	4,90,00,000/-	4,93,00,000/-

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 Rates Fixation Committee under the Chairmanship of the concerned Commissioner of the Division. The District Collector, Gurgaon who is the member of the said committee, was requested vide

[Signature]

Letter No. 350 dated 1-2-2013 is supply the market value price of the land under acquisition. The rate was fixed by the Haryana Level Land Rate Fixation Committee at Rs. 1,50,00,000/- per acre for all types of land and the same was supplied to the Ld. District Collector, Gurgaon vide letter No. 3534-17 FRA dated 8-11-2013.

Excepting in cases, the above description and market etc. determined by the Ld. District Collector, Gurgaon, I have come to the conclusion that the rates fixed by the Haryana Level Land Rates Fixation Committee, Gurgaon are just and fair. So, I award the same accordingly.

Crops, Trees:

There were no crops and trees on the acquired land.

COMPULSORY ACQUISITION CHARGES:-

Due to the compulsory nature of acquisition, the compulsory acquisition charges @ 30% 1(a)-23(2) of the amended provisions of the L.A. Act are allowed and the right holders will also get an addl. Amount of 12% per annum admissible under the provisions of section 23(1-A) of Amended Act, 1984.

INTEREST

No interest is payable prior to the date of award as the possession of the land will be taken after offering the compensation.

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, the compensation or any part thereof is payable, the dispute will be referred to the court for decision.

POSSESSION OF THE LAND:

The possession of the land acquired vide this award, has been taken over after offering the compensation to the land owners and the Rapat No.350 dated 27-2-2013 has also been entered in the Roznamcha Wakayati of Patwari Halqua, Tigra. The land thus acquired, of which the possession has been taken, vests in State of Haryana and on transfer now vests in Haryana Urban Development Authority, free from all encumbrances from today.

Signature