

Award No. 61 FOR THE YEAR 2013-2014.

Made by Satyabir Singh, Land Acquisition Collector, Gurgaon.  
Acquisition for 0.581 acres land of Village Tigra H.B.No.91,  
Tehsil and District Gurgaon.

**AWARD**

The Urban Estates, Deptt. Haryana Govt. vide notification No LAC(G)-NTLA/2012/1634 dated 05.01.2012 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 the land for Construction of the 60mtrs wide Sector dividing V-2 road for the Sectors 62, 64 & 65 at Gurgaon, as shown in the development plan under the Haryana Urban Development Authority Act, 1977 by the Haryana Urban Development Authority in the area of village Tigra H.B.No. 91, Tehsil and Distt. Gurgaon.

Subsequently, vide notification no. LAC(G)-NTLA/2012/2796 dated 11.07.2012 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 0.581 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 are as under:-

| <u>Khasra No.</u> | <u>Area</u>             |
|-------------------|-------------------------|
| 29//22min         | 2-9                     |
| 36//2min          | 2-3                     |
| 3min              | 0-1                     |
|                   | -----                   |
|                   | 4-13 ( or 0.581 acres). |

The classification of the land under acquisition is as per latest jamabandi.

*2012*

**DEMAND OF THE OWNERS AND OTHER INTERESTED PERSONS:-**

The notices u/s-9 of the Act were issued to the land owners and other interested persons for 03.05.2013 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 the concerned Commissioner of the Division. The District Collector, Gurgaon who is the member of the said committee, was requested vide letter No. 22062 dt. 23.01.2013 to supply the market value price of the land under acquisition. The rate was fixed by the Divisional Level Land Rate Fixation Committee @ Rs. 1,50,00,000/- (Rs. One crore Fifty lacs only) per acre received by Collector, Gurgaon vide letter No. 767-A-/DRA dated 06.03.2013.

Keeping in view, the above discussion and market rate intimated by the Ld. District Collector, Gurgaon, I have come to the conclusion that the rates fixed by the Divisional Level Land Rates Fixation Committee, Gurgaon are just and fair. So, I award the same accordingly.

**BUILDING /STRUCTURES/TUBE WELL :-**

There were no building/structure on the acquired land.

**Crops / Trees:-**

There were no crops on the acquired land.

**COMPULSORY ACQUISITION CHARGES:-**

Due to the compulsory nature of acquisition, the compulsory acquisition charges @ 30% U/s-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 section 23(1-A) of L.A.Act, from the date of publication of notification u/s-4 i.e. 05.01.2012 to the date of announcement of award i.e. 21.05.2013.

*2013*



**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) 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. 551 dated 21.05.2013 has also been entered in the Roznamcha Wakayati of Patwari Halqua Jharsa. 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.

**CONCLUSION:**

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

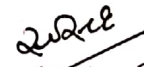
- |    |   |              |
|----|---|--------------|
| 1. | Compensation of land  | 87,18,750-00 |
| 2. | Compulsory acquisition charges @ 30% on item no. 1.         | 26,15,625-00 |
| 3. | Addl. Amount @ 12% per annum from 05.01.2012 to 21.05.2013. | 14,38,952-00 |

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**Total:** 1,27,73,327-00  
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( Rs. One crore twenty seven lacs seventy three thousand three hundred twenty seven only).

Announced this 21.05.2013 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:-Gurgaon.  
Dt. 21.05.2013

  
**Land Acquisition Collector,**  
**Urban Estates, Hr., Gurgaon**