

Award No.10 for the year 2003-2004.

Made by Sh. Lalban, Land Acquisition  
Collector, Urban Estate, Haryana, Gurgaon.  
Acquisition of 172.52 acres of in village  
Tigra H.B.No.21 Teh. and Distt. Gurgaon.

**AWARD:**

The Haryana govt. in Urban Estates, Deptt. vide notification no. LAC(G)NTLA-2000/534 dated 24.8.2000 published in the Haryana Govt. Gazette (Extra ordinary) on the same date, under section 4 of the Land Acquisition Act, 1894 (herein after referred to as the Act) notified was likely to be needed by the Govt. at public expense for a public purpose namely for the Residential commercial and Institutional area sector 57 at Gurgaon 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-01/596 dated 22.8.01 issued u/s-6 of the Land Acquisition Act. The Govt. declared that the land under acquisition vide this award was needed for aforesaid public purpose. the Land Acquisition Collector, Urban Estate, 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 173.11 acres. The present award deals 172.52 acre. This remission of 0.59 acre in the present award is due to actual measurement filed number khasra at the spot by the field staff u/s-6 of the Land Acquisition Act. This addition of area is made under the provision of section 21 of the General Clause Act 1897. The details of the area are given in the statement no.1 which has been prepared according to the para no.36-I of the of the Financial

of 0.55 acre in the present award is due to actual measurement  
 filed number khazra at the spot by the filed staff u/s 8 of the  
 Land Acquisition Act. This addition of area is made under the  
 details of the area are given in the statement no.1 which has been  
 prepared according to the para no.16-1 of the of the financial

AREA OF THE LAND

the act to take order for acquisition of land in question.  
 The area given in the notification u/s-6 of Act in  
 dated 22.8.01 issued u/s-6 of the Land Acquisition Act. The Govt.  
 declared that the land under acquisition vide this award was  
 needed for aforesaid public purpose. The land acquisition  
 Collector, Urban Estate, Harvaha, Gurgaon was also directed u/s-7  
 subsequently vide notification no.LAC(G)-NTLA-01/596  
 Tigran, P.B.No. 91 Tehsil and Distt. Gurgaon.

the Harvaha Urban Development Authority in the area of village  
 Gurgaon under the Harvaha Urban Development Authority Act 1977 by  
 Residential (commercial) and Institutional area sector 57 at  
 Govt. at public expense for a public purpose namely for the  
 referred to as the act, notified was likely to be removed by the  
 under section 4 of the Land Acquisition Act, 1894( herein after  
 the Harvaha Govt. Gazette (Extra ordinary) on the same date,  
 notification no. LAC(G)NTLA-2000/534 dated 24.8.2000 published in

AWARD:

Award No.10 for the year 2003-2004.  
 Made by Sh. Lalban, Land Acquisition  
 Collector, Urban Estate, Harvaha, Gurgaon.  
 Tigran H.B.No.91 Teh. and Distt. Gurgaon.

Commissioner's standing order no. 28. the details of acquired number  
Khasra under this award are as under:

No. Khasra	Area
4//4	4-18
5	1-2
6/2	5-3
7	8-0
8	3-0
13/1min	3-6
14/1	3-11
15/1/1	1-0
22/1/2	1-5
22/2	0-8
24/2min	4-2
6//6	0-10
14	1-12
15min	6-9
16min	7-1
17min	7-0
18	2-2
22	2-4
23min	7-5
24min	6-5
25min	7-6
7//7	8-0
8	8-0
9/1/2	5-2
9/2	0-1
10/1/1	0-12
10/1/2	0-2

Commissioners standing order no. 28, the details of acquired number  
 Phara under this award are as under:-

4/4  
 5  
 1-2  
 4-18

13/1min

3-6

8-0

8-0

15/1/1

1-0

22/1/2

1-5

22/2

0-8

6/6

0-10

14

1-12

15min

6-9

16min

7-1

17min

7-9

18

2-2

22

23min

7-5

24min

8-5

25min

7-6

8

8-0

9/1/2

5-2

9/2

0-1

10/1/2

0-12

10/1/2

0-2

-3-

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

10-2/1	10-6
10-2/2	4-1
11/1/1/1	3-0
11/1/1/2	0-1
11/1/2	2-9
11/2	2-9
12/1/1/1/2	0-13
12/1/2/1	0-12
12/1/2/2	0-3
13/1/2	1-12
14/1/2	0-9
14/2	6-7
14/3	0-18
15/2	1-12
16	9-0
17/2	6-0
18/1	7-18
19/2/1/1/1/2	2-0

10-2/1 10-6 11/1/1/1 11/1/1/2 11/2 12/1/1/1/2 12/1/2/1 12/1/2/2 13/1/2 14/1/2 14/2 15/2 16 17/2 18/1 19/2/1/1/1/2

-4-

2/2	0-8
3/2	1-15
4min	3-16
5/2/1	1-8
5/2/2	5-0
19/2	2-12
21min	5-15
22/1min	2-10
22/2	5-4
23/1	1-12
9//7min	4-10
8	7-11
11	8-0
12	8-0
13	8-0
10//23/1	7-4
12//11	7-11
12	7-11
13/2	2-7
18	5-18
19	8-0
20	8-0
21	8-0
22/1	0-16
22/2	7-4
23	2-4
13//5/2	0-8
8/2	7-17
9	8-0
12	8-0
16	7-12





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

22	7-11
23/1/1	1-0
23/1/2	2-0
23/2/1	0-0
23/2/2	0-0
24/2min	1-10
24/3min	0-10
17//2min	7-7
3/1min	6-12
3/2	1-0
4/1/1	0-16
4/1/2	4-16
4/2	2-8
5/1/1	3-16
5/2min	0-18
6/1/2	0-8
6/1/3	0-11
6/2min	6-6
7	8-0
8min	4-19
13	8-0
14	8-0
15/1	4-0
15/2/1	2-4
15/2/2	1-16
16	8-0
17	8-0
18	8-0
19	8-0
24	7-11
25min	7-8

-7-

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

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

16/1	1-16
16/2	6-4
17	7-12
18/1	1-5
18/2	5-17
18/3	0-18
23	8-0
24	8-0
25min	6-4
25//1	8-0
2	8-0
3	0-16
11	3-0
12	1-18
19	4-4
20	8-0
21min	2-18
22	0-5
27//1/1	4-4
1/2	3-8
2/1min	6-7
2/2	0-9
3min	5-11
4min	2-16
9min	0-3
10min	2-13
20//1	7-11
2	7-4
3	7-11
4min	7-4
5min	7-8

6min	4-9
7	8-0
8	8-0
9	7-12
10	8-0
11	8-0
12min	4-9
13min	3-7
14min	1-0
20/1min	1-0
20/2	0-4
29//1/1	1-13
1/2	1-14
2/1min	1-0
2/2	4-0
3/1	7-8
3/2	0-13
4	6-18
5	8-0
6	8-0
7	7-4
8/1	4-0
8/2	4-0
9/1/1	3-11
9/1/2min	2-11
9/2	0-18
10/1	4-0
10/2	4-0
11/1	4-0
11/2	4-0
12/1	0-9

12/2/1	3-15
12/2/2	3-16
13	7-11
14	6-16
15/1	5-7
15/2	2-13
16	1-16
17	3-9
18	7-11
19/1	3-16
19/2	3-16
20/1	3-16
20/2	4-4
21/1	0-8
21/2	7-12
22min	4-4
23	6-18
30//3/1	3-2
4/1	4-16
25/1	6-0
34//6/1min	1-14
6-2min	2-0
7min	0-8
13min	1-0
14	8-0
15	8-0
16min	1-11
35//1/2min	0-5
4	7-12
5min	6-4
7/1min	0-16



7/2min	0-12
8min	6-0
9	8-0
10/1min	0-3
10/2min	6-0
11min	5-2
12min	1-7
36//1/1/1min	1-4
1/1/2min and khasra no.	1-0
50//1	1-8
69	1-10
76/1	1-2
76/2	1-16
77min	4-6
78/1min	0-7
78/2min	0-0
78/3	0-15
80	3-6
81	1-12
87	3-15

K - H  
(1380.4)

DEMAND OF THE LAND OWNERS AND OTHER INTERESTED PERSONS. (172.52 acre)

The notice u/s-9 of the Act were issued to the land owners and other interested persons for putting forward their claims regarding the amount of compensation and their objections if any, to the measurement of the land. The right holders and interested persons who turned up for hearing before me on 27.6.2003 in my office. The land owners and interested persons demanded compensation ranging from Rs. 2500/- per sq. yard to two crore per acre ~~and~~ to substantiate their claims



some of the interested persons produced photo copies of the following sale deeds.

Sale deed no & date	Khasra No.	Village	Area	Amount of transactions
632/7-4-58	312/1, 310/1	Mazirabad	B-F-B 0-3-6	1856250/-
709/1-4-58	do	do	0-3-6 3-4	1856250/-
10627/11-1-67	16/23/1	Tigra	2-0	15756000/-

#### MARKET VALUE

As already mentioned that the interested persons and land owners ranged their demand Rs. 2000/- per sq yard to two Crore per acre to substantiate their claims, some interested persons produced aforesaid photo copies of sale deeds. In these transactions small parcel of land is involved which appears to have been purchased in the shape of plots for commercial purpose. This is a settled principle of law that the sale price of small pieces of land cannot be taken as the basis for determining the market value of a big chunk of land.

In order to arrive at a conclusion about the market value of the land under acquisition, I have visited the land under acquisition and have gone through the claims filed by the interested persons and examined properly. The District Collector, Gurgaon, requested vide letter no. 878 dated 22.11.01 to supply the market price of land under acquisition. The rate filed by the Divisional Level Land Rate Fixation Committee Gurgaon, as supplied by the D.D. District Collector, Gurgaon @ Rs. 6,20,000/- per acre for Chahi land, Rs. 5,50,000/- per acre for Bahant & 4,50,000/- per acre for Bhoad land, Rs. 1,20,000/- per acre Bahi and Rs. 7,00,000/- per acre for Humra land. The latter rate is dated 19.2.02.

Keeping in view the above discussion and the rate intimated by the District Collector, Gurgaon I have come to the conclusion that the rate fixed by the Government is

Land Rates Fixation Committee, Gurgaon is just and fair. So, I award accordingly.

#### STRUCTURES/TUBEWELLS:

There are same structures/tubewells on the acquired land. The value of the structures/tubewells has not been assessed by the Executing Engineer, HUDA, Division No. II, Gurgaon. So, the award could not be announced. After receipt of the assessment the supplementary award would be announced.

#### CROPS & TREES:-

There are same crops, trees standing on the acquired land. I allow to cut their trees & harvest their crops.

#### COMPULSORY ACQUISITION CHARGES:

Due to the compulsory nature of the 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 the Act from the date of publication of notification u/s-4 i.e. 24.8.2000 to the date of possession/announcement of award i.e. 21.7.2003.

#### INTEREST

As the possession has been taken over after offering the amount compensation of the land and handed over to Estate Officer HUDA, Gurgaon. Rapat No. 583 Date 21.7.03 entered in the Roznamcha Hakayati Patwar Halpda Inarsa. Hence no interest is payable prior to the date of award.

#### 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 recorded thereon. In case any dispute arises as to the apportionment of the compensation or any part

there of is payable the dispute will be referred to the court of law for decision.

#### POSSESSION OF THE LAND

The possession of the land comprising this award, has been taken over after offering the compensation amount as per law vide Rapat No. 583 dated 21.7.03 has been entered in the Roznamcha Wakayati of Patwari Balou Jhar except of such land for which the owners/interested persons have taken stay for dispossession from any court or law till they thus the land acquired of which the possession starts take over vests in the ownership of Haryana Government and on trust now vest in Haryana Urban Development Authority from and all encumbrance from date of award i.e 21.7.03.

#### PAYMENT

Subject to the above remarks, the award stands as under:

1. Compensation for Land	10,71,50,00/-
2. Compulsory Acquisition charges on item no.1	3,21,40,00/-
3. Addl. amount @ 12% per annum from 24.9.2000 to 21.7.2003 on item no.1	3,75,06,75/-
<b>3. Total</b>	<b>17,68,14,75/-</b>

(Rs. Seventeen Crore sixty eight Lacs four Thousand eight hundred Twenty five only)

Announced this 21 day of July 2003. The open court in the presence of the land owners/interested persons who appeared before me. This award is now filed in my office.

Place: Gurgaon  
Dt. 21.7.2003

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Land Acquisition Collector  
Urban Development Authority, Gurgaon