

**From**

**The Chief Administrator,  
Haryana Urban Development Authority,  
Sector 6, Panchkula.**

**To**

**All the Zonal Administrators, HUDA  
All the Estate Officers, HUDA.**

**Memo No. UB-I/AU-III/2008/16290-300 dated 28.04.2008**

**Sub:-**

**Policy for Rehabilitation and resettlement of Land Owners –  
Land Acquisition Oustees.**

**This is in supersession of all the policy guidelines on the  
subject circulated from time to time.**

**The State Government has notified a Rehabilitation and  
Resettlement policy vide notification No. 5451-R-V-2007/13258 dated  
07.12.2007 ( copy enclosed). This policy is applicable to Haryana Urban  
Development Authority also w.e.f. the date mentioned in the notification.  
The detailed Procedure/guidelines shall follow.**

**This has been issued in anticipation of approval of the  
Authority.**

**DA/As above**

**Sd/-  
(Krishan Lal)  
Administrative Officer,  
For Chief Administrator, HUDA**

**Endst. No. No. UB-I/AU-III/2008/16290-300 dated 28.04.2008**

**A copy alongwith the copy of notification No. 5451-R-V-  
2007/13258 dated 07.12.2007 is also forwarded to the following for  
information and necessary action:-**

- 1. The Chief Town Planner, HUDA, Panchkula.**
- 2. The Chief Controller of Finance, HUDA, Panchkula.**
- 3. The Secretary, HUDA, Panchkula.**
- 4. The Enforcement Officer, HUDA, HQs, Panchkula.**
- 5. The District Attorney, HUDA, Panchkula.**
- 6. The Deputy ESA, HUDA, Panchkula.**
- 7. All the Assistants I Urban Branch I&II, HUDA, HQs.**

**DA/As above**

**Sd/-  
(Krishan Lal)  
Administrative Officer,  
For Chief Administrator, HUDA**

**HARYANA GOVERNMENT**  
**REVENUE AND DISASTER MANAGEMENT DEPARTMENT.**

**Notification**

**The 7<sup>th</sup> December, 2007**

No. 5451-R-V-2007/13258- The Governor of Haryana is pleased to formulate a policy for rehabilitation and resettlement of landowners- land acquisition oustees. The policy is given in Annexure 'A'.

1. The operational details, keeping in view the above policy, would be worked out by the respective departments and agencies.
2. This policy issues with the concurrence of the Finance Department conveyed vide their U.O. No. 1/17/2007-4FG-II/2395, dated 28<sup>th</sup> November, 2007.
3. The above policy may be brought to the notice of all concerned for compliance.

**DHARAMVIR,**  
**Financial Commissioner & Principal Secretary to Government of**  
**Haryana, Revenue & Disaster Management Department.**

**Annexure 'A'.**

**POLICY FOR REHABILITATION AND RESETTLEMNT OF**  
**LAND OWNERS, LAND ACQUISITION OUSTEES.**

**1. Annuity**

- (i) The land owners will be paid annuity for 33 years over and above the usual land compensation. The amount of annuity will be Rs. 15,000/- per acre per annum.
- (ii) Annuity of Rs. 15,000/- will be increased by a fixed sum of Rs.500/- every year.
- (iii) In respect of land acquired in terms of land acquisition policy for setting up of Special Economic Zone /Technology Cities, Technology Parks, in addition to rehabilitation and resettlement package notified by Industries and Commerce Department vide NO. 49/48/2006-41BI, dated 4<sup>th</sup> May -2006, a sum of Rs. 30,000/- per acre per annum will be paid for a period of 33 years by private developers and this annuity will be increased by Rs. 1,000/- every year.
- (iv) The policy of paying annuity will be applicable to all cases of land acquisition by Govt. except land acquired for defence purposes.

(v)

2. **Allotment of plots by Haryana Urban Development authority and Haryana State Industrial Infrastructure Development Corporation Ltd.**

- (i) The allotment will be made to each co-sharer depending upon his share in the land acquired for Haryana Urban Development Authority and Haryana State Industrial Infrastructure Development Corporation Limited as per scale mentioned in the entitlement.
- (ii). Plots under this policy would be offered if the land proposed to be acquired is under the ownership of oustees on the date of publication under Section -4 of Land Acquisition Act and if 75% or more of the total land land owned by the owner in that Urban Estate is acquired. Only one time benefit of this policy will be given to the land owner whose land is acquired in pocket at different times. In case, the land owner becomes entitled for a bigger size plot due to subsequent acquisition of his land then differential of the plot already allotted to him shall be allowed to him.
- (iii) This benefit will not be allowed to applicant whose land has been released and he will not make such request to the Government for release of his land.
- (iv) No litigation should be pending except that of enhanced compensation in any Court.
- (vi) The maximum size of the plot to be allotted will be restricted to 350 sq. yards. Since livelihood of the farmers predominantly depends upon his agriculture income and shops, in order to provide the affected land owners / farmers a long term sustainable source of income, in addition to the residential plot, commercial sites, measuring 2.75 x 2.75 mtr. may be allotted in Haryana Urban Development Authority Sectors. Such allotment shall be made to each co-sharer provided his share exceeds 2.5 acres, otherwise all the co-shares will be allotted a single site. Director, Town and Country Planning, Haryana will allow additional component of commercial use in the Sector if the booths are separately provided. In respect of Haryana State Industrial Infrastructure Development Corporation Ltd, mixed land use of residential and commercial will be allowed for which a detailed scheme shall be worked out by Haryana State Industrial infrastructure Development Corporation Limited.
- (vii) In case the land is acquired for purposes other than residential sectors, the plots as mentioned in para (v) above will be allotted in the residential sector to be developed next in that urban estate.
- (viii) The development agency will earmark a separate chunk of land preferably close to the village as part of the Toshi Abadi. Area in the close vicinity of the village will be

set apart not only for rehabilitation but also for necessary village social infrastructure.

- (ix) The land required for social infrastructure could either be exchanged with the land of village Panchayat or the land acquired in continuity of the village can be transferred to village Panchayat together with the infrastructure developed thereon for its day to day management.
- (ix) The sale price of residential plots may be kept as the issue price of the respective plot. In the case of commercial area of Kiosks i.e. 2.75 mtr. X 2.75 mtr, the sale price will be 3 times of the nodal price of the residential plot.
- (x) The Rehabilitation Policy will also be applicable to those land owners whose residential structure / houses / dwelling units fall within alignment of essential infrastructure services and is acquired under urgency clause.
- (xi) The plot sizes proposed for allotment are given as under :-
- a) In case where only land is acquired. :-

Land Area Acquired (Each Allotment )	Size of residential plot to be allotted.
100 to 500 sq. yd.	3 Marla
501 to 1000 sq. yd.	4 Marla
1001 sq. yd to ½ acre	6 Marla
Above ½ acre to ¾ acre	8 Marla
Above ¾ acre to 1 acre	10 Marla
One acre and above	14 Marla

**OR**

- b) In case of constructed residential structure acquired, the plots size will be as under:-

Size of the residential house acquired	Size of plot to be allotted.
Upto 100 sq. yd.	50 sq. yd.
Above 100 sq. yd. and upto 200 sq. yd.	100 sq. yd.
Above 200 sq. yd. and upto 300 sq. yd.	150 sq. yd.
Above 300 sq. yd and upto 400 sq. yd.	200 sq. yd.
Above 400 sq.yd. and upto 500 sq. yd.	250 sq. yd.
Above 500 sq. yd.	350 sq. yd.

Oustee will have choice to opt for either a) or b) above which he will have to communicate to concerned Land Acquisition Officer 30 days of the announcement of award otherwise it will be decided by the concerned agency.

3. Haryana State Industrial Infrastructure Development Corporation Ltd and Haryana Urban Development Authority would take steps for creation of social infrastructure and/or employment in the villages falling within the acquired land under their policy.
4. The policy for allotment of plots will be applicable only for lands acquired for Haryana Urban Development Authority and Haryana State Industrial Infrastructure Development Corporation Ltd.
5. This policy will be applicable with effect from 5<sup>th</sup> March, 2005 and cover all those cases of acquisition in which awards of compensation were announced on or after 5<sup>th</sup> March, 2005.

DHARAMVIR,  
Financial Commissioner & Principal Secretary to Government of  
Haryana, Revenue & Disaster Management Department.