

**IN THE HIGH COURT OF PUNJAB AND HARYANA
At CHANDIGARH**

R.A. No. 194/CI of 2016 (O&M) in
R.F.A. No. 825 of 2013

Date of decision : 31.5.2016

Haryana State Industrial Development Corporation Limited and others
..... Non-applicants/ Appellants

VS

Pritam Singh and others ... Applicants/ Respondents

Coram: Hon'ble Mr. Justice Rajesh Bindal

Present: Mr. Vikas Chaudhary and Dr. Surat Singh, Advocates,
for the applicants-landowners.

Mr. Vishal Garg, Advocate, for the non-applicants/
Corporation.

Rajesh Bindal J.

This order will dispose of bunch of the following review applications:-

RA No. 194/CI of 2016 in RFA No. 825 of 2013,
RA No. 161/CI of 2016 in RFA No. 2140 of 2013,
RA No. 162/CI of 2016 in RFA No. 6352 of 2012
RA No. 163/CI of 2016 in RFA No. 4909 of 2012,
RA No. 164/CI of 2016 in RFA No. 6632 of 2012
RA No. 167/CI of 2016 in RFA No. 3330 of 2012, and
RA No. 169/CI of 2016 in RFA No. 5679 of 2012,

as common questions of law and facts are involved therein.

The prayer in the present review applications filed by the landowners is for modification of the order dated 23.9.2014 passed by this Court disposing of the appeals filed by the landowners and awarding compensation to them in terms of the order passed by Hon'ble the Supreme Court in Civil appeal No. 3412 of 2015, Sachin and others vs State of Haryana and others decided on 31.3.2015.

Briefly, the facts of the case are that State of Haryana vide notification dated 29.1.2003, issued under Section 4 of the Land Acquisition Act, 1894 (for short, 'the Act') sought to acquire land situated in villages Khandsa, Narsingpur, Mohammadpur Jharsa, Harsaru and Garauli Khurd, Tehsil and District Gurgaon for setting up of Industrial Complex to be planned and developed as Special Economic Zone ('SEZ') Phase-I. Notification under Section 6 of the Act was issued on 28.1.2004. The Land Acquisition Collector (for short, 'the Collector'), vide award dated 27.1.2006, assessed the market value of the acquired land @ ₹ 15,00,000/- per acre for the land pertaining to revenue estates of villages Khandsa and Narsingpur and @ ₹ 12,50,000/- per acre for the land pertaining to revenue estates of villages Harsaru, Mohammadpur Jharsa and Garauli Khurd. Aggrieved against the awards of the Collector, the land owners filed objections which were referred to the learned court below, who keeping in view the material placed on record by the parties, assessed the market value of the acquired land @ ₹ 40,95,000/- per acre for the land pertaining to revenue estates of villages Khandsa and Narsingpur. Vide another award, the learned Reference Court assessed the market value of the acquired land @ ₹ 31,50,000/- per acre for the land pertaining to revenue estates of villages Garauli Khurd, Harsaru and Mohammadpur Jharsa. The aforesaid awards were impugned by the landowners as well as the Corporation in the bunch of appeals. This Court vide judgment dated 23.9.2014, passed in RFA No. 2174 of 2012, Smt. Savitri Devi vs The Land Acquisition Collector, Gurgaon and others, enhanced the compensation for the acquired land.

Learned counsel for the applicants/ landowners submitted that against the judgment of this Court, Special Leave Petitions were filed before Hon'ble the Supreme Court, which were disposed of granting permission to withdraw the SLPs with liberty to approach the High Court for grant of compensation in terms of judgment of Hon'ble the Supreme Court in Sachin's case (supra). The submission is that since Hon'ble the Supreme Court had enhanced the compensation for the acquired land, the applicants/ landowners may also be granted the same amount of compensation.

Learned counsel for the non-applicants/ Corporation could not dispute the contention raised by learned counsel for the applicants/ landowners.

After hearing learned counsel for the parties and considering the liberty granted by Hon'ble the Supreme Court, in my opinion, the order passed by this Court in the case of the applicants/landowners on 23.9.2014 deserves to be modified to the extent that the applicants/ landowners shall be entitled to compensation in terms of judgment of Hon'ble the Supreme Court in Sachin's case (supra).

Ordered accordingly.

The review applications stand disposed of.

31.5.2016
vs

(Rajesh Bindal)
Judge