



**RFA-7275-2015(O&M)
and other connected cases**

**287-1 IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

**RFA-7275-2015(O&M)
and other connected cases
Date of decision: 30.04.2025**

Dharampal and others

..Appellants

Versus

State of Haryana and another

..Respondents

CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL

Present: Mr. Adarsh Jain, Advocate for the landowners
in RFA-7275-2015

Mr. Naresh Kumar Chhokar, Advocate and
Mr. Ram Bhati, Advocate for respondent no.1 & 3 to 7
in RFA-215-2016

Ms. Safia Gupta, AAG, Haryana

ANIL KSHETARPAL, J.

1. With the consent of the learned counsel representing the parties, a batch of 4 connected Regular First Appeals (details whereof are at the foot of the judgment) shall stand disposed of by this common order.
2. This Court has been called upon to determine the market value of the acquired land located in Village Kheri Kalan, Faridabad.
3. Relevant details of the acquisition are as under:-

Notification under Section 4	04.07.2011
Notification under Section 6	02.07.2012
Villages	Bhatola, Budhena, Kheri Khurd and Kheri Kalann, Baselwa, Faridabad



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District	Faridabad
Purpose	For development & utilization of land for Master Plan Road for Sectors 75 to 89, Faridabad under HUDA

4. The Land Acquisition Collector awarded compensation at the rate of Rs.60,00,000/- per acre for all kinds of land.

5. The Reference Court (hereinafter referred to as 'RC') decided the cases in following two different batches:-

Award -I	Award-II
Award dated 16.04.2015	Award dated 13.01.2020

In both of these awards, RC assessed the compensation at the rate of Rs.3100/- per sq. yard.

6. This Court on 29.04.2025 decided **RFA-2067-2018** and other connected cases titled as '**Om Prakash and others vs. State of Haryana and another**' arising from the same notification where acquisition of land was carried out in Village Budhena. In fact, left out small patches of land has been acquired by a common notification. Village Kheri Kalan abuts Village Budhena. The acquired land in village Kheri Kalan is also located in the same area. The land has been acquired for sector dividing road between Sectors 85 and 86. The sale deeds produced by the landowners Ex.P3 and P38 are with respect to parcels of land located at a sufficient distance from the acquired land.

7. Hence, it is considered appropriate to grant the same amount as assessed for Village Budhena i.e Rs.5,785/- per sq. yard. Appeals filed by the landowners are allowed whereas that of the State are dismissed. The



**RFA-7275-2015(O&M)
and other connected cases**

landowners are held entitled to market value for the acquired land alongwith all statutory benefits under the amended Land Acquisition Act, 1894.

8. All the pending miscellaneous applications, if any, are also disposed of.

**(ANIL KSHETARPAL)
JUDGE**

30.04.2025

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Whether speaking/reasoned

Yes/No

Whether reportable

Yes/No

Sr. No.	Case No.	Appellant(s)	Respondent(s)
1.	RFA-7275-2015	DHARAMPAL AND OTHERS	STATE OF HARYANA AND ANOTHER
2.	RFA-677-2021	STATE OF HARYANA AND ANOTHER	ROOP SINGH AND ANOTHER
3.	RFA-1302-2021	ROOP SINGH	STATE OF HARYANA AND OTHERS
4.	RFA-215-2016	STATE OF HARYANA	DHARAMPAL AND ORS

**(ANIL KSHETARPAL)
JUDGE**

30.04.2025

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