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वक्तव्य-

लोक निर्माण (शवन् एवं सड़कें) मंत्री द्वारा उपरोक्त ध्यानाकर्षण प्रस्ताव संबंधी

Mr. Deputy Speaker: Now, the Parliamentary Affairs Minister will make a statement.

PWD (B&R) Minister (Shri Randeep Singh Surjewala) : Sir, Haryana State is one of the most progressive States in the country. All the policies and programmes of Haryana Government are aimed at the emerging challenges and futuristic trends of development. The economy of the State was largely agriculture based at the time of its birth. But now there is a definite move towards non-agriculture activities. The contribution of primary sector to GSDP was 56.6% in 1966-67, whereas in the year 2009-10 it is less than 20% of GSDP. Sir, the comparison is like this :

	1966-67	2009-10
Primary Sector	56.6%	18.9%
Secondary	20.5%	28.8%
Tertiary	22.9%	52.3%

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The above trend amply demonstrates that Haryana State is fast moving to be a modern day developed economy. Land acquisition and Rehabilitation & Resettlement (R&R) Policy of Government is deeply embedded in this long term vision of the State.

2. Specific Policies

Haryana is the first State to have framed well defined policies on (i) payment of market based compensation to the landowners/farmers whose lands are acquired by the Government under the provision of Land Acquisition Act, 1894, and (ii) a Rehabilitation Resettlement Policy for the land-owners/farmers. Main features of the Policy are as follows:

- (i) The farmer or the land owner is the primary focus of the Policy.
- (ii) Fixation and notification of floor rates for acquisition of land for public purposes on 28-4-2005 and further revised on 6-4-2007 by the Department of Revenue and Disaster Management:
- (iii) Detailed Policy for Rehabilitation & Resettlement of Land-owners Land Acquisition Oustees Notification dated 7th December 2007, effective in respect of Awards announced retrospectively from 5th March, 2005, the day on which the Congress Govt. took over the reigns of power under Ch. Bhupinder Singh Hooda.
- (iv) Policy regarding Land Acquisition for private development in furtherance of Industrial Policy 2005 notified on 4th May, 2006 by the Industries & Commerce Department.

3. Floor Rates Policy

Sir, Haryana was the first state in the country where the State Govt. has always endeavoured to protect the interests of land-owners/farmers and has been working towards safeguarding their legitimate rights. After taking over in March, 2005, the State Government fixed the minimum floor rates for the first time in the State in respect of compensation payable to the land-owners/farmers for acquisition of land. These floor rates do not include the statutory amount of solatium and the interest which is 30% plus 9% or 15% as the case may be. The State has been divided into three zones for the purpose of prescription of minimum floor rates. The said rates are as under:

Sr. No.	Area	Rates notified as on 28-4-2005	Rates revised and notified as on 6-4-2007	Minimum compensation at the floor rates
(a)	Gurgaon Urban Area	Rs. 15.00 lakh per acre	Rs. 20.00 lakh per acre	Rs. 33.20 lakh (approx.) per acre including solatium and interest

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(b)	Rest of the NCR (Haryana Sub-region excluding Gurgaon urban area and Panchkula Distt.)	Rs. 12.50 lakh per acre	Rs. 16.00 lakh per acre	Rs. 26.56 lakh (approx.) per acre including solatium and interest
(c)	Rest of the State	Rs. 5.00 lakh per acre	Rs. 8.00 lakh per acre	Rs. 13.28 lakh (approx.) per acre including solatium and interest

The land rates indicated above are the floor rates i.e. minimum rates based on which compensation is paid to land owners. However, the actual rates of compensation payable to the landowners may vary, subject to the minimum prescribed above, depending upon the area and the market rates prevailing in such areas. For instance, the actual compensation determined and paid for certain areas where land has been acquired by the Government in the Urban Estates Department and the Industries Department recently are as under:—

Sr. No.	Station/Place	Agency for which land acquired	Minimum Compensation payable under the Policy/Acre	Amount actually Paid/Acre
1.	Rai (Industrail)	HSI IDC	Rs. 26.56 lakh (approx.) per acre including solatium and interest.	Rs. 48.00 lakh/acre
2.	Barhi (Ind.)	HSI IDC	Rs. 26.56 lakh (approx.) per acre including solatium and interest.	Rs. 49.00 lakh/acre
3.	Gurgaon (Roads)	HUDA	Rs. 33.20 lakh (approx.) per acre including solatium and interest.	Rs. 103.00 lakh/acre
4.	Faridabad	HUDA	Rs. 26.56 lakh (approx.) per acre including solatium and interest.	Rs. 64.00 lakh/acre

5.	Sonipat	HUDA	Rs. 26.56 lakh (approx.) per acre including solatium and interest.	Rs. 65.00 lakh/acre
6.	Pinjore	HUDA	Rs. 26.56 lakh (approx.) per acre including solatium and interest.	Rs. 33.00 lakh/acre
7.	Bhiwani	HUDA	Rs. 13.28 lakh (approx.) per acre including solatium and interest.	Rs. 35.00 lakh/acre

सर, ये कुछ आउटस्टैंडिंग फीचर्स हैं। सर, मैंने आपकी और सदन की जानकारी के लिए यह भी डाटा निकालने की कोशिश की है कि अक्टूबर, 1999 से आज तक क्या कम्परेटिव डाटा रहा है। उपाध्यक्ष महोदय, मैं आपकी अनुमति से सदन को बताना चाहूंगा कि अर्बन स्टेट डिपार्टमेंट का जो डाटा इस समय हमारे पास हैंडी उपलब्ध है वह देखा जाये तो अक्टूबर, 1999 से 4 मार्च, 2005 के बीच में और 5 मार्च, 2005 से 31 अगस्त, 2010 के कम्परेटिव डाटा उपलब्ध है। अम्बाला में 1999 से 4 मार्च, 2005 के बीच में 390.17 एकड़ भूमि अर्बन इस्टेट के द्वारा एक्वायर की गई जिसका एवरेज रेट ऑफ कम्पेंसेशन 2,70,008 रुपये प्रति एकड़ था। विज साहब, का ध्यान मैं इस ओर आकर्षित करना चाहूंगा कि 5 मार्च, 2005 से (विघ्न)

श्री कृष्णपाल गुर्जर: उपाध्यक्ष महोदय, ये यह भी बतायें कि उस जमीन का उस समय कलेक्टर रेट क्या था ?

Shri Randep Singh Surjewala : I am replying. You will also get a chance. उपाध्यक्ष मैं इनको फरीदाबाद के बारे में भी बताऊंगा, अभी मेरे पास बहुत डाटा है। उपाध्यक्ष महोदय, मैं सदन की जानकारी के लिए बता रहा था कि 5 मार्च, 2005 से 31 अगस्त, 2010 के बीच में 453.11 एकड़ भूमि अम्बाला अर्बन एस्टेट के द्वारा एक्वायर की गई और एवरेज रेट प्रति एकड़ जो पहले 2,70,008 रुपये था उससे बढ़कर 8,18,826 रुपये हो गया। जहां तक भिवानी का संबंध है भिवानी में हमारे समय में जो भूमि एक्वायर की गई उसका औसतन रेट 17,15,021 रुपये प्रति एकड़ है। इसी तरह से फरीदाबाद में मुआवजे का औसतन रेट वर्ष 1999 से मार्च, 2005 के बीच में 5,32,892 रुपये प्रति एकड़ था जबकि मौजूदा सरकार ने पांच साल में औसतन रेट 34,35,348 रुपये प्रति एकड़ के हिसाब से मुआवजा दिया है। उपाध्यक्ष महोदय, इस प्रकार से हर जिले की फिगर मेरे पास उपलब्ध है लेकिन मैं संक्षिप्त में बताना चाहूंगा कि फतेहाबाद जिले में हमारी एवरेज आई 11,21,476 रुपये की, गुड़गांव में पिछली आई०एन०एल०डी० और बी०जे०पी० की सरकार के समय में एवरेज रही 9,27,611 रुपये प्रति एकड़ की और हमारी सरकार के समय में यह एवरेज बढ़कर 43,60,581 रुपये की रही।

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इसी तरह से हिसार में पिछली आई०एन०एल०डी० और बी०जे०पी० की सरकार के समय, 2,22,000 रुपये प्रति एकड़ की औसत रही और हमारी सरकार के समय में लगभग 8 लाख रुपये से ज्यादा एवरेज प्रति एकड़ रही। उपाध्यक्ष महोदय, इस तरह से भिन्न-2 जिलों के अलग-अलग आंकड़े मेरे पास हैं। यदि इन सबको टोटल करके देखें तो पता चलता है कि अक्टूबर, 1999 से 4 मार्च, 2005 के बीच में सारी जिलों की प्रति एकड़ मुआवजे की औसत 5,53,086 रुपये की आती है और 5 मार्च, 2005 से 31 अगस्त, 2010 के बीच में सारे जिलों की प्रति एकड़ मुआवजे की एवरेज 22,19,043 रुपये की आती है। यह एक महत्वपूर्ण डाटा है जो कि इनकी सरकार के समय से तकरीबन 400 प्रतिशत ज्यादा बनता है। यह सारी राशि किसानों को दी गई है।

4. An outstanding features of these floor rates is that they made applications from 5th March, 2005.

5. **Rehabilitation & Resettlement Policy and Concept of Annuity.**

The Rehabilitation & Resettlement Policy, notified on 7th December, 2007 but effective from 5th March, 2005, has four components of: (a) Annuity Payments, (b) Allotment of Plots to the land-oustees, (c) Infrastructure Development works in the villages, and (d) Skill development of the land-oustees. These are explained as under :

(a) **Annuity**

- * The Scheme provides that the Landowners whose land is acquired under the Land Acquisition Act 1894, shall be paid Annuity in the form of **royalty for a period of 33 years**. The landowners will be paid annuity for period of 33 years over and above the usual one-time land compensation @ Rs. 15,000/- per acre/per annum, which will be increased @ 500/- every year.
- * 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 the Industries & Commerce Department vide No. 49/48/2006-4IBI, dated 4th May, 2006, the rate of Annuity is Rs. 30,000/-per acre per annum for a period of 33 years payable by private developers to be increased @ Rs. 1,000/- every year.
- * The policy of paying annuity is applicable to all cases of land acquisition by the Government, except in respect of land acquired for defence purpose.
- * The policy has been made applicable with effect from 5th March, 2005 and covers all those cases of acquisition in which awards of compensation were announced on or after 5th March, 2005.

आदरणीय डिप्टी स्पीकर महोदय, मैं आपकी अनुमति से सदन को यह जरूर बताना चाहूंगा कि पहली बार हरियाणा के मुख्यमंत्री चौधरी भूपेन्द्र सिंह हुड्डा के नेतृत्व में हरियाणा सरकार एक ऐसी नीति

लेकर आई जिसकी चर्चा पूरे देश और देश के सभी प्रदेशों के अंदर होती है। आज जिसका अनुसरण करने के लिए देश के दूसरे प्रदेशों में होड़ लगी है। आज हरियाणा प्रदेश से देश के दूसरे प्रदेश अपनी तुलना करने को बाध्य हैं। मैं आपका ध्यान उत्तर प्रदेश के लोगों के उत्तर प्रदेश सरकार द्वारा उनकी अधिग्रहण की गई ज़मीन का मुआवज़ा बढ़ाने के लिए सरकार के खिलाफ किए गए आंदोलन की ओर दिलाना चाहूंगा जिसमें कई किसानों को शहीद भी होना पड़ा। उन शहीद किसानों के बलिदान के आगे उत्तर प्रदेश की सरकार को बाध्य होकर इस मामले में नई नीति बनानी पड़ी। इस बारे में वहां की सरकार ने भी यह दावा किया है कि हम इस बारे में हरियाणा सरकार से बेहतर नई नीति बनाएंगे। डिप्टी स्पीकर सर, यार्ड स्टिक जो है determination of compensation, protection of rights of land owners, protection of land of farmers है वह हरियाणा है। हम नीति निर्धारित करते हैं और फिर दूसरे प्रदेश उसका अनुसरण करते हैं। हमें इस बात का गर्व भी है और फख भी है फिर भी मैं बड़ी विनम्रता से सिर झुकाकर यह कहता हूं कि माननीय मुख्यमंत्री और कांग्रेस की हरियाणा सरकार ने जो यह नीति बनाई है जो एन्युटी का कांट्रैक्ट शुरू किया है वह इसलिए किया है ताकि एक पूरी पीढ़ी और उसके बच्चों तक हम उनके हक और हकूक को सुरक्षित रख सकें, यह अपने आप में एक नोबल कांसेप्ट था जो बाकी की स्टेट्स फॉलो कर रही हैं। सर, इसका अगला पहलू है--

(b) Allotment of plots to the oustee-Land owners:

* The R&R Policy also provides for allotment of plots by HSIIDC/HUDA depending upon land owner's share in the land acquired and if 75% or more of the total land owned by the owner in that Urban Estate is acquired. The Policy is also applicable to those persons whose residential structures/houses/dwelling units are acquired.

* The Policy also defines the plot sizes to be allotted depending upon the land/area acquired or the size of the residential house acquired. The maximum size of the plot to be allotted under the Scheme is 350 square yards. The norms for allotment are as under:

In case where only land is acquired Land/area acquired	Size of residential plot to be allotted
100 to 500 square yards	3 marla
501 to 1000 square yards	4 marla
1001 to ½ acre	6 marla
Above ½ acre to ¾ acre	8 marla
Above ¾ acre to 1 acre	10 marla
Above 1 acre	14 marla
Or	

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In case of where the residential structure is acquired

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

(c) Infrastructure development in the villages of which land is acquired:

- > As a part of the Community benefit, the R&R Policy obligates the developing agencies, including HSIIDC/HUDA, to fund and undertake development of social infrastructure in the villages whose land is acquired. The development works are taken up in consultation with the Village Panchayats based on the amount budgeted for the purpose.
- > The HSIIDC/HUDA has been earmarking 1% to 2% of the total costs of the project for development works of public/community benefits in the villages. The works undertaken by HSIIDC include creating/upgrading road/streets network, water supply, street lighting, school infrastructure, medical centres/health facilities etc.

(d) Skill Development Initiatives:

In addition to the above, the R&R Policy also requires the developers, including HSIIDC/HUDA, to undertake initiatives for capacity building and skill development programs for the persons whose land has been acquired so as prepare them for employment.

In case of HSIIDC, about 1% of the total cost of acquisition is to be utilized for imparting training/skill development to the land owners/their children, whose land is acquired and to the unemployed youth of the affected villages. Since this is a new scheme, implementation is now being streamlined.

6. Policy for Acquisition of Land for Development by the Private Sector:

- (i) In order to facilitate development of SEZs, Industrial Parks & Technology Cities, the Government has come out with a land acquisition Policy dated 4th May 2006.
- (ii) As per the policy, the State Government can acquire land not exceeding 25% of the total project area falling in the National Capital Region and Panchkula district and not exceeding 50% of the project area falling outside the NCR/Panchkula district for SEZs, Industrial Parks & Technology Cities.
- (iii) The Policy which has also become a part of the R&R Policy of 2007,

imposes certain obligations on the developer for whom the land is so acquired for creation of social infrastructure like roads, medical facilities, street lighting, drinking water supply etc.; undertake skill development programs; and, provide employment to such persons to the satisfaction of the Industries department.

7. This Relief & Rehabilitation Policy has actually made profound change on the ground in the lives of farmers and land owners, as is apparent from the following facts:

Since March, 2005, HUDA, HSIIDC, PWD(B&R) and Irrigation Department alone have paid Rs. 9834.73 crore to farmers/land owners under the new acquisition policy.

कांग्रेस की सरकार ने जो नीतियाँ बनाई थी उन्हीं के कारण हरियाणा के किसानों को 5 साल के अर्से में लगभग 10 हजार करोड़ रुपये केवल मुआवजे के तौर पर कांग्रेस सरकार ने दिये हैं जो अपने आप में इस देश में एक रिकार्ड है।

Since March, 2005, till date, HUDA alone has acquired 16362 acres of land and has paid a compensation of Rs. 4173 crore. Similarly, HSIIDC has acquired 19868 acres of land and has paid a sum of Rs. 4780.38 crore since March, 2005 till date.

Since March, 2005 till date Department of Irrigation has acquired 6617.87 acres of land paid a compensation of Rs. 803.99 crore.

Similarly, since March, 2005 till date, Department of P.W (B&R) has acquired 385.82 acres of land and paid a compensation of Rs. 77.36 crore.

Thus, the average compensation paid by the present Government comes to Rs. 22.74 lakh per acre.

In comparison, the land acquired by HSIIDC between July, 1999 and February, 2005 was 4392 acres and a compensation of Rs. 286.62 crore was paid for this land. The average compensation paid per acre comes to Rs. 6.53 lakh only.

Upto 31-12-2009, the total annuity payable to farmers by HSIIDC alone was Rs. 44.13 crore, out of which a sum of Rs. 25 crore has been distributed to land owners. Remaining is pending on account of litigation in courts.

8. Outsourcing of Payment by Insurance Company/Bank:

In order to ensure that the payment is released to the landowners without any disruption, HSIIDC/HUDA/HSAMB are in discussions with the Insurance Companies/Banks for purchase of an Annuity Policy so that the annuity can be paid directly to the landowners/farmers over the 33-years period by remitting the same direct to the Bank Accounts of the beneficiaries.

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9. Policy regarding acquisition of land for private development and in public private partnership for setting up of Special Economic Zones, Technology Cities, Industrial Parks and Industrial Model Townships.

9.1 Introduction

Industrial Policy, 2005 lays down that the objective of industrial and economic growth shall be achieved, amongst other factors, by encouraging public private partnership in infrastructure projects. In particular, development of industrial infrastructure with private sector participation has been emphasized. So far the task of development of industrial infrastructure viz, Industrial Estates has been entrusted to Haryana State Industrial Development Corporation (HSIDC). This Corporation has developed industrial areas of over eight thousand acres at different locations in the State. This also includes two growth centers at Bawal and Saha and an Industrial Model Township at Manesar (Gurgaon).

The positive sentiment created by the Industrial Policy, 2005 and coordinated initiatives of various departments of the Government have given a tremendous boost to the industrial sector and as a result, many investment proposals have been received by the State Government. Practically the entire area developed in the Industrial Estates of HSIDC stands allotted. It is imperative to take immediate steps to acquire and develop fresh land at strategic locations for the creation of additional industrial infrastructure to sustain the momentum of industrial growth.

HSIDC has proposed to develop additional about 10000 acres of land all over the State. This huge development work would strain the resources of HSIDC and further investments may not be possible in the near future. At the same time, 23 proposals for setting up Special Economic Zones in the State have been granted approval, in principle, by Government of India. Some of these proposals envisage large scale SEZs which are multi-product and when they come up, investment of gigantic magnitude would flow to the State creating large scale employment. Interest has been shown by the private sector also in developing Industrial Model Townships, Industrial Parks and Technology Cities through private initiatives and in public private partnership.

In this context, it has become essential for the State Government to come out with a policy to facilitate the private sector initiatives that supplement the State's own initiative in creation of industrial infrastructure. The critical factor in creation of industrial infrastructure is the availability of land and, therefore, intervention of State Government to facilitate the private sector in acquisition of land becomes important. In respect of SEZs, this is even more critical since notification of such zones requires contiguity of the area for custom bonding.

9.2 Location of SEZs, Industrial Parks & Technology Cities

For creation of infrastructure for SEZs and Industrial Model Townships, huge investment is required to be made by the private sector. Even in cases where the initiative is in the public private partnership, the bulk of the investment has to

come from the private sector. The investment decision in the private sector would primarily be motivated by commercial viability and most of the investment is expected in the NCR region due to locational advantage as generally indicated by the prospective industrial investors. It is equally important for the State Government to ensure development of the industrially backward regions of the State. In order to reconcile the State's objective with the preference shown by the private sector, it is envisaged that the State Government may assist the private sector in developing not more than 5-6 multi-product SEZs in the NCR region. As far as possible, it shall be the endeavor of the State Government to ensure dispersal of these SEZs even within the NCR region. Similarly, not more than two Industrial Model Townships would be encouraged in the NCR region. However, no such restriction shall be placed on developers who approach the State Government for assistance in land acquisition outside the NCR region. The State Government would also encourage setting up of Technology Cities mainly outside the NCR region.

9.3 Size of SEZ/Industrial Parks/Technology Cities

The State Government would leave it to the private sector to purchase land directly from the land owner for single product, IT/ITES, biotechnology and Warehousing SEZs where area requirement is much smaller. The State Government would, however, assist the private sector developer in acquiring left out pockets to ensure contiguity of SEZs.

In respect of multi-project SEZ, the State Government would encourage to purchase the land from the owners by mutual consent. However, considerations of the minimum area requirement of 2500 acre and its contiguity as a pre-requisite for approval of the SEZ would generally necessitate State support. Such a provision for assistance to the private sector by the State Government exists in section 7(1) of the Haryana Special Economic Zone Act, 2005.

Outside the NCR region, the State Government may assist the private sector in acquisition of land even in respect of single product SEZ where the minimum area requirement is 250 acres only. The area restrictions on Industrial Parks/ Industrial Model Township within the NCR region would be 1500 acres. This restriction shall not apply to industrial parks outside NCR region. The minimum size stipulated for technology cities in the Industrial Policy, 2005 is 1000 acres and there is no maximum size restrictions. The State Government shall assist in acquisition of land in technology cities only outside the NCR region.

9.4 Public Private Partnership

Wherever the developer approaches HSIDC for development of SEZ, Industrial Park or Technology City in public private partnership, the decision on the terms and conditions of such partnership including the extent of participation in the equity of such projects shall be left to the Board of Directors of HSIDC. The State Government shall assist in the acquisition of land for all such joint

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venture projects. The extent of land acquisition in such projects shall be decided by the State Government. However, in joint venture where HSIDC/State Government would have 26% or more share in equity, the State Government shall acquire the entire land for the project.

9.5 Selection of Projects for State assistance in acquisition of land

The proposals received by the State Government for assistance in acquisition of land shall be put up before the Haryana Industrial Promotion Board (HIPB) set up under the Chairmanship of Chief Minister under the Industrial Policy, 2005. The Board shall consider such proposals keeping in view the various parameters enshrined in the Industrial Policy to achieve the intended purpose of industrialization. Where the Board is satisfied that setting up of such project would be in public interest, the Board may approve acquisition of land by the State Government not exceeding 25% of the total project area falling in the National Capital Region or Panchkula district and not exceeding 50% of the project area falling outside the NCR/Panchkula district. The Board may stipulate such additional conditions for providing the required assistance over and above the general terms and conditions given in subsequent paras of this Policy, at it may deem necessary. The Board may also consider customized incentives and support for successful implementation of such projects including such relaxations as it may deem necessary for achieving the objectives of economic growth.

9.6 General Terms & Conditions

While the State Government would endeavour to encourage the private sector to purchase land directly from the land owners, it would not be feasible to expect large scale industrial infrastructure projects without the State intervention through acquisition of land for such projects. Keeping in view the need to give adequate compensation to the land owners, the State Government has also fixed floor rates in tune with the prevailing market rates for the purpose of giving suitable compensation to the land owners. In addition, the following general terms and conditions shall be applicable in all cases of acquisition of land for the private developers as well as for projects in private public partnership for setting up of SEZs, Technology Cities, Industrial Parks and Industrial Model Townships:

- (i) The developer shall pay to the Government the total cost of acquisition of land and the administrative expenses incurred for such acquisition as well as any enhancement which would be ordered by the competent courts.
- (ii) The developer shall pay to the State Government administrative expenses @ 15% of the total cost of acquisition including enhancement except where HIPB decides to reduce or waive off such expenses as special incentive for the project.

- (iii) The developer shall be bound to provide, to the satisfaction of the State Government, rehabilitation of population by providing built up houses or residential plots alongwith cost of construction in case relocation of village abadi is necessitated for setting up of such projects.
- (v) The developer shall undertake to provide essential services, like roads, street lights, drainage and sewage, drinking water supply and building of suitable medical care and schooling alongwith Community Centre, in all such villages where the village abadi is relocated at a new place.
- (v) Where relocation is not necessary but more than 25% of the total land of the village gets acquired, similar social infrastructure as at (iv) above shall be provided in existing abadi.
- (vi) The developer shall undertake to set up industrial training institutes, vocational training institutes and polytechnics to provide training to the wards of persons whose land is acquired to the satisfaction of the State Government. Such training institutes shall be fully funded and run by the developer.
- (vii) The developer shall undertake to provide right of way and develop such infrastructure by way of creation of roads and bridges as may become necessary to avoid inconvenience to the general public within the project area.
- (viii) The developer shall undertake to provide independent power plant or shall purchase power from a plant set up outside the project area or the State, to meet with power requirements of such projects.
- (ix) The developer shall undertake to pay for the water supply schemes that the State Government may consider for augmenting water supply requirement in such project on such terms and conditions as may be determined by the State Government.
- (x) The developer shall undertake to pay such external development charges as may become applicable in the event of the external services being provided by the Haryana Urban Development Authority or Local Body or any other State Government Department.
- (xi) The developer shall undertake to give employment to atleast one member of the family whose land is acquired for setting up the project. The nature of employment provided shall be to the satisfaction of the Industries Department.
- (xii) The developer shall undertake to employ atleast 25% of the total employment provided by him to the Haryana domicile in all categories except the technical posts where preference shall also be given to Haryana domicile.

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- (xiii) The developer shall enter into written agreement with the State Government in the Industries Department to comply with the above terms and conditions and any such conditions that may be imposed by Haryana Investment Promotion Board.

9.7 Monitoring of compliance of terms & conditions of acquisition

The compliance of the terms & conditions as contained in the Policy shall be monitored by a Committee constituted by the State Government. Non-compliance of the conditions shall make the developer liable for resumption of land and payment of such penalty as may be determined by the State Government.

Sir, last but not the least, I want to bring to the attention of the august House only one fact that ऐसा कभी नहीं हुआ कि इस प्रान्त में 5 वर्ष के अर्से में लगभग 10 हजार करोड़ रुपये का मुआवजा हरियाणा की 4 एजेंसियों, PWD B&R, Irrigation, HSIIDC & HUDA के द्वारा हरियाणा के किसानों को दिया गया हो, लगभग 141 करोड़ रुपये की राशि किसानों को एन्यूटी के तौर पर देय बनी हो। किसान को सही मायनों में, जमीन के मालिक को सही मायनों में तरक्की का भागीदार बनाने का सतत प्रयास हरियाणा सरकार ने किया न केवल मुआवजा देकर, न केवल एन्यूटी देकर बल्कि यह भी सुनिश्चित करके कि किसान और जमीन का मालिक चाहे वह गरीब हरिजन हो, गरीब बाल्मीकि हो चाहे वे पिछड़े वर्ग के हमारे गरीब भाई हों, उनके बच्चों की स्कूल डिपेंडेंसी करवायें और उनको इस लायक बनायें कि वे अच्छी से अच्छी नौकरी पाने के हकदार बन जायें। उनको इस लायक बनायें कि वे अच्छी से अच्छी स्कूल डिपेंडेंसी लेकर, जो ट्रेनिंग हम देंगे वह लेकर, अच्छी से अच्छी नौकरी पा सकें। हमने यह शर्त भी रखी है कि आप 25 प्रतिशत तक हरियाणा के डोमीसाईल को ही भर्ती करेंगे। यह भी शर्त रखी कि एक व्यक्ति को वहां पर रोजगार दिया जाएगा। डिप्टी स्पीकर साहब, इसके साथ ही यह भी शर्त रखी कि अगर हुड्डा और एच०एस०आई०आई०डी०सी० जमीन एक्वायर करेगा तो कॉमिश्नर और रेजिडेंशियल प्लॉट्स उनको देने पड़ेंगे और उसमें उनकी भागीदारी होगी। डिप्टी स्पीकर साहब, मेरा यह मानना है और मैं बहुत ही विनम्रता के साथ कहना चाहूंगा कि हरियाणा सरकार की यह जो नीति है वह आज के दिन में सबसे बेहतरीन नीति हैं। (इस समय श्री अध्यक्ष पदारीन हुए।)