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PART-I

Notifications, Orders and Declarations by Haryana Government

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 8th January, 2026

POLICY FOR DIRECT PURCHASE OF PRIVATE LAND/PROPERTY THROUGH MUTUAL NEGOTIATIONS BY GURUGRAM METRO RAIL LIMITED (GMRL)

No. 7/14/2025-2TCP.—

1. BACKGROUND

Comprehensive Mobility Plan (CMP) for Gurugram, approved by Government of Haryana, has proposed approximately 200 km of Mass transport network for Gurugram Manesar Complex to be implemented by the year 2041. One of the CMP approved metro corridor Millennium City Centre- Cyber City is under implementation by Gurugram Metro Rail Limited (GMRL).

The Millennium City Centre- Cyber City metro corridor traverses a length of 29.05 km in Gurugram city. The alignment has been so finalised that major part of the alignment passes through the government land. However, in some places the viaduct passes through private land and at some locations the alignment of the viaduct passes very close to some properties which will be required to be demolished/acquired. In addition, Metro depot even though planned in government land needs a small patch of private land.

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act) enacted by Government of India, with effect from 1st January 2014, superseded all previous land acquisition Acts and Rules in India. It includes provision for Rehabilitation and Resettlement (R&R) of project affected families and persons in addition to cost of acquiring land. The State of Haryana made the Haryana RFCTLARR Rules, 2018 on the provisions of the RFCTLARR Act, 2013. With a number of sequential compulsory processes, involvement of number of bodies as well as statutory waiting time between different processes, acquisition of land as per the general procedure laid down in the said Act and Rules require a very long time from Notification to possession of land.

2. OBJECTIVE

In view of the very lengthy process of land acquisition through RFCTLARR ACT, 2013 and the need to ensure timely commissioning of metro project, a policy has been formulated for acquisition of private land in Gurugram for metro projects in Gurugram. This policy will be implemented for very critical cases of private land requirement affecting the commissioning of the project.

3. DIRECT LAND PURCHASE POLICY-SALIENT FEATURES

GMRL proposes private land acquisition for metro project through Direct Purchase by way of negotiated settlement. The important steps and features of the Direct Land Purchase Policy include the following:

3.1 STEP 1: IDENTIFICATION OF LAND TO BE ACQUIRED

- i. The concerned CPM In charge of the project (The CPM) shall identify the minimum area of critical land parcel to be acquired for the metro project.
- ii. CPM shall initiate the proposal for in principle approval of Managing Director for direct purchase of land through Director Projects.
- iii. After the approval, CPM shall submit the requisition to Deputy Commissioner (DC) in **Form A- Annexure 1**

3.2 STEP 2: LAND PURCHASE COMMITTEE (LPC)

- iv. A Land Purchase Committee (LPC) shall be formed under the chairmanship of Deputy Commissioner Gurugram for direct purchase of land as well as fixing rate of compensation of the land to be acquired for metro project. The Committee shall have the following members:

1. Deputy Commissioner, Gurugram	Chairman
2. Additional CEO GMDA	Member
3. Concerned Joint Commissioner MCG	Member
4. Land Acquisition Officer (LAO), Gurugram	Member Secretary
5. District Town Planner (Planning), Gurugram	Member
6. Director (Finance), GMRL	Member
7. Director (Projects & Planning), GMRL	Member
8. District Revenue Officer (DRO)/SDM, Gurugram	Member
9. Executive Engineer (EE) PWD, Gurugram	Member

Further, Chief Project Manager, GMRL will assist the Committee in its functioning.

As per the requirements, the Committee shall incorporate competent officers of Agriculture, Forest, Horticulture of the concerned subject as invited members for valuation of trees/ fruit trees/ forest/ standing crops, and other items.

3.3 STEP 3: JOINT INSPECTION & OWNERSHIP VERIFICATION

- v. The District Revenue Officer, Superintending Engineer GMDA, EE Irrigation, EE PWD, LAO, along with the CPM/GMRL will conduct joint inspection of the requisite land. The area of the land and immovable properties attached on it will be measured and mapped.
- vi. The District Revenue Officer and LAO shall also get the original documents and ownership of the land verified from Revenue records. The owners of the land who agree to sell the land will be identified and a list shall be prepared after ascertaining the actual owner of the land.

3.4 STEP 4: PUBLIC NOTIFICATION

- vii. General notice shall be issued by Land Acquisition Officer in newspapers for wide publicity, inviting the attention of the land owners regarding purchase of the land.
- viii. The list of the identified land parcels shall be published giving 30 days' notice period for inviting objections regarding interest and ownership of the land etc. if any.

3.5 STEP 5: FIXING OF COMPENSATION FOR DIRECT PURCHASE OF PRIVATE LAND AND PROPERTY THROUGH NEGOTIATION

- ix. For valuation of immovable assets, EE, PWD will define a few typical immovable assets of different categories and fix the guidance price. This price of the assets attached to the land will be calculated on pro-rata basis on typical immovable assets mentioned above.
- x. The Valuation of the land to be acquired and compensation to be paid shall be as per the provisions of sections 26 to 30 & Schedule I of Land Acquisition Act, 2013. The LAO, District Revenue Officer & District Town Planner will undertake of the valuation of identified land parcels.
- xi. The LAO shall prepare land parcel wise list containing ownership details, valuation of land and assets and compensation to be paid for the land parcel as per provisions of RFCTLARR Act, 2013 and submit to LPC for consideration.

- xii. The Direct Purchase Price to be given to the affected land owner shall be 25% higher on the compensation calculated amount as per provisions of Section 26 to 30 & Schedule I of RFCTLARR Act, 2013. The R&R benefit will be deemed included in it.

3.6 STEP 6: MUTUAL NEGOTIATIONS

- xiii. On completion of the waiting period specified in clause viii of step 4, the LAO on behalf of LPC will inform the respective land owners who are interested for Negotiation.
- xiv. The negotiation(s) with the respective Land Owners will be carried out by LPC. Proceedings of the Negotiations Meetings will be jointly signed by the LPC and the respective land owners.
- xv. The settlement reached in the negotiation shall be recorded as Agreement through **Form B-Annexure 2**. An undertaking shall be signed by the land owners declaring that they will not claim for payment of higher compensation in any court of law or any other forum and shall abide by the sale agreement finalized by the LPC. The land owners have to provide their electronic transfer details for payment of compensation.

3.7 STEP 7: PAYMENT OF COMPENSATION

- xvi. After agreement with respective land owners in Step 6 above, GMRL will transfer the requisite amount to the Deputy Commissioner in a separate account opened for this purpose.
- xvii. The Deputy Commissioner shall make an award according to the terms of such Agreement by the LPC. The purchase of the Land is completed by paying the negotiated price directly to the land owners through electronic transfer in their respective bank accounts.

3.8 STEP 8: TRANSFER OF LAND TO GMRL

- xviii. The list of the rightful land owners so prepared shall be communicated to the concerned Sub-Registry Office for registration of Conveyance Deed. The Stamp duty in the Indian Stamp Act, 1899, will be exempted, in respect of instrument executed by, or on behalf of, or in favour of Government.
- xix. The concerned Deputy Commissioner will transfer the land in favour of GMRL. Physical possession of the land to GMRL shall be ensured by the LAO.
- xx. In the event of any owner refusing to sell the land or any of the owners has objected or not interested with the direct purchase through negotiation, the respective land may be acquired through land acquisition process as per RFCTLARR Act 2013.

4. OTHER GENERAL PROVISIONS

- i. The cost of Direct Purchase of land and the costs associated with the process shall be borne by GMRL.
- ii. The Direct Purchase method will be all encompassing and inclusive of all compensation and R&R benefits, as specified in 2nd & 3rd Schedule of RFCTLARR Act 2013 for Titleholders. The price of land shall be fixed based on negotiations and mutual consent; hence no separate rehabilitation and resettlement benefits shall be payable to the land owners.
- iii. The Rehabilitation & Resettlement and Entitlements for non-Title holders shall be considered as detailed in Project Resettlement Action Plan (RAP).
- iv. The formats for application and other requisition forms are enclosed as **Annexure 2**. The procedure for calculating the Direct Purchase Price of land, and other properties attached with it, is provided in **Annexure 3**.

Chandigarh:
The 8th January, 2026.

A. K. SINGH,
Additional Chief Secretary to Government, Haryana,
Town & Country Planning & Urban Estates Department.

Annexure 1**Form-A
Requisition for Land Acquisition**

No: _____

Date _____

From: <Designation>

<GMRL>

To: The Deputy Commissioner, Gurugram

The undersigned is in requirement of _____ Square meters of land for _____ project/ purpose and the details are furnished in Appendix 1, 2 & 3 along with two copies of map showing the full/ parts of lands are required. It is certified that the required land will be demarcated on the field and all further necessary information and assistance will be provided on the date/ time appointed/ stipulated by you.

The requisite Price for direct purchase finalised through negotiation will be deposited in your office as and when required.

Enclosure: Appendix 1, 2 & 3 & two copies of Map in suitable scale.

Yours faithfully,

**Chief Project Manager
GMRL****Copy to:**

1. The Additional Chief Secretary to the Government of Haryana, Town and Country Planning Department, for favour of kind information.
2. The Commissioner and Secretary to the Government of Haryana, Revenue Department, for favour of kind information.

**Chief Project Manager
GMRL****Appendix 1 to Form A
Requisition for Land**

(i) Name of the District _____

(ii) Name of the Project _____

(iii) Details of Requisition of Land

District _____**Revenue Circle** _____

Sl.	Village/ Ward	Rural/ Urban	Khasra No	Property Address	Name of the Owner	Area to be acquired	Boundaries			
							N	S	E	W

(iv) Total Area under Requisition (Sq mt) _____

**Chief Project Manager
GMRL**

Appendix 2 to Form A
Certificate for Requisition for Land

Name of the Project _____

(1) Certified that the project for which the land is required has administratively approved vide Department Letter No.: _____ dated _____ for direct purchase through negotiations with the land owners.

(2) The necessary budget was sanctioned and funds are available towards cost of acquisition through direct purchase.

(3) GMRL undertakes to pay full amount in case of award by the Land Purchase Committee (LPC), Rehabilitation and Resettlement Authority/ High Court/ Supreme Court as and when asked to do so by the Deputy Commissioner/ District Collector/ Appropriate Government.

Chief Project Manager
GMRL

Annexure 2**Form-B: Agreement with Land Owner**

An agreement made this _____ day of _____ 2025, between _____ hereinafter called the 'owner' (which expression shall unless repugnant to the context or meaning there of include his/her heirs, executors) and the GMRL represented by Chief Project Manager _____ hereinafter Called the GMRL, on the other part and recommended by Land Purchase Committee (LPC).

AND WHEREAS the right, title and interest of the owner/owners in the following land/lands hereinafter called the said land/lands is/are as specified below:

Persons being the absolute owner/ owners of the property or having an interest therein capable of leading ownership ultimately hereinafter mentioned and hereby conveyed in the following shares, that is to say:

- (1) _____ S/D/W of _____ Share _____
 (2) _____ S/D/W of _____ Share _____
 (3) _____ S/D/W of _____ Share _____

AND WHEREAS the Owner and the Requisitioning Agency agreed for payment of compensation at Rs. _____ (Rupees _____) as a Lump-sum deal for an extent of covering sq mts _____ in _____ Village/Ward of _____ Khasra/ Municipal Corporation _____ Sub-division _____ District.

The lump-sum deal represents the market value of the land including value of any immovable property/ assets attached to the said land and value of standing tree and crops, solatium, etc. under the Act and over and above of these, there are incentive of direct purchase which also includes the Rehabilitation and Resettlement costs and also apportion the same among themselves as herein after provided.

AND WHEREAS the Owner have no intention to raise any dispute regarding the contents and manner of this Agreement and the owner have no intention of making a reference to any court or authority, as far as the compensation, contents and manner of the Agreement are concerned.

Signatures of the Land Owners

- 1.
- 2.

Signature of CPM GMRL
Attested by LAO cum Member Secretary
Land Purchase Committee

Annexure-3**Calculation of Direct Purchase Price**

The Compensation of Land Acquisition as per Section 26 to 30 of the RFCTLARR Act 2013 is given below:

1. Section 26 of RFCTLARR Act 2013

- a) The base rate of land (Sub-section (1) of Section 26 of RFCTLARR Act 2013) will be determined by the highest value among:
 - i. The market value, if any, specified in the Indian Stamp Act 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated;
 - ii. The average sale price of similar type of land situated in the nearest village or nearest vicinity area; (Refer the explanation 1-4 of Section 26 of RFCTLARR Act 2013)

and

 - iii. Consented amount of compensation as agreed upon under sub-section (2) of section 2 of RFCTLARR Act 2013 in case of acquisition of lands for private companies or for public private partnership projects
- b) The market value of land shall be multiplied by a factor (Sub-section (2) of Section 26 of RFCTLARR Act 2013), of i) 1.00 (one) for land in urban areas or, ii) 2.00 (two) based on the distance of the project from Urban Area as notified by Govt of Haryana.

2. Section 29 of RFCTLARR Act 2013

- a) Market value of building and other immovable property and assets attached to the land will be calculated by the competent Engineer or any other specialist in the relevant field (Ref. sub-section (1) of Section 29).
- b) Value of trees and plants attached to the land will be calculated by the experienced persons in the field of agriculture, forestry, horticulture, sericulture or any other relevant field, as the case may be (Ref. sub-section (2) of Section 29).
- c) Value of standing crops damaged during the process of land acquisition will be calculated by the experienced persons in the field of agriculture (Ref. sub-section (3) of Section 29).

3. Section 30 of RFCTLARR Act 2013

- a) A Solatium of 100% on the compensation amount of land, immovable assets attached with the land and standing crops will be added to determine the total compensation (Ref. sub-section (1) of Section 30 of RFCTLARR Act 2013)
- b) Individual awards detailing the particulars of compensation and details of payment of compensation as specified in Schedule 1 of the RFCTLARR Act 2013 will be issued (Ref. sub-section (2) of Section 30 of RFCTLARR Act 2013)
- c) The land value defined u/s 26 of RFCTLARR Act 2013, will also attract an amount calculated at 12% per annum for the period commencing on and from the date of notification till the date of award (Ref. sub-section (3) of Section 30 of RFCTLARR Act 2013).

4. Simple valuation of immovable assets attached to the land

To facilitate quicker and simpler valuation on immovable assets on the land to be acquired, a few typical specifications of different categories of all possible immovable assets, attached to the land may be defined. The guidance price of these typical assets may be prepared and vetted through appropriate authority. The valuation of immovable assets attached to the land will be calculated on pro-rata basis of the guidance price, without depreciation, of the respective asset.

5. Direct Purchase Price

The land owners will get an incentive of **25%**, inclusive of **R&R Benefits**, on the compensation calculated as per provisions of Section 26 to 30, Valuation of immovable Assets & Schedule I of RFCTLARR Act 2013, as he has readily agreed to be a part of the project.

The Price of Direct Purchase (DP) will be:

$$DP = 2.5 \times [(R \times M \times A) + (B + O)] + [0.12 \times Y \times \{(R \times M \times A) + (B + O)\}]$$

where: **R** is the base rate of Land per Square meter

M is the Multiplier

A is the affected area in square meter

B is the market value of Buildings -

O be cost of all immovable assets & standing crops

Y is the number of years from date of notification to award of compensation

The Direct Purchase method will be all encompassing and inclusive of all compensation and R&R benefits, as specified in 2nd Schedule of RFCTLARR Act 2013 for Titleholders. The purchase price of land shall be fixed based on negotiations and mutual consent; hence no separate rehabilitation and resettlement benefits shall be payable to the land owners.

A. K. SINGH,
Additional Chief Secretary to Government Haryana,
Town & Country Planning & Urban Estates Department.