Starred Assembly Question N0. \*46

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To Construct the Roads

\*46 SHRI BHARAT BHUSHAN BATRA, M.L.A.: Will the Urban Local Bodies Minister be pleased to state:-

1. the number of shopkeepers and residents displaced during the construction of elevated railway track in Rohtak ;
2. Whether any policy has been formulated by the Government for their rehabilitation and providing compensation ; if so, whether the shops have been allotted to the said displaced shopkeepers together with the details thereof ;
3. whether it is a fact that an announcement to construct a road of 15 feet adjacent to new market (Naya Bazar) has been made by the Government; if so, its present status together with the details thereof alongwith the reasons for inviting the tender without occupation of the land for said purpose;
4. the time by which the above said 15 feet road is likely to be constructed; and
5. whether it is a fact that the 30 feet road is proposed on the old railway track adjacent to Gandhi Camp Old Bazar; if so, the time by which the said road is likely to be constructed together with the details thereof?

KAMAL GUPTA, URBAN LOCAL BODIES MINISTER

Sir, a statement is laid on the table of the house.

Statement in Starred Assembly Question No. \*46, August 2023.

Sir,

1. As per the survey conducted by the Municipal Corporation, Rohtak, there are 158 properties (77 commercial and 81 residential) falling in the alignment of the above stated project of elevated railway track and 15 feet wide proposed road.
2. The Government issued guidelines vide letter no. DGULB/CTP-11/2023/19 dated 13.01.2019 for rehabilitation and compensation to the affected persons due to elevated railway track project. To give financial and other support to the displaced persons, the guidelines were further clarified on 13.02.2023 and the additional benefits were conveyed on 24.08.2023. Accordingly, process of allotment of shops has been started and will be concluded soon.
3. Yes, announcement has been made. Accordingly, a proposal has been approved by the Government for the construction of road from Bajrang Bhawan to double phatak elevated railway track in Municipal Corporation, Rohtak at the estimated cost of ₹ 251.43 Lakh. Tender was invited to expedite the construction of the road and to save time.
4. The Construction of 15 feet road from Bajrang Bhawan to double phatak elevated railway track in Municipal Corporation, Rohtak will be started at the earliest after receiving the consent of land owners whose land is required for construction of aforesaid road.
5. Yes sir, after great efforts and persuasion, the Ministry of Railways treating it as a special case, issued NOC on 01.08.2023 and accordingly rough cost estimate amounting to ₹ 2298.94 Lakh has been prepared by the Haryana Public Works Department (Bridges and Roads) and further action will be taken after obtaining administrative approval.

NOTE FOR PAD

\*46 To Construct the Roads

1. The state government in collaboration with the Indian Railways initiated the project to elevate Rohtak-Gohana Railway Line, for giving relief to the public of Rohtak city, from continuous jams and pollution caused by the railway line. This also includes construction of a 15 feet wide road from Bajrang Bhawan to double phatak adjoining elevated railway track by Municipal Corporation, Rohtak to shorten the distance to the railway station and to provide direct access to Delhi Road.

2. As per the survey conducted by the Municipal Corporation, Rohtak there are 158 properties (77 commercial and 81 residential), falling in the alignment of the above stated project of elevated railway track and proposed road. Owner of these affected properties require rehabilitation to continue with their livelihoods. Some of these houses/ shops have been identified as encroachment on Railway and Rehabilitation Department land. 37 commercial encroachments on railway land stand removed by the encroachers themselves, after issuance of notice by the Indian Railways. No action of demolition has been conducted by the MC Rohtak till date. Further, the action to take over the possession of the properties falling in the alignment of the 15 feet wide proposed road is in process.

3. The Govt. vide memo dated 08.03.2019 allowed the transfer of land measuring 2177 sq.yds. of UHBVN and 7400 sq. yds. of Pt. Bhagwat Dayal Sharma Post Graduate Institute of Medical Science, Rohtak to municipality, for rehabilitation of owners of houses, shops and plots which are falling in the way of construction of road along with Elevated Railway Corridor.

4. The residential plots will be allotted on the basis of actual sale deeds through draw of lots and development works will be executed by the Municipal Corporation, Rohtak.

5. Divisional Commissioner, Rohtak has finalised the rates on 22.06.2021, the Commissioner Municipal Corporation Rohtak provided the survey report on 24.01.2023. Further, the government reviewed these rates and decided to provide additional benefits to the affected persons on 13.02.2023 as per following:

* 1. Land owners from whom area of 5 sq. yds or less has been obtained for the said project, shall be eligible for the compensation @ Rs. 1 lakh per sq.yd. with a solatium of 50% besides the assessed compensation for the structure.
  2. land owners from whom area of more than 5 sq.yds has been obtained for the said project, such persons are entitled to exercise one of the two options as following:-
     1. Option I - Cash compensation @ Rs 1 Lakh per sq.yd. with a solatium of 50% besides the assessed compensation for the structure.

or

* + 1. Option-II - Allotment of shop as per following terms:

|  |  |  |  |
| --- | --- | --- | --- |
| Sr. no. | Details of owners shops/ land site no. | Market rate for allotment (In Rs. per sq. yd.) | |
|  | Site no. 74 to 115 (42 sites) & 136 to 150 (15 sites) | Ground Floor shops (Area Cost) | 2,40,000 |
|  | Site no. 151 (01 site) | Ground Floor Front 19 shops (Sr. no. 1 to 7 and 35 to 46) addition to land cost @ Rs. 2,50,000 per sq. yd. | 29,890 |
|  |  | First Floor shops (Area cost) | 1,90,000 |

6. The House of Municipal Corporation, Rohtak further recommended addition benefits for the affected persons on 30.06.2023. The government took cognizance of the house’s recommendation and provided addition benefits to the affected persons on 24.08.2023 as under:-

1. no rebate be offered if area under railway land was less than 0.5 sq. yard.
2. a fixed rebate be offered of Rs. 25000 per sq. yard, if area under railway land was more than 0.5 sq. yd. but up to 3 sq. yards.
3. where the area under railway land was more than 3 sq. yards, then the rebate offered shall be Rs. 40,000 per sq. yard.

7. Accordingly, process of allotment of shops has been started and will be concluded soon.

8. Announcement has been made. Accordingly, a proposal has been approved by the Government for the construction of road from Bajrang Bhawan to double phatak elevated railway track by the Municipal Corporation, Rohtak at the estimated cost of ₹ 251.43 Lakh vide memo no.EE-III/DULB/2022/667 dated 07.02.2022. Tender was invited to expedite the construction of the road. Municipal Corporation, Rohtak is in the process of obtaining consent letters from these land owners.

9. Construction of 15 feet road from Bajrang Bhawan to double phatak elevated railway track will be started after receiving the consent of Land owners whose land is required for construction of aforesaid road.

10. Vide letter no 3544 dated 18.08.2023, following information has been received from PWD (B&R), Haryana.

“During co-ordination meeting regarding pending issues with Railways was held between Hon'ble Union Minister of Railways and Hon'ble Chief Minister, Haryana on dated 10.01.2022. Hon'ble Chief Minster, Haryana desired for construction of 7.00 meter road in Railway land, wherein Hon'ble Minister of Railways has informed that a Cabinet note has been put up of framing a policy regarding transfer of land for infrastructure projects of State Government.

The case has been sent to Railway for approval. Railways submitted their consent for the construction of service road from chainage 1489 to chainage 5279. The proposal of leasing charges i.e. “pay charges @1.50% per annum for 35 year as new Master Circular of Management of Railway Land" has been waived off by the Railway Board. The rough cost estimate amounting to Rs 2298.94 Lakh is uploaded on Haryana Engineering Works (HEW) Portal. Accordingly, action will be taken after receiving the Administrative approval”.

EXECUTIVE SUMMARY

\*46 To Construct the Roads

1. The state government in collaboration with the Indian Railways initiated the project to elevate Rohtak-Gohana Railway Line, for giving relief to the public of Rohtak city, from continuous jams and pollution caused by the railway line. This also includes construction of a 15 feet wide road from Bajrang Bhawan to double phatak adjoining elevated railway track by Municipal Corporation, Rohtak to shorten the distance to the railway station and to provide direct access to Delhi Road.

2. As per the survey conducted by the Municipal Corporation, Rohtak there are 158 properties (77 commercial and 81 residential), falling in the alignment of the above stated project of elevated railway track and proposed road. 37 commercial encroachments on railway land stand removed by the encroachers themselves, after issuance of notice by the Indian Railways.

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4. The Government issued guidelines vide letter no. DGULB/CTP-11/2023/19 dated 13.01.2019 for rehabilitation and compensation to the affected persons due to elevated railway track project. Further, to give financial and other support to the displaced persons, the guidelines were further clarified on 13.02.2023 and further additional benefits were conveyed on 24.08.2023. Accordingly, process of allotment of shops has been started and will be concluded soon.

5. Announcement has been made. Accordingly, a proposal has been approved by the Government for the construction of road from Bajrang Bhawan to double phatak elevated railway track.

6. After great efforts and persuasion, the Ministry of Railways treating it as a special case, issued NOC on 01.08.2023 and accordingly rough cost estimate amounting to ₹ 2298.94 Lakh has been prepared by the Haryana Public Works Department (Bridges and Roads) and further action will be taken after obtaining administrative approval.

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