

**Government of Jammu and Kashmir  
Revenue Department  
Civil Secretariat, Jammu/Srinagar**

**Subject: Acquisition of land at Karewa (Village Budgam), Tehsil and District Budgam for establishment of Battalion Camping Site of 43 Bn CRPF.**

**Notification No: 04-Rev (LAK) of 2023  
D a t e d: 24.03.2023**

Whereas, CRPF had originally placed indent for land measuring 211 Kanal 08 Marla & 33 Sft, situated at village Karewa, Tehsil & District Budgam for which Collector Land Acquisition issued notification under section 4(1) of Land Acquisition Act Svt. 1990 vide No.DCB/LAS/019/1039-49 dated 12.10.2019 and subsequently a PNC meeting was conducted on 05.02.2020 wherein a rate of Rs.65 lac per kanal was negotiated with the landowners and the proposal was submitted to Divisional Commissioner, Kashmir vide No.DCB/LAS/020/280-87 dated 23.04.2020, who after addressing certain clarifications furnished the proposal for approval of rates to the Financial Commissioner, Revenue, J&K vide No.DivCom/LAS-ACQ/3004/7724 dated 25-11-2020; and

Whereas, Financial Commissioner, Revenue, J&K returned the case with the observation to re-examine the proposal keeping in view the huge quantum of land acquired and the rates proposed being much higher than the stamp duty and the same was responded by the Deputy Commissioner concerned vide No.DCB/LAS/021/1028 dated 18.01.2021, intimating that although the rates negotiated are on higher side but the landowners do not agree to re-negotiate the rates; and

Whereas, Financial Commissioner, Revenue Vide No.FC-LS/LA-5247/2020 dated 05.07.2021 again returned the case to the Deputy Commissioner, Budgam to identify a suitable alternate Shamilat/State land for the purpose as the rates are not justified. The Deputy Commissioner, Budgam vide letter No.DCB/LAS/862-66 dated 08.10.2021, intimated that two alternate locations measuring 100 Kanal and 79 kanal in Tehsil Khansahib were identified for 43 Bn CRPF and CRPF was requested to provide the feasibility of the locations identified; and

Whereas, Financial Commissioner (Revenue) J&K forwarded the case to this department vide no. FCR-LAND/20/2021-06-FCR (21730) dated 14.10.2021 for further appropriate action; and

Whereas, the case was examined in the department, wherein it was observed that PNC meeting was held under the chairmanship of Deputy Commissioner, Budgam and CRPF was represent by only a DIG rank officer took decision about the rates for land measuring 211 Kanal 08 Marla 33 sft leading to financial implication to the tune of Rs. 138 Crores, on the basis of Rs. 65 lac per kanal which was much higher than the stamp duty rates i.e. 29 lacs for Orchard and 55.40 lacs for small plots and the land for semi ring road was given rate of Rs.35 lacs; and

Whereas, the intending department is CRPF, a Central Government Agency and it cannot take a decision which does not measure up the stringent requirement of financial procedure and Financial Commissioner (Revenue), J&K advised Deputy Commissioner, Budgam to find out suitable alternate state/shamilat land for locating the Bn Hqrs where the financial implications will be much less. The Deputy Commissioner, Budgam offered two pieces of land 100 kanal and 79 kanal at drastically less financial implication, however CRPF had not responded, as the Government has already transferred land measuring 524 kanal at a number of places in the valley, at transfer value of Rs. 40 Crore (approx.) on no profit no loss basis in accordance with GFR 2017; and

Whereas, keeping in view the huge financial implication vis-a-vis its impact for future acquisitions in the area, the rates adopted in the PNC were not agreed and Director General, CRPF was conveyed accordingly vide DO No. Rev-LAK/37/2021 dated 30.10.2021 with the request to respond in respect of sites suggested by Deputy Commissioner, Budgam or select alternate places in consultation with Deputy Commissioner; and

Whereas, CRPF vide No.LI(Kalshipora)-1/2021-22-DA-Works dated 10.03.2022 communicated to Divisional Commissioner, Kashmir that both the locations were found unsuitable/not feasible for Battalion Camping Site. The Deputy Commissioner, Budgam vide No.DCB/LAS/2022/1812 dated 07.06.2022 forwarded a representation submitted by some landowners wherein the landowners had expressed the willingness to negotiate @Rs.53.5 lac instead of 65.00 lac per Kanal and the Deputy Commissioner also submitted Asamie wise list of landowners involved in the acquisition vide No.DCB/LAS/022/1082 dated 20.01.2022; and

Whereas, CRPF vide No. dated 26.02.2022 has also sought the list of land owners along with quantum who have agreed to sell their land at the rate of Rs.53.5 lac per kanal which was also provided to CRPF authorities vide No.DCB/LAS/2022/1346-47 dated 15.03.2022 and vide No. B.V.I(Karewa) 2021-22-DA-Works dated 30.11.2022, requested to provide 109 Kanal 06 Marla 170 Sft; and

Whereas, Deputy Commissioner concerned vide No.DCB/LAS/023/423-25 dated 04.03.2023 has reported that in view of the observations raised by Revenue Department vide D.O. No.Rev-LAK/37/2021 dated 30.11.2021, a fresh PNC was conducted with the land owners on 28.02.2023, in which CO 43 Battalion CRPF also participated and a rate of Rs. 46.00 Lac per Kanal was negotiated with the land owners who attended and consented to the same. The Deputy Commissioner, Budgam vide letter dated 04.03.2023 recommended the case to Divisional Commissioner, Kashmir with the proposal to conclude the acquisition of land for which the consent @ Rs 46 Lacs has been received, adopted compulsory mode of acquisition for land not consented but required in view of contiguity/feasibility of the land and to de-notify the remaining land. The Divisional Commissioner, Kashmir vide No. DivCom/LAS-ACQ/3004/2023 dated 18.03.2023 endorsed the proposal to Financial Commissioner Revenue, J&K for consideration; and

Whereas, Financial Commissioner Revenue after examining the matter forwarded the proposal to this department vide No.FC-LS/5247/2020(CC-21730) dated 18.03.2023, with the following recommendations;

- 1. Approve the now proposed PNC rate of 46 lakhs per kanal for 78 K 07 M 166 sft land, for which landowners have given the consent;*
- 2. Issue notification u/s 6, 7 and 17 for compulsory acquisition of the land measuring 31 K 19 M since it is essential for contiguity;*
- 3. Approve the now proposed PNC rate of 46 lakhs per kanal for 16 K 7 M land, for which landowners have given the consent and the land was included in the original indent but not in the subsequent indent of CRPF, with the rider that it would be given to CRPF in case the CRPF requests for the same;*
- 4. De-notify land measuring 84 K 15 M 4 sft, situated on the other side of ring road or at the fringes, which neither forms part of the subsequent indent of the CRPF nor has been consented to by the landowners.*

Whereas, the report furnished by District Collector (DC), Budgam vide letter referred above, duly endorsed by Divisional Commissioner, Kashmir and Financial Commissioner (Revenue), J&K has been examined and it has been found that the CRPF is given important security assignments due to its unique capability to quickly adapt to various situational requirements, and also, to work in harmony with the State Police. Besides Law and Order and Counter Insurgency (CI) duties, the CRPF is guarding vital Government/public installations. CRPF has a substantial presence in J&K but a large number of units are in temporary accommodations, therefore, to establish Battalion Camping Site (BCS) is urgently required which is an important public purpose; and

Whereas, no objections has been filed by anyone to the basic notification under section 4(1) of Land Acquisition Act, rather the interested persons have agreed to private negotiations and later some of the interested person have declined to negotiate and that patch of land has been requested for de-notification. The patch of land measuring 31 Kanal 19 Marla which is contiguous to the proposed land and is therefore required for acquisition keeping in view the security and operational requirements. The Deputy Commissioner has provided due opportunity of being heard to the interested persons while holding the PNC meeting and considering the requirement of land for BCS, the objection if any doesn't merit any consideration; and

Whereas, the Government is satisfied that the aforesaid land is required for public purpose i.e. for establishment of Batallion Camping Site (BCS) of 43 Bn CRPF in village Karewa, Tehsil & District Budgam.

Now, therefore, in pursuance of Section 6 of the J&K State Land Acquisition Act, Samvat 1990, it is declared that the land measuring 31 Kanal 19 Marla 135 Sft situated in village Karewa, Tehsil & District Budgam as per **Annexure-A**, is required urgently for public purposes i.e. for establishment of Batallion Camping Site (BCS) of 43 Bn CRPF. Further, the Collector Land Acquisition (ACR), Budgam is directed under section 7 of the said Act to take orders for acquisition of the said land after giving prescribed notice to the interested person (s) as required under the Land Acquisition Act/rules.

Further, in pursuance of section 17 of the Land Acquisition Act, Samvat 1990, it is also ordered that on expiry of fifteen days from the publication of the Notification under Section 9 (2) of the said Act, the Collector will take possession of the aforementioned land at village Karewa, Tehsil & District Budgam required urgently for public purposes, subject to fulfillment of the conditions prescribed under Section 9 (2) and Section 17-A of the Land Acquisition Act and Rule 63 of the Land Acquisition Rules.

However, the Collector concerned shall be held specifically responsible for identification and proper title verification of all types of lands involved in the case for making apportionment of compensation amongst all the interested persons/ rightful claimants, in accordance with the relevant laws/ rules in force, while making the award. The Collector/indenting department shall also ensure that no compensation shall be made for the portion of land which has already been acquired for the road in question.

**Sd/-**

(Dr. Piyush Singla) IAS


**Secretary to the Government**

Dated:24.03.2023

No. Rev-LAK/37/2021 (71679)

Copy to the:-

1. Financial Commissioner, (Revenue), J&K.
2. Divisional Commissioner, Kashmir.
3. Inspector General, CRPF Kashmir.
4. Deputy Commissioner, Budgam.
5. Collector Land Acquisition (ACR) Budgam. He is advised to follow all provisions of the Land Acquisition Act, Agrarian Reforms Act and/or any other law governing the subject matter, while making apportionment of compensation in favour of the rightful claimants.
6. Commanding Officer, 43 Bn, CRPF.
7. General Manager, Government Press, Jammu/Srinagar for publication in the next issue of Government Gazette with five copies to the Revenue Department, Civil Secretariat.
8. Private Secretary to Secretary to the Government, Revenue Department.
9. I/C Website Revenue Department.
10. Notification file.
11. Stock file (w.2.s.c).

  
(Muzammil Hassan Choudhary)

**Under Secretary to the Government**

**Annexure-A to notification No. 04-Rev(LAK) of 2023 dated-24.03.2023**

S. No.	Tehsil & District	Village	Khasra No.	Quantum of Land.		
				Kanal	Marla	Sft
1.	Budgam	Karewa (Budgam)	483 M	3	6	0
2.			565	0	11	163
3.			568 M	1	8	92
4.			583 M	0	4	31
5.			471	0	19	0
6.			450 M	4	4	122
7.			563	0	14	68
8.			483 M	10	10	31
9.			449 M	0	4	227
10.			482	3	3	0
11.			455	1	0	217
12.			483 M	2	16	0
13.			483 M	2	17	0
<b>Total</b>				<b>31</b>	<b>19</b>	<b>135</b>

*Muz*  
-24/03/23  
(Muzammil Hassan Choudhary)

**Under Secretary to the Government**

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