**Introduction**

Land acquisition means acquiring of land for some purpose by government as authorized by the law from the landowner after paying compensation in lieu of losses incurred by landowner due to surrendering of his/her land to the government. Land acquisition refers to the process by which the union or a state government acquires private land for the purpose of industrialization, development of infrastructural facilities or urbanization of the private land and provide compensation to the affected landowners and their rehabilitation and resettlement. Land acquisition in India is governed by the right to fair compensation and transparency in land acquisition, Rehabilitation and Resettlement Act 2013(LARR) and which came into force from 1st January 2014. Lok Sabha passed the bill but the same is still lying in Rajya Sabha. Government of India has also made and notified the right to fair compensation and transparency in land acquisition rehabilitation and resettlement Rules, 2014 under the act to regulate the procedure.

**Land acquisition policy of Haryana:**

Haryana is one of the first states to from land acquisitions policy in 2005 and made it better for farmers by amending it and announced on December 07, 2007.

**Minimum Floor Rates:**

The lump seem compensation is decided on the basis of floor rates minimum rates that are paid to landowners fixed by the government. This policy is dividing the states into three zones having floor rates as Rs. 20 lakh per acre, Rs. 16 lakh per acre and Rs 8 lakh per acre.

**Royalty for 33 years:**
The royalty is for a period of 33 years, compensation starting with Rs. 15000 per acre per annum with an annual hike of Rs. 500 every year for land acquired for setting up of SEZ, the annuity is Rs. 30000 per acre per annum to be paid by private developers with an annual hike of Rs. 1000 every year. The annuity has been incorporated into the policy as a farmer earns Rs. 10000-15000 per annum per acre from his/her land if given on contract.

**Everyone gets Plot:**
The R&R policy provides for allotment of plots by HUDA depending upon an owner’s share in the land acquired and if 75% or more of the land owned by his/her dwelling unit is acquired. The policy entitles a minimum of 50 square yard plot and a maximum plot size of 350 square yard depending on the size of land or house acquired.

**Building Infrastructure:**
The R&R policy put on obligation on developers, including HUDA for creation of social infrastructure in the villages falling within the acquired land. HS11DC which had been earmarking about 1% of the total cost of the project for development works for public benefit in such villages. It has now doubled the funding for village development scheme to 2%.

**Skill development:**
This is a part of the R&R policy wherein developers are required to undertake programme of skill development for persons whose land has been acquired. Some of private consultants are undertaking socio-economic impact assessment studies to upgrade the skills of land owners and improve their employability.
Revised land Acquisition Policy:
The Haryana government has revised land acquisition policy 2007 on November 2010, the new initiatives and provisions taken under it are effective from September 07, 2010. It is known as Rehabilitation and Resettlement-2010.

Floor Rate:
The revised floor rates are as per five different zones with Rs. 40 lakh per acre as maximum and Rs. 12 lakh per acre as minimum amount.

No Litigation Incentive:
If a farmer accepts the compensation amount and executes and agreement to this effect he/she is entitled to get no litigation incentive which is equal to 20% of the amount of the basic rate.

Annuity Scheme:
The eligible land owners will be paid annuity Rs. 21000/acre per annum for a period of 33 years over and above the usual land compensation.

The annuity amount of Rs. 21000 will be increased by a fixed sum of Rs. 750 every year. In respect of land acquired for setting up of SEZs, Technology cities, Technology parks, a sum of Rs. 42000 per acre per annum will be paid for a period of 33 years by private developers and annuity amount will be increased Rs. 15000 every year.

Some Other benefits:
1. In case 75% of his/her land in revenue estate has been acquired for government projects subject to a minimum of two acres, his/her on dependent would be considered for a job.
2. Allotment of residential plot on account of acquisition of land under the land “Oustee Scheme” and acquisition of self occupied residential house.

3. Alternate electric tube well connections in his/her un-acquired land or over the agricultural land that may purchase elsewhere in the state within a period of two years of the award.

4. Exemption of stamp duty and registration charges on purchase of alternate agricultural land within state of Haryana within a period of two years from the award.

5. Scheme for landless persons and artisans: Free technical education to the dependents in government some industrial training institutes and polytechnics. Fund equal to 1% of the compensation amount for creating skill-sets. Preference to these people in employment in industrial projects.

6. Investment advisory services, social and community infrastructure facilities.

Land acquisition has been viewed in a variety of ways. First of all there is the ‘eminent domain’ perspective whereby land belongs to the state as an embedded character of sovereignty (low commission of India, 1958). It is the state which has unquestionable powers over the land according to its wisdom. This concept is embodied in the acts and statutes and judicial pronouncements of the courts of justice. The perspective of social justice and economic efficiency prefers to view it as a process of an egalitarian reorganization of land holding pattern and tenancy rights. Present debate
on land acquisition and displacement in India is centered on two attitudinal dispositions. On the one hand social activists and intellectuals like Arundhati Roy and Medha Patekar and others of their ilk hold the view that it is anti-people and part of primitive accumulation derive. (One of the outstanding issues and challenges in land management, is how best to provide land to accommodate urbanization in ways that fuel economic growth and promote human settlement. Fast urbanization demands land for employment, placement, housing and urban infrastructure. This demand is met through urban encroachment into rural areas.)

Most of the problem associated with compulsory acquisition get precluded if land transfers are voluntary. By its very nature, a voluntary transaction ensure that the land transfer takes place only if the buyer valuation of land is higher than that of existing owner, and at a price at least equal to the latters valuation. This means controlling for third party effects, a voluntary transaction is strictly more efficient and fair than compulsory acquisition. Moreover there is no scope for export disputes and litigation over the price received by the owner. When the direct and indirect effect of land transfer are consider of together, regulated voluntary transaction are more efficient and fair the compulsory acquisition. Indeed, if there were well-functioning land markets, there will be no justification for the use of eminent domain. It is here that the second limitations of voluntary transactions becomes relevant. While the property market in and near urban areas is very active, in rural areas it is rather dormant. Major productivity differences arise when agricultural land is used for non-agricultural purposes, say to set up an industry or develop a housing complex. However the use of agriculture land for non-agricultural purpose is subject to several regulations. The decision maker’s use these regulations to extract rent from the project sponsors. It must be granted that the risk of hold-up is for really large and location specific projects.
Some studies have proposed mechanism to help solve the problem arising due to the lack of information on owner’s valuations.

**New act of Land Acquisition in India:**

Till 2013, land acquisition in India was governed by land acquisition act of 1894. On 31 December 2014, the president of India promulgated an ordinance with an official mandate to “meet the ‘twin’ objectives of farmers welfare, along with expeditiously meeting the strategic and development needs of the country.” An Amendment bill was then introduced in parliament to endorse the ordinance. Lok Sabha passed the bill but same as still lying for passage by the Rajya Sabha. On 30 May 2015, President of India promulgated the amendment ordinance for third time. Union Government of India has also made and notified the right to fair compensation and transparency in land acquisition rules, 2014 under the act to regulate the procedure as per the act the union or State government can acquire lands for its own use, hold and central, including for public sector undertaking and for public purpose and should include the following purposes:-

- For strategic purposes relating to naval, military, air force and armed forced of the union, including central paramilitary forces or safely of the people.
- For Infrastructure projects as defined under the act.
- Project for housing for such income groups, as may be specified from time to time by the appropriate government.
- Project for residential purposes to the poor or landless or to persons residing in areas affected by doctrine of eminent domain states, the sovereign can do anything, of the act of sovereign involves public interest. The doctrine empowers the sovereign to acquire private land for a public use, provided the public nature of the usage can be demonstrated beyond doubt. The doctrine is based on the following to latin words.
1. Salus populi Suprana Lex (welfare of the people is the paramount law)

2. Necessitas Publica Major est quarn (Public Necessity is grater than private necessity). The constitution of India originally provided the right to property under Articles 19 and 31. Article 19 guaranteed that all citizens have the right to acquire, hold and dispose. Natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by the government and local authority or a corporation owner or centered by the state.

- For public private partnership projects, where the ownership of the land continues to vest with the government, for public purpose as defined in the act.

➢ Some of the important issues surrounding the land acquisition are discussed below. The major land acquisition and conflicts happen in the densely populated areas of the countryside.

**Eminent Domain**

The power to take property from the individual is rooted in the idea of eminent domain. The property article 31 stated that no persons shall be deprived of his property serve by authority of law.” It also indicates that compensation would be paid to person whose property has been taken for public purposes. The forty-fourteen amendment of 1978 deleted the right to property from the list of fundamental rights with an introduction of a new provision, article 300-A, which provided that “no person shall be deprived of his property save by authority of law”.

**Legislative changes**

The 2013 act focuses on providing not only compensation to the land owners but also extend rehabilitation and resettlement benefits to livelihood looser from the land which shall be in addition to the minimum compensation. The minimum compensation to be paid to the land owners is
based on a multiple of market value and other factors laid down in the act. The act forbids or regulateds land acquisition when such acquisition would include multi-crop irrigated area. The act changed the norms for acquisition of land for use by private companies or in case of public-private partnership, including compulsory approval of 80% of the landowners. The act also introduced changes in the land acquisition process, including a compulsory social-impact study, which need to be unskilled help, masonry etc. The compensation for the acquired land is based on the values of the agricultural land, however price increases have been ignored. The land value would increase many times, which the current buyer would not benefit from secondary if the prices are left for market to determine the small peasants could never influence the big corporate tycoons.

**Proposed Amendments**

The current Narendra Modi lead National Democratic Alliance (India) government driven land acquisition Amendment Bill in the Lok Sabha on 10 March 2015 has seen a tough resistance from key conducted before an acquisition is made.

**Monetary Compensation**

Major Indian infrastructure projects such as the Yamuna expressway have paid about INR 2800 crores for land.

A 2010 report by the government of India on labor whose livelihood depends on agriculture land, claims that for 2009 data collected across all states in India, the all-India annual average daily wage rates in agricultural occupations ranged between in Rs. 53 to 117 per day for men working rate in rural India study included the following agricultural operation common in India: Ploughing, sowing, weeding, transplanting,
harvesting position parties in India who have called the proposed amendments ‘anti farmer’ and ‘anti poor.’

One of the alternate proposals to land acquisition is leasing the land from land owners for a certain lease period. Proponents cite how land acquisition policies by government unwittingly encourage rampant land speculation making the projects expensive since huge portion of investment would be need to be allocated for land acquisition costs. When the land is leased then anybody who has to otherwise give up land or livelihood will be compensated for its growing valuation over time.