

AWARD NO. 10 /2005-06/DC(N-W)
NAME OF THE VILLAGE NARELA
NATURE OF ACQUISITION PERMANENT
PURPOSE OF ACQUISITION FOR PUBLIC PURPOSE NAMELY
FOR CONSTRUCTION OF
OUTFALL DRAIN IN GAUTAM
COLONY UNDER P.D.D.

INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of LA Act, 1894 in respect of land measuring 2 bigha 13 biswa in village Narela, Delhi. The land is required by the Government for a public purpose namely for construction of outfall drain in Gautam Colony under Planned Development of Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.11(75)/2000/L&B/LA/10152 dated 17.9.2003. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F.11(75)/2000/L&B/LA/1632 dated 23.4.2004. Also emergency clause under section 17(1) of LA Act has been invoked in the aforesaid land. The Land & Building Department issued a declaration under section 17(1) of LA Act, 1894 vide notification No. F.11(75)/2000/L&B/LA/1633 dated 23.4.2004.

In pursuance of the said notification, notices under section 9 & 10 of the LA Act, 1894 were issued to the interested persons. Also notice U/s 50 of the LA Act, 1894 was issued to the requisitioning department. In response to the notices issued, none of the interested persons have filed any claim as regards the assessment of the market value of their land.



MEASUREMENT

The area to be acquired as given in the declaration under section 4 & 6 of the LA Act is 2 bigha 13 biswa. Field staff also measured the land to be 2 bigha 13 biswa. Hence, the total area of the land to be acquired comes to 2 bigha 13 biswa.

Thus, the present award is for 2 bigha 13 biswa land as per detail given below: -

Rect. No.	Kh. No.	Area (Bigha-Biswa)
39	19/2 min	0-05
	22 min	0-08
40	2/1 min	0-04
	2/2min	0-04
	8 min	0-08
	13 min	0-08
	18 min	0-06
	17/2 min	0-02
	24 min	0-08
TOTAL		2-13

MARKET VALUE

While determining the market value of the land as on 17.9.2003, i.e the date of notification U/s 4 of the Land Acquisition Act, 1894, several factors such as location of the land, nature of soil, awards announced in the recent past of the same or adjoining villages, pronouncement of different courts, claims filed by the interested persons, sale deeds and price policy of the Government regarding acquisition of agricultural land are to be taken into consideration.

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The land under acquisition is agricultural land and is being used for agriculture. The interested persons have not filed any claim or adduced any evidence in support of fixation of rates in respect of their notified land. Since emergency provision was invoked possession of the land has been taken and handed over to the requisitioning department. Also 80% estimated compensation of the land has been released to the interested persons. At the time of releasing 80% estimated compensation the market value of the land was assessed at Rs.15,70,000.00 per acre in accordance with the policy of the Government of NCT of Delhi issued from time to time regarding fixation of market value of the agricultural land under acquisition. The interested persons have accepted the market value at Rs. 15,70,000.00 per acre.

Moreover, in a policy announcement which came into effect from the financial year 2001-2002, Government of National Capital Territory of Delhi fixed the indicative prices of agricultural land @ Rs.15,70,000.00 per acre for the acquisition of agricultural land vide their order No. F.9(20)/80/L&B/LA/6696 dated 9.8.2001 which are applicable with effect from 1.4.2001.

In light of above discussion, I find Rs.15,70,000.00 per acre to be the most reasonable price for the agricultural land as on 17.9.2003. The notification under section 4 was issued on 17.9.2003 and the price of the land is to be determined as on the date of notification Under section 4 of Land Acquisition Act itself.

I, accordingly, determine the market value of the land @ Rs.15,70,000.00 per acre.

In addition to the market value fixed above, land owners will be entitled to all other benefits as per the provision of the Land Acquisition Act.



SOLATIUM

As provided under sub-section 2 of section 23 of the Land Acquisition (amendment) Act, 1984, solatium @ 30% shall be paid to the interested persons on the market value of the land.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount @12% p.a on the market value of the land as per the provisions of section 23(1-A) of the Land Acquisition Act, 1894 from the date of notification under section 4 i.e. 16.5.2002 till date of possession i.e. 12.7.04 as per the provision of the Land Acquisition Act, 1894.

POSSESSION

Physical possession of the land under acquisition has been taken and handed over to DDA through Land & Building department, Government of NCT of Delhi on 13.7.2004.

TREES

There are some trees on the acquired land under acquisition. Some trees are in infancy stage, which cannot be converted into firewood. Hence, I do not assess any market value of such trees having less than one-quintal weight. The details of other trees are as under: -

Khasra No.	Name of trees	No. of trees	Weight in Quintal	Market value @Rs.100.00 per quintal (in Rs)
40//13	Safeda Shetut	1 1	2	200.00
40//17/2	Kikar	2	2	200.00
TOTAL		4	4	400.00



16354-16 4906-24 1613-01 527-85 ⇒ 23401-26

22,873-41

17008-33

5865-08

or 6393-26

APPORTIONMENT

100 30 9-86 12-58 ⇒ 152-44

Compensation will be paid to the land owners as per the latest entries in the revenue record. In case of any dispute regarding title, apportionment of compensation, the matter will be referred to the court of ADJ, Delhi under section 30-31 of the LA Act, 1894. The details of apportionment is as under:

S No	Name	Rect No	Kh No	Area in Bigha-Biswa	Compensation (in Rs.)
1	Kuldeep S/o Maha Singh	39	22 min	0-08	1,87,210.08
2	Jai Narayan S/o Rattan Singh (1/4 share)	39	19/2 min	0-05	29,251.57
3	Jai Dev S/o Rattan Singh (1/4 share)				29,251.57
4	Ram Kumar S/o Rattan Singh (1/4 share)				29,251.57
5	Jagdish S/o Rattan Singh (1/4 share)				29,251.57
6	Dalel Singh S/o Ratnu (1/15 share)				40
7	Sahab Singh S/o Ratnu (1/15 share)				12,480.67
8/1	Manjeet S/o Kartar Singh (1/30 share)				6,240.33

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8/2	Vikas S/o Kartar Singh (1/30 share)				6,240.33
9	Balwan Singh S/o Ratnu (1/15 share)				12,480.67
10	Harpal Singh S/o Ratnu (1/15 share)				12,480.67
11	Banwari S/o Ram Swaroop (1/6 share)				31,201.68
12	Satpal S/o Ram Swaroop (1/6 share)				31,201.68
13	Ratnu S/o Chajju (1/3 share)				62,403.36
14	Bhim Singh S/o Gyasi Ram (1/5 share) <i>Trees</i>	40	17/2 min 18 min 24 min Total	0-02 0-06 0-08 0-16	74,945.00
15	Ram Kishan S/o Gyasi Ram (1/5 share)				74,945.00
16	Mahender Singh S/o Gyasi Ram (1/5 share)				74,945.00
17	Rohtash Singh S/o Gyasi Ram (1/5 share)				74,945.00
18	Ramesh Kumar S/o Sri Krishan (1/10 share)				37,472.50

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19	Rajesh Kumar S/o Sri Krishan (1/10 share)				37,472.50
20	Om Prakash S/o Suraj Mal (9/50 share) Trees	40	2/1 min 2/2 min 13 min Total	0-04 0-04 0-08 0-16	67,450.50
21	Hari Om S/o Suraj Mal (9/50 share)				67,450.50
22	Satveer S/o Suraj Mal (9/50 share)				67,450.50
23	Ramesh Kumar S/o Suraj Mal (9/50 share)				67,450.50
24	Dharamveer S/o Suraj Mal (9/50 share)				67,450.50
25	Pato D/o Ami Lal (1/20 share)				18,736.25
26	Sunder D/o Ami Lal (1/20 share)				18,736.25
TOTAL				2-13	12,40,878.00

LAND REVENUE

The land revenue is assessed and deducted from the Khalsa rent roll of village from the date of taking over the possession of the land.



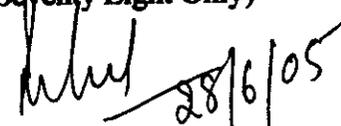
SUMMARY OF AWRAD

		(In Rs.)
1	Market value of land measuring 2 bigha 13 biswa @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	8,66,770.48
2	Market value of trees	400.00
3	Total Market Value (Col.1 + 2)	8,67,170.48
4	Solatium @30% on the market value U/s 23(2) of LA Act, 1894.	2,60,151.14
5	Additional amount @12% p.a on the market value w.e.f. 17.9.2003 to 12.7.2004 for 300 days U/s 23(1-A) of LA Act, 1894.	85,529.14
6	Total (Col. 3+4+5)	12,12,850.76
7	80% compensation received in respect of land measuring 2 bigha 13 biswa	9,01,442.00
8	Balance 20 % compensation (Col. 6-7)	3,11,408.76
9	Interest @9% p.a [on{(MV+Solatium+addl. Amount)-80% compensation already received} i.e on 3,11,408.76] U/s 34 of the LA Act, 1894 w.e.f 13.7.2004 to 12.7.2005 for 1 year.	28,026.78
10	TOTAL(COL 6+9)	12,40,877.54 or say 12,40,878.00

(Rupees Twelve Lacs Fourty Thousand Eight Hundred Seventy Eight Only)

APPROVED

Secretary (Revenue)


 (PRASHANT .K. PANDA)
 Land Acquisition Collector(N-W)

Announced in open court

 1/7/2005