

AWARD NO.

11/2005-04

NAME OF THE VILLAGE

RAZAPUR KALAN

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

FOR CONSTRUCTION OF 80
METER WIDE ROAD FOR
DEVELOPMENT OF NARELA
TOWNSHIP UNDER P.D.D.



INTRODUCTORY

These are the proceedings for determination of compensation U/s 41 of LA Act, 1894 in respect of land measuring 54 bigha 11 biswa of village Razapur Kalan, Delhi. The land is required by the Government for a public purpose namely for Construction of 80 meter wide road for development of Narela Township under Planned Development of Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.11(56)/2001/L&B/LA/14043 dated 7.12.2001. The Land & Building Department issued a declaration under section 6 of LA Act, 1894 vide notification No. F.11(56)/2001/L&B/LA/6237 dated 16.1.2002. 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(56)/2001/L&B/LA/6238 dated 16.1.2002.

In pursuance of the said notification, notices under section 9 & 10 of the LA Act, 1894 were issued to the interested persons. Also notice were issued under section 50 of LA Act, 1894 to the requisitioning department. In response to the notices issued, claim(s) filed by the claimant(s)/interested persons/requisitioning department have been discussed under the heading "CLAIMS".

S No	Name of the claimant	Kh No.	Claims	Remark
1.	Dharam Pal S/o Het Ram	9	Land @ Rs.15,000.00 per Sq yds. 30% solatium, alternative plot/shop/industrial plot, interest @24% p.a. from date of notification, T/well Rs.5.00 Kotha/room Rs.2,00laes	No proof has been enclosed
2.	Hari Kishan S/o Het Ram	-do-	-do-	-do-
3.	Barnati W/o Dhami Ram	-do-	-do-	-do-
4.	Rajender S/o Hat Ram	-do-	-do-	-do-
5.	Ajay Kumar S/o Hat Ram	-do-	-do-	-do-



MARKET VALUE

While determining the market value of the land as on 7.12.2001, 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, award pronounced 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.

The land under acquisition is agricultural land and is being used for agriculture. The interested persons have generally claimed exorbitant prices of their land by making claims about Rs. 15,000.00 per Sq. Yds. They have, however, not filed any documentary evidence(s) in support of their claims. The persons who have filed claim own only 3-10 land whereas other persons who own 51-01 land which is located on the Bayana-Naighva.

(Signature)

MEASUREMENT

The area to be acquired as given in the declaration under section 4 & 6 of the LA Act is 54 bigha 11 biswa. The field staff also measured the land to be 54 bigha 11 biswa. As such total area of the land to be acquired comes to 54 bigha 11 biswa.

Thus, the present award is for 54 bigha 11 biswa land as per detail given below:-

Khasra No.	Area In Bigha-biswa
1	0-08
2	5-07
3	1-16
4	2-19
5	3-16
6	1-10
7	1-16
8	3-16
9	3-10
41	1-16
42	1-16
44	1-16
45	1-16
46	0-05
47	0-18
Total	54-11

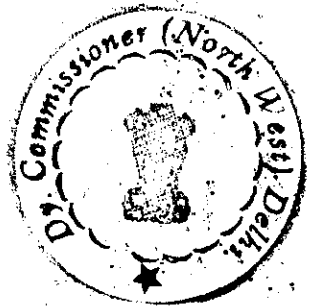


CLAIMS

In response to the notices issued under section 9 and 10 (to interested persons) and under section 50 of the LA Act to the requisitioning Department following persons/department have filed their claims:-

(Signature)

main road have not filed the claim i.e. they have accepted the compensation (80% compensation has already been released to them as emergency provision are applicable) paid to them. This office in accordance with the Government policy issued from time to time by Land & Building Department, Government of Delhi regarding fixation of market value of the agricultural land for the purpose of acquisition has released 80% compensation to the land owners after fixing the market value of the land @ Rs.15,70,000.00 per acre. The claims therefore, cannot form the basis of determination of market value.



Moreover this office is in possession of a sale deed executed on 4.12.2001 in respect of land measuring 8 Bigha 10 1/2 Biswa situated in village Narela for a sum of Rs.22,83,190.00 i.e. Rs.12,89,000. (approx) per acre. It can clearly be stated that the market value of land has not increased but has either remained same since the financial year 2001 or has decreased marginally.

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 9.3.2001 which are applicable with effect from 1.4.2001.

The notification under section 4 was issued on 7.12.2001 and the price of the land is to be determined as on the date of notification under section 4 of Land Acquisition Act 1894. Also the claimants have accepted the market value of the land @ Rs.15,70,000.00 per acre in respect of their land. Hence, in view of the above facts I find Rs.15,70,000.00 per acre to be the most reasonable price for the agriculture land as on 7.12.2001. 1,

13/12/01

accordingly, determine the market value of the agriculture 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.

SOLATUM

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. 7.12.2001 till 15.4.2002 (the date of possession) in respect of 40-17 and
till the announcement of award in respect of balance land measuring 13-14
whose possession is yet to be taken.

POSSESSION

Physical possession of the land measuring 40 Bigha 17 Biswa has
been taken over and handed over to the requisitioning department on
15.4.2002. Whereas physical possession of balance 13 bigha 14 biswa of
land out of Khasra No. 1(0-08), 2(5-07), 4min(0-13), 41min(1-04), 42min
(2-14), 45min (3-05) and 46min (0-03) is built up consisting of Farm house
is yet to be taken.

TUBEWELL

There are 2 tube well with Kotha in the acquired land in Khasra No. 44
and 47. I allow Rs.5,000.00 per tube well with Kotha as removal charges.

[Handwritten signature]



TREES

There exists a large number of well grown trees (some fruit bearing) of various varieties out of Khasra No. 1, 2, 3, 4, 5, 6, 7, 8, 41, 42, 44, 45 and 46. The valuation of which will be done by Horticulture dept. Supplementary award for the same will be announced after the valuation report is received in the office. Further there exist some trees (2 in No. 1) in Khasra No. 9 and the same has been assessed as detailed below -

Khasra No.	Name of trees	No. of trees	Weight in Quintal	Market value @ Rs. 100.00 per quintal (in Rs)
9	Mango	1	10	1,000.00
	Kikar	1		

STRUCTURE

There exist a Farm House each out of Khasra No. 1, 2, 4min, 42min, 45min, 46min and 41min. The Farm House has been got assessed by the PWD. The PWD has assessed the market value of Farm House for Rs.71,48,270.00 situated out of Khasra No. 1, 2, 4min, 42min, 45min, 46min and Rs.10,33,600.00 situated out of Khasra No 41min respectively and conveyed vide letter No.23(17A)/SR(P&A)/SR/PH/1/04 dated 30.4.2002.

APPORTIONMENT

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 detail of apportionment is as follows:-

S.No	Name	Isb. No	Area (Bigha ft)	Compensation In Rs.
1	Smt Vimati W/o Ghani Ram (1/2 share) (trees)			7,94,268.98
2	Dharampai W/o Het Ram (1/3 share)			1,98,567.23
3	Ajay Kumar S/o Het Ram (1/3 share)			1,98,567.23
4	Rajender Kumar S/o Het Ram (1/3 share)			1,98,567.23
5	Harikishan S/o Het Ram (1/3 share)			1,98,567.23
6	Vikram Singh S/o Khyale Ram (2" well) "	4"mm 1-07 44# 4-16 45mm 1-11 46mm 0-02 47# 0-03 Total 8-14		39,44,830.55
7	Hari Krishan Goswami S/o Harbans Lal Goswami	3 4-16 4mm 2-06 5 3-16 6 4-16 7 1-16 8 3-16 11 4-16 ✓ 42mm 0-15 Total 29-17		1,51,39,037.20
8	Surrender Kumar Bansal S/o Asha ram	1 0-08 2 5-07 4mm 0-13 42mm 2-14 45mm 3-05 46mm 0-03 Total 12-10 54-11		1,69,27,393.93
TOTAL				3,76,10,364.57



Tube well, * trees

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 FOR 40 BIGHA 17 BISWA WHOSE POSSESSION HAS BEEN TAKEN ON 15.4.2002

		(In Rs.)
1	Market value of land measuring 40 bigha 17 biswa @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	1,33,61,348.72
2	Market value of trees	1,000.00
3	Total Market Value (Col. 1 + 2)	1,33,62,348.72
4	Solatium @30% on the market value U/s 23(2) of the LA Act, 1894	40,08,704.61
5	Additional amount @12% p.a on the market value w.e.f. 7.12.2001 to 14.4.2002 for 129 days U/s 23(1-A) of LA Act, 1894.	5,65,710.00
6	Total (Col.3+4+5)	1,79,37,763.33
7	80% compensation received for 40 bigha 17 biswa	1,38,93,805.61
8	Balance 20 % compensation (Col. 6-7)	40,41,957.77
9	Interest @9% p.a [on {(MV+Solatium+addl. Amount)-80% compensation already received} i.e on 40,41,957.77] U/s 34 of the LA Act, 1894 w.e.f 15.4.2002 to 14.4.2003 for one year.	3,63,776.11
10	Interest @15% p.a [on {(MV+Solatium+addl. Amount)-80% compensation already received} i.e on 40,41,957.77] U/s 34 of the LA Act, 1894 w.e.f 15.4.2003 to 26.3.2003 for 134 days.	2,21,624.82
11	Cost of removal in respect of 2 tube well @Rs.5,000.00 per tube well	10,000.00
12	TOTAL(COL 6+9+10+11)	1,85,34,124.03

**SUMMARY OF AWARD FOR 13 BIGHA 14 BISWA OF LAND
WHOSE POSSESSION HAS NOT BEEN TAKEN**

		(In Rs.)
13	Market value of land measuring 13 bigha 14 biswa @ Rs. 15,70,000.00 per acre or say @Rs. 16354.16 per biswa	44,81,039.84
14	Market Value of Structure	81,81,370.00
15	Total (Col.13+14)	1,26,62,409.84
16	Solatium @30% on the market value U/s 23(2) of the LA Act, 1894	37,98,722.95
17	Additional amount @12% p.a on the market value w.e.f. 7.12.2001 to 26.8.2003 for 4 years & 265 days U/s 23(1-A) of LA Act, 1894.	26,14,457.22
18	Total (Col.15+16+17)	1,90,76,240.01
19	80% compensation received for 14 biswa	46,60,282.00
20	Balance 20 % compensation (Col. 18-19)	1,44,15,957.20
21	Grand total of the award (Col.12+18)	3,76,10,364.99
	OR SAY	3,76,10,364.99

(Rupees Three Crore Seventy Six Lacs Ten Thousand Three Hundred Sixty Four Only)

(Sd/- KATANA)

Land Acquisition Collector (P.N.)

APPROVED

Kanun
Secretary (Revenue)

Application No. R-1206 Date 28/08/03
Prepared by R. Copy Prepared by Record Keeper
Name of Applicant Hari Bakari
Name of Village Razapur Kalan

Office Kannu
Distt. North-West
Delhi.

Award is announced in open court
on 27/08/03