

AWARD NO. 16/DC(N-W)/2004-05
NAME OF THE VILLAGE BAWANA
NATURE OF ACQUISITION PERMANENT
PURPOSE OF ACQUISITION *FOR RELEASE OF DIRTY WATER
FROM JHUGGI RESETTLEMENT
SCHEME TO BAWANA ESCAPE.*

INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of LA Act, 1894 in respect of land measuring 14 bigha 18 biswa in village Bawana, Delhi. The land is required by the Government for a public purpose namely for release of dirty water from Jhuggi Resettlement Scheme to Bawana Escape.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.11(10)/2003/L&B/LA/7831 dated 6.8.2003. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F. 11(10)/2003/L&B/LA/07 dated 1.4.2004. 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(10)/2003/L&B/LA/08 dated 1.4.04.

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, neither the interested persons nor the the requisitioning department have filed any claim.

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MEASUREMENT

The area to be acquired as given in the declaration under section 4 & 6 of the LA Act is 14 bigha 18 biswa. The field staff measured the land to be 14 Bigha 18 Biswa on verification/total of the notification.

Thus, the present award is for **14 bigha 18 biswa** land as per detail given below: -

Rect. No.	Kh. No.	Area (Bigha-Biswa)
63	1min	0-16
	2min	0-16
	3/1min	0-14
	8min	0-14
	13 min	0-14
64	1 min	0-16
	2 min	0-16
	3 min	0-16
	4 min	0-16
	5 min	0-16
65	1 min	0-16
	2 min	0-16
	3 min	0-16
	4 min	0-16
	5 min	0-16
66	2 min	0-16
	3 min	0-16
	4 min	0-16
	5 min	0-16
Total		14-18

MARKET VALUE

While determining the market value of the land as on 6.8.2003, 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

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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 Gram Sabha land. The interested persons has not filed any claim for their land.

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 6.8.2003. The notification under section 4 was issued on 6.8.2003 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 on the date of notification Under section 4 of Land Acquisition Act.

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.

Signature

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 or announcement of the award whichever is earlier as per the provision of the Land Acquisition Act, 1894.

POSSESSION

Physical possession of whole land under acquisition has been taken and handed over to the requisitioning department on 11.8.04.

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 under:

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S.No.	Name	Rect No.	Kh No.	Area Bigha-Biswa	Compensation (in Rs.)
1	Gram Sabha Parti Jadid	63	3/1min 8/3min Total	0-14 0-14 1-08	6,52,286.87
2	Gram Sabha Gair Mumkin Shor	63 64 65 66 Total	1min 2/2min 13min 1min 2min 3min 4min 5min 1min 2min 3min 4min 5min 2min 3min 4min 5min Total	0-16 0-16 0-14 0-16 0-16 0-16 0-16 0-16 0-16 0-16 0-16 0-16 0-16 0-16 0-16 0-16 0-16 13-10	62,89,909.13
	Total			14-18	69,42,196.00

LAND REVENUE

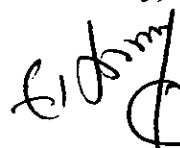
The land revenue is assessed and deducted from the Khalsa rent roll of village from the date of taking over the possession of the land.


210

SUMMARY OF AWRAD

		(In Rs.)
1	Market value of land measuring 14 bigha 18 biswa @ Rs.15,70,000.00 per acre or say @ Rs. 16354.16 per biswa	48,73,539.68
2	Solatium @30% on the market value U/s 23(2) of LA Act, 1894.	14,62,061.90
3	Additional amount @12% p.a on the market value w.e.f. 6.8.2003 to 10.8.2004 for 1 year 5 days U/s 23(1-A) of LA Act, 1894.	5,92,836.05
4	TOTAL (Col. 1+2+3)	69,28,437.63
5	80% compensation received in respect of 14-18	50,68,482.34
6	Balance 20 % compensation (Col. 4-5)	18,59,955.29
7	Interest @9% p.a [on{(MV+Solatium+addl. Amount)-80% compensation already received} i.e on 18,59,955.29] U/s 34 of the LA Act, 1894 w.e.f 11.8.04 to 9.9.04 for 30 days.	13,758.57
8	TOTAL(COL 4+7)	69,42,196.20 Or say 69,42,196.00

(Rupees Sixty Nine Lacs Forty ^{Two} Thousand One Hundred Ninety Six Only)


(S.R. KATARIA)
Land Acquisition Collector(N-W)


APPROVED
Secretary (Revenue)

3/9/2004.

10/9/2004

Award is announced in open Court on 10/9/2004.

