

AWARD NO.

18 /DC(N-W/2004-05

NAME OF THE VILLAGE

SIRASPUR

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

FOR PARALLEL LINER CHANNEL  
FROM MUNAK (HARYANA) TO  
HAIDERPUR (DELHI).



INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of LA Act, 1894 in respect of land measuring 39 bigha 16 biswa of village Siraspur, Delhi. The land is required by the Government for a public purpose namely for parallel lined channel from Munak (Haryana) to Haiderpur (Delhi).

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.7(25)/2002/L&B/LA/DJB/19317 dated 12.11.03. The Land & Building Department issued a declaration under section 6 of LA Act, 1894 vide notification No. F.7(25)/2002/L&B/LA/DJB/28689 dated 25.3.04. 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.7(25)/2002/L&B/LA/DJB/28690 dated 25.3.04.

In pursuance of the said notification, notices under section 9 & 10 of the LA Act, 1894 were issued to the interested persons. Also notice were issued under section 50 of LA Act, 1894 were issued 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".

## MEASUREMENT

The area to be acquired as given in the declaration under section 4 & 6 of the LA Act is 39 bigha 16 biswa. The field staff also measured the land to be 39 bigha 16 biswa. As such total area of the land to be acquired comes to 39 bigha 16 biswa.

Thus, the present award is for 39 bigha 16 biswa land as per detail given below: -



Khasra No.	Area In Bigha-biswa
830 min	3-16
831/1 min	2-00
831/2 min	2-08
832 min	0-09
840 min	0-07
841 min	5-03
842 min	0-06
844 min	0-04
845 min	3-05
846/1 min	3-04
846/2 min	0-10
847/1 min	0-06
848 min	1-07
860 min	8-18
876 min	1-03
877 min	2-12
878/2 min	0-19
967 min	0-09
972 min	2-10
<b>TOTAL</b>	<b>39-16</b>

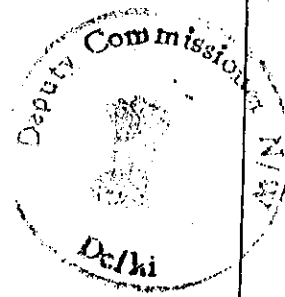
## CLAIMS

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

S No	Name of the claimant	Kh No.	Claims	Remark
1	Layak Ram S/o Pratap Singh	846/1min, 846/2min, 848/1min, 848/2min, 860min, 876min, 877, 878/2min	Land @ Rs.2,000.00 per Sq yds, solatium and interest, wood @ Rs.1,000/- per Qtls, Rs.1,20,000/- for T/well, Rs.25,000/- per bigha for loss of income from agricultural yield, alternative plot, service in DDA, Rs.1.00 crore for nursery, green house etc	No proof enclosed in support of the claim.
2	Ishwar Singh S/o Hira Singh, Ajit Singh, Jagjeet Singh, Satpal Singh, Qabul Singh, Rattan Singh, Dule Singh and S/o Bihari	-do-	Land @ Rs.2,000.00 per Sq yds, solatium and interest, wood @ Rs.1,000/- per Qtls, Rs.1,20,000/- for T/well, Rs.25,000/- per bigha for loss of income from agricultural yield, alternative plot, service in DDA	Enclosed a copy of sale deed executed on 20.9.2000 for one acre of land in village Hiran Kudna for a sum of Rs.48.00 lacs per acre in support of his claim.
3	Ved Pal S/o Mir Singh	842, 845	Land @ Rs.1,000.00 per Sq yds, alternative plot	No proof enclosed in support of the claim.
4	Tej Pal S/o Mir Singh	-do-	-do-	-do-
5	Satpal S/o Maha Singh	-do-	-do-	-do-
6	Jai Singh S/o Maha Singh	-do-	-do-	-do-
7	Raj Pal S/o Mir Singh	-do-	-do-	-do-

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8	Jai Pal S/o Mir Singh	-do-	-do-	-do-
9	Dai Ram, Sardar Singh both Ss/o Nand Lal Jitender Rana, Pradeep Rana, Mandeep Rana all Ss/o Sri Lal	830min, 831/1, 832min	Land @ Rs.8,000.00 per Sq yds, Rs.1.50 lacs for T/well, Rs.50,000/- for crops, alternativ plot	-do-
10	Ved Singh, Tej Singh, Sushil Kumar, Pawan Kumar all Ss/o Laxman Singh	-do-	-do-	-do-
11	Narender Singh, Bijender Singh, Surrender Rana all Ss/o Amrit Singh Nagender Rana, Sachin Rana both Ss/o Joginder Singh	846/1min, 846/2min, 848/1min, 848/2min, 860min, 876min, 877, 878/2min	Land @ Rs.5,000.00 per Sq yds, solatium & interest, alternative plot, Rs.50,000/- for crops, Rs.3.00 lacs for damages sustained on account of acquisition, government job, Rs.25,000/- for 25 mango trees, Rs.2.00 lacs for diminution of the profits of the land between the period of notification till the date of possession	-do-



Notice under section 50 of the LA Act, 1894 was issued to the requisitioning department to adduce evidence for the purpose of determining the amount of compensation. The requisitioning department has not furnished any evidence to adduce evidence for the purpose of determining the amount of compensation.

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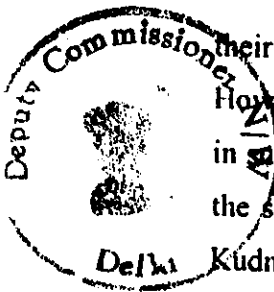
### MARKET VALUE

While determining the market value of the land as on 12.11.2003, 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.

The land under acquisition is agricultural land and is being used for agriculture/floriculture and as nursery.

The interested persons have generally claimed exorbitant prices of their land by making claims about Rs. 1,000.00 to Rs.8,000.00 per Sq. Yds. However, most of the claimants have not filed any documentary evidence(s) in support of their claims. A few of the claimants have filed a photocopy of the sale deed executed on 20.9.2000 for one acre of land in village Hiran Kudna for a sum of Rs.48.00 lacs per acre in support of his claim. Here, it is submitted that village Hiran Kudna is at least 30-35 Km away from the land under acquisition. The topography, nature of soil, its location etc of village Hiran Kudna and that of the village under acquisition differs a lot. The claimant ought to have furnished the sale in respect of land under acquisition or land situated adjacent to the land under reference/acquisition. The claimant have failed in furnishing the sale deed for the same. As such the claims therefore, cannot form the basis of determination of market value.

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



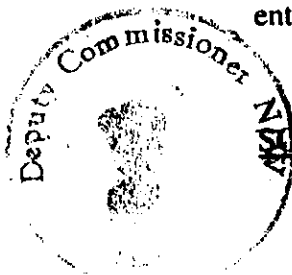
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acquisition of agricultural land vide their order No. F.9(20)/80/L&B/LA/6696 dated 9.8.2001 which are applicable with effect from 1.4.2001.

The notification under section 4 was issued on 12.11.2003 and the price of the land is to be determined as on the date of notification under section 4 of Land Acquisition Act itself. 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 12.11.03. I, 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.



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. 12.11.2003 till 17.6.2004 (the date of possession).

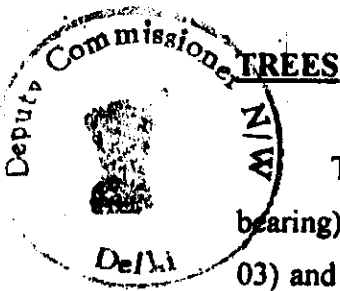
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## POSSESSION

Physical possession of the whole land measuring 39 Bigha 16 Biswa has been taken over and handed over to the requisitioning department on 18.6.2004. There exists a large number of trees of various varieties thousands in number in Khasra No. 660 min (8-18), 876 min (1-03) and 877 min (2-12). The same has been handed over to the requisitioning department on "as is where" basis.

## TUBEWELL

There is one tube well with Kotha in the acquired land in Khasra No. 860min. I allow Rs.5,000.00 per tube well with Kotha as removal charges.



There exists a nursery consisting of large number of trees (some fruit bearing) of various varieties out of Khasra No. 660 min (8-18), 876 min (1-03) and 877 min (2-12). The valuation of which will done by Horticulture deptt. Supplementary award for the same will be announced after the valuation report is received in the office.

## 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	Kh. No.	Area (Bigha- Biswa)	Compensation In Rs.
1/1	Layak Ram Rana S/o Pratap Singh (1/12 share) T well	846 min 846/2 min 848/1 min 848/2 min	3-04 0-10 0-15 0-12	7,03,062.56
1/3	Jai Singh Rana S/o Pratap Singh (1/12 share)	860 min 876 min 877 min	8-18 1-03 2-12	7,03,062.56
1/3	Rajat Rana S/o Manjeet Singh (1/12 share)	878/2 min	0-19	7,03,062.56
4	Ishwar Singh S/o Hira (1/8 share)	Total	18-13	10,54,593.84
5	Satyawan S/o Balbir singh (1/16 share)			5,27,296.92
6	Surrender Singh S/o Amrit (1/64 share)			1,31,824.23
7/1	Nagender Rana S/o Joginder Singh (1/128 share)			65,912.11
7/2	Sachin Rana S/o Joginder Singh (1/128 share)			65,912.11
8	Narender Singh S/o Armit (1/64 share)			1,31,824.23
9	Vijender Singh S/o Armit (1/64 share)			1,31,824.23
10	Ajit Singh S/o Juglal (1/8 share)			10,54,593.84
11	Jagjeet Singh S/o Juglal (1/8 share)			10,54,593.84
12	Kanwal Singh S/o Bihari (1/12 share)			7,03,062.56
13	Ran Singh S/o Bihari (1/12 share)			7,03,062.56



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14	Dalel Singh S/o Bihari (1/12 share)			7,03,062.56
15	Satpal S/o Maha Singh (1/4 share)	842 min 845 min	0-06 3-05	4,01,242.83
16	Jai Singh S/o Maha Singh (1/4 share)	Total	3-11	4,01,242.83
17	Jaipal S/o Mir Singh (1/8 share)			2,00,621.41
18	Rajpal S/o Mir Singh (1/8 share)			2,00,621.41
19	Tejpal S/o Mir Singh (1/8 share)			2,00,621.41
20	Ved Pal S/o Mir Singh (1/8 share)			2,00,621.41
21	Pradeep Kumar S/o Rajbir Singh (1/6 share)	831/2 min 840 min 841 min	2-08 0-07 5-03	5,95,271.05
22	Dharamveer Singh S/o Maan Singh (1/6 share)	Total	7-18	5,95,271.05
23	Prakash S/o Maan Singh (1/6 share)			5,95,271.05
24	Tara Chand S/o Chailu (1/2 share)			17,85,813.17



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25	Rai Singh S/o Laxman Singh (1/12 share)	844 min	0-04	7,535.07
26	Rajender Singh S/o Laxman Singh (1/12 share)			7,535.07
27	Rajveer Singh S/o Laxman Singh (1/12 share)			7,535.07
28	Raj Karan Singh S/o Laxman Singh (1/12 share)			7,535.07
29	Sardar Singh S/o Dharma (1/3 share)			30,140.30
30	Mahaveer Singh S/o Sube Singh (1/9 share)			10,046.76
31	Dharamveer Singh S/o Sube Singh (1/9 share)			10,046.76
32	Jasbir Singh S/o Sube Singh (1/9 share)			10,046.76
33	Shakti Singh S/o Raj Singh (1/10 share)	830 min 831/1 832 min	3-16 2-00 0-09	2,82,565.37
34	Ved Singh S/o Laxman Singh (1/10 share)	Total	6-05	2,82,565.37
35	Tej Singh S/o Laxman Singh (1/10 share)			2,82,565.37



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36	Sushil Kumar S/o Laxman Singh (1/10 share)			2,82,565.37
37	Pawan Kumar S/o Laxman Singh (1/10 share)			2,82,565.37
38	Jitender S/o Srilal (1/18 share)			1,56,980.76
39	Pradeep S/o Srilal (1/18 share)			1,56,980.76
40	Mandeep S/o Srilal (1/18 share)			1,56,980.76
41	Dae Ram S/o Nand Lal (1/6 share)			4,70,942.29
42	Sardar Singh S/o Nand Lal (1/6 share)			4,70,942.29
43	Gram Sabha	847 min	0-06	1,35,631.38
44	Sarkar Daulatmadar Makbuja Nehar	972 min 967 min	2-10 0-09	13,33,708.57
		Total	2-19	
	TOTAL		39-16	1,79,98,785.00



### 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.

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SUMMARY OF AWRAD

		(In Rs.)
1	Market value of land measuring 39 bigha 16 biswa @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	1,30,17,911.36
2	Solatium @30% on the market value U/s 23(2) of the LA Act, 1894	39,05,373.40
3	Additional amount @12% p.a on the market value w.e.f. 12.11.2003 to 17.6.2004 for 219 days U/s 23(1-A) of LA Act, 1894.	9,37,289.61
4	<b>Total (Col. 1+2+3)</b>	<b>1,78,60,574.37</b>
5	80% compensation received for 39 bigha 16 biswa	1,35,38,630.68
6	<b>Balance 20 % compensation (Col. 4-5)</b>	<b>43,21,943.69</b>
7	Interest @9% p.a [on{(MV+Solatium+addl. Amount)-80% compensation already received} i.e on 43,21,943.69] U/s 34 of the LA Act, 1894 w.e.f 18.6.2004 to 20.10.2004 for 125 Days.	1,33,210.59
8	Cost of removal in respect of 1 tube well @Rs.5,000.00 per tube well	5,000.00
9	<b>TOTAL(COL 4+7+8)</b>	<b>1,79,98,784.96</b> <b>Or say</b> <b>1,79,98,785.00</b>



(Rupees One Crore Seventy Nine Lacs Ninety Eight Thousand Seven Hundred Eighty Five Only)

APPROVED

Secretary (Revenue)

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

Award announced in open court  
on this date i.e, 20<sup>th</sup> oct 2004

Application No. R.F. 319 Date 5/11/04  
Prepared by P. K. K. Compared by R. K. K.  
Name of Applicant