

C/129

1

AWARD NO. 1 /2009-10/DC (N-W)

NAME OF THE VILLAGE BAWANA

NATURE OF ACQUISITION PERMANENT

PURPOSE OF ACQUISITION FOR PUBLIC PURPOSE NAMELY FOR DEVELOPMENT OF NARELA BAWANA PHASE -II UNDER PLANNED DEVELOPMENT OF DELHI.

#### INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of Land Acquisition Act, 1894 (hereinafter referred to as LA Act) in respect of land measuring 11 Bighas 15 Biswas in village Bawana. The land is required by the Government for a public purpose namely for Development of Narela Bawana Phase-II under Planned Development of Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification no. F.11 (44)/2006/L&B/LA/7535 dated 22/08/2007. The Land & Building Department issued a declaration under section 6 of LA Act; in respect of the aforesaid land vide notification no. F.11 (44)/2006/L&B/LA/6227 dated 21/08/2008.

In pursuance of the said notifications, notices under section 9 & 10 of the LA Act, 1894 were issued to the interested persons. In response to the notices issued, claims filed by the claimants/interested persons have been discussed under the heading "CLAIMS".

#### MEASUREMENT

The area to be acquired as given in the notification and declaration under section 4 and 6 of the LA Act is 11 Bighas 15 Biswas for Development of Narela Bawana Phase-II under Planned Development of Delhi. The revenue staff totaled the notified land and found it to be 11 Bighas 15 Biswas. **Thus, the present award confines to 11 bighas 15 biswas land as per details given below: -**

Rect. No.	Khasra No.	Area Bigha-Biswa
125	5	4-16
	6	4-16
	15	2-03
	Total	11-15

## CLAIMS

In response to the notices issued under section 9 and 10 of the LA Act to the interested persons following persons have filed their claims:

S. no	Name of the Claimant	Kh. No.	Claims	Remarks
1	Amar Jeet, S/o Lt. Sh. Man Singh	125//5, 6,15	Land @ Rs. 15,000/- per Sq. yards, 30% solatium, interest as per LA Act, alternative plot, Rs. 1 Lac per Acre as damages for crops, Rs. 3 lakh for injuriously affecting right and enjoyment of properties Rs. 2 lac for diminution of profits, compensation for Well/tube well/boring, structures etc., all other statutory banefits.	No proof enclosed for determination of market value of land
2	Rajesh S/o Sh. Man Singh	-do-	-do-	-do-
3	Mitesh S/o Shakti Singh	-do-	-do-	-do-
4	Ritesh S/o Shakti Singh	-do-	-do-	-do-
5	Bimla D/o Roop Chand	-do-	-do-	-do-
6	Savitri D/o Roop Chand	-do-	-do-	-do-
7	Khazani D/o Roop Chand	-do-	-do-	-do-
8	Saroj D/o Roop Chand	-do-	-do-	-do-

## MARKET VALUE

While determining the market value of the land as on the date of notification u/s 4 i.e. 22/08/2007, several factors such as location of the land, nature of soil, awards announced in the recent past of the same or adjoining villages, pronouncements of different courts, claims filed by the interested persons, sale deeds, and price policy of the Government regarding acquisition of the agricultural land are to be taken into consideration.

The land under award is basically agricultural in nature and is exclusively used for agriculture. The status of land under acquisition is agriculture land as per entry in

Revenue Record and the same is used exclusively for agriculture and yield crops every year i.e. the land can be stated as **"Kashta or 'A' category land"**.

In a policy announcement which came into effect from the financial year 2005-2006, Government of National Capital Territory of Delhi fixed the indicative prices of agricultural land @Rs.17,58,400 per acre for the acquisition of agricultural land vide letter no F9(20)/80/L&B/LA/6720 dated 30-8-2005 which are applicable from 30-8-2005 to 17-12-2007.

It may be mentioned that the rate of compensation is determined as per the market value prevailing at the time of notification of section 4 LA Act, 1894. The market value in case of land while announcing the award, the LAC follows the provisions of section 23 of LA Act and instructions issued by the Government from time to time and other guidelines issued by Hon'ble Court.

The land in question was notified U/s 4 in the year August 2007. In view of absence of any documentary evidence on record and in the light of the fact that not a single person has led any evidence for determining the market value of land I find Rs. 17,58,400.00/- per acre to be the most reasonable price for the agricultural land as on 22/08/2007. The notification under section 4 was issued on 22/08/2007 and the price of land is to be determined as on the date of notification u/s 4 of the LA Act itself. I, **accordingly, determine the market value of the land @ Rs. 17, 58,400.00/- per acre for "Kashta or 'A' category land"**.

In addition to the market value of land fixed above, land owners will be entitled to all other benefits as per the provisions of the Land Acquisition Act, 1894.

### **SOLATIUUM**

As provided under sub-section 2 of section 23 of the Land Acquisition Act, 1894, 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. 22/8/2007 till the date of possession or announcement of the award whichever is earlier.

### **POSSESSION**

Physical possession of the land under acquisition will be taken after announcement of award.

## OWNERSHIP/NAKSHA MUTZAMIN

Compensation will be paid to the land owners as per the latest entries in the revenue records. In case of any dispute regarding title or apportionment of compensation, the matter will be referred to the concerned court of Additional District Judge, Delhi under section 30-31 of the LA Act, 1894. The details of ownership are as under:-

Sl. No.	Name & Share	Khasra No.	Area	Market Value	Solatium 30%	Addl. Amt. @ 12% pa 22/08/2007 to 30/10/2009 801 Days	G. Total in Rs.
1	AMARJEET S/o MAAN SINGH - 5/54 V.P.O. BAWANA	125//5 125//6 125//15	4-16-0 A 4-16-0 A 2-3-0 A	398557.1	119567.13	104957.01	623081.23
2	RAJESH S/o MAAN SINGH - 5/54 V.P.O. BAWANA		11-15-0	398557.1	119567.13	104957.01	623081.23
3	MITESH S/o SHAKTI SINGH - 5/54 V.P.O. BAWANA			398557.1	119567.13	104957.01	623081.23
4	RITESH S/o SHAKTI SINGH - 5/54 V.P.O. BAWANA			398557.1	119567.13	104957.01	623081.23
5	SUNNY S/o BIRBAL - 5/27 V.P.O. BAWANA			797114.19	239134.26	209914.02	1246162.46
6	KHAJANI D/o ROOP CHAND - 1/9 V.P.O. BAWANA			478268.51	143480.55	125948.41	747697.48
7	SAVITRI D/o ROOP CHAND - 1/9 V.P.O. BAWANA			478268.51	143480.55	125948.41	747697.48
8	SAROJ D/o ROOP CHAND - 1/9 V.P.O. BAWANA			478268.51	143480.55	125948.41	747697.48
9	BIMLA D/o ROOP CHAND - 1/9 V.P.O. BAWANA			478268.51	143480.55	125948.41	747697.48
Gross Total			11-15-0	4304416.63	1291324.99	1133535.69	6729277.3


## LAND REVENUE

The land revenue being assessed shall be deducted from the Khalsa rent roll of village from the date of taking over the possession of the land.

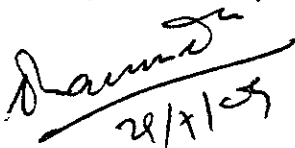
**SUMMARY OF AWARD**

		Amount in Rs.
1	Market Value of land measuring 11 Bigha 15 Biswa for Kashta or 'A' category land @ Rs.17,58,400.00/- per Acre Or say @ Rs.3,66,333.33 /- per Bigha	43,04,416.63
2	Solatium @ 30% on the Market Value U/s 23(2) of LA Act 1894	12,91,324.99
3	Additional Amount @ 12% P.A. on the market value w.e.f. 22/8/2007 to 30/10/2009 for 801 days.	11,33,535.69
4	<b>GRAND TOTAL COL (1+2+3)</b>	<b>67,29,277.30</b> or say <b>67,29,277.00</b>

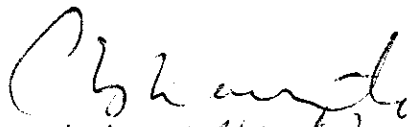
(Rs. Sixty Seven Lac Twenty Nine Thousand Two Hundred & Seventy Seven Only)

  
(NEERAJ BHARTI)  
LAND ACQUISITION COLLECTOR  
NORTH-WEST DISTRICT

APPROVED  
Secretary (Revenue)

  
28/1/09

Announced in open court

  
(Neeraj Bharti)  
LAC / NW  
10/11/09

**Land Acquisition Collector (NW)**  
Kanjhawala Delhi-81