

**AWARD NO.** 20 /DC(N-W)/2004-05  
**NAME OF THE VILLAGE** PREHLADPUR BANGAR  
**NATURE OF ACQUISITION** PERMANENT  
**PURPOSE OF ACQUISITION** FOR PARALLEL LINER CHANNEL  
FORM 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 1 bigha 13 biswa of village Prehladpur Bangar, 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. None of the interested persons or the requisitioning department have filed any claim or adduced any

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evidence for the purpose of determining the amount of compensation of their land under acquisition.

### MEASUREMENT

The area to be acquired as given in the declaration under section 4 & 6 of the LA Act is 1 bigha 13 biswa. The field staff also measured the land to be 1 bigha 13 biswa. As such total area of the land to be acquired comes to 1 bigha 13 biswa.

Thus, the present award is for 1 bigha 13 biswa land as per detail given below: -

Rectangle No.	Khasra No.	Area In Bigha-biswa
3	15 min	0-18
	7/3 min	0-15
	<b>TOTAL</b>	<b>1-13</b>

### 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.

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

Neither the interested persons nor the requisitioning department have filed any claim or adduced any evidence for the purpose of determining the amount of compensation of their land under acquisition. Accordingly the rate of the land is determined in accordance with the government policy issued from time to time in this regard.

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.

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.

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## **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. 12.11.2003 till 17.6.2004 (the date of possession).

## **POSSESSION**

Physical possession of the whole land measuring 1 Bigha 13 Biswa has been taken over and handed over to the requisitioning department on 18.6.2004.

## **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 details of apportionment are as under:

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S.No	Name	Rect. No.	Kh. No.	Area (Bigha-Biswa)	Compensation In Rs.
✓ 1	Rajender Singh S/o Amichand (1/8 share)	3	7/3 min 15 min	0-15 0-18	93,296.37
✓ 2	Jagdish S/o Amichand (1/8 share)		Total	1-13	93,296.37
✓ 3	Sube Singh S/o Molar (1/4 share)				1,86,592.75
✓ 4	Ishwar Singh S/o Govind (1/8 share)				93,296.37
✓ 5	Krishan Kumar S/o Govind (1/8 share)				93,296.37
✓ 6	Kuldeep Singh S/o Surrender (1/12 share)				62,197.58
✓ 7	Pradeep Singh S/o Surrender (1/12 share)				62,197.58
✓ 8	Manjeet Singh S/o Surrender (1/12 share)				62,197.58
TOTAL				1-13	7,46,371.00

### 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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16354-16    4906-24    1177-19    179-39    27    22,617-28 (1001)  
 22,437-89    5609-28 (2071)  
 (-) 17008-33

SUMMARY OF AWRAD

1	Market value of land measuring 1 bigha 13 biswa @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	(In Rs.) 5,39,687.28
2	Solatium @30% on the market value U/s 23(2) of the LA Act, 1894	1,61,906.18
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.	38,857.48
4	Total (Col. 1+2+3)	7,40,450.94
5	80% compensation received	5,61,274.77
6	Balance 20 % compensation (Col. 4-5)	1,79,176.17
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 29.10.2004 for 134 Days.	5,920.17
8	TOTAL (COL 4+7)	7,46,371.11 Or say 7,46,371.00

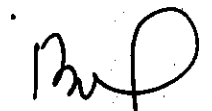
(Rupees Seven Lacs Forty Six Thousand Three Hundred Seventy One Only)

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

APPROVED 

Secretary (Revenue)

Award announced in open court on this date ie 29<sup>th</sup> Oct '2004.

  
29/10/04