

AWARD NO. 25/2002-03
NAME OF THE VILLAGE: NARELA
NATURE OF ACQUISITION: PERMANENT
PURPOSE OF ACQUISITION: DEVELOPMENT OF SECTOR 1, 2, 3 & 4
NARELA PHASE 1/1.

INTRODUCTORY

These are the proceedings U/s 11 of the LA Act, 1894 for determination of compensation in respect of land measuring 43 Bigha 17 biswas in Village Narela, Delhi.

The Government requires the land for a public purpose namely for development of sector 1, 2, 3 & 4 Narela Phase 1/1 for Planned Development of Delhi. The land stands notified U/s 4 of the LA Act vide notification No.F.11(6)/99/L&B/LA/14026 dated 7.12.2001. The Delhi Government issued declaration U/s 6 of the Land Acquisition Act vide Notification No.F.11(6)/99/L&B/LA/2384 dated 10.5.2002.

Notices U/s 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices claims filed by the interested persons have been mentioned under the heading "CLAIMS".

CLAIMS:

S.No.	Name of the interested person	Khasra No.	Claims
1	Raghubir Singh S/o Mam Chand Attar Singh & sube Singh Ss/o Hari chand	58//11, 12, 18, 19, 20, 21, 22, 23, 26	@ Rs.5000/- per Sq. yds plus other benefits as per LA act
2	Prema Devi w/o Pratap Singh, Ram Singh S/o Siri Chand, Pradeep S/o Jagbir Singh, Master Pawan S/o Jagbir through Rajesh, Jasbir Singh S/o Ramesh, Virender Sirgh through Murthi Devi	-do-	-do-

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3	Mohan Lal S/o Pale Ram	58//16, 24 min, 25 min	20,000/- per Sq. Yds. solatium. alternative plot. govt. service, Rs.5000/- for trees, Rs.5,00,000/- for tube well, 2 lacs for kotha
4	Prakash, Mahender Ss/o Dharma	58//11, 18, 19, 20, 21, 22, 23, 26	-do-
5	Raj Singh S/o Har narayan	58//16, 24 min, 25 min	-do-

MEASUREMENT

The area to be acquired as given in the declaration U/s 4 and 6 is 43 bigha 17 biswa. The field staff also measured the land under acquisition as 43 bigha 17 biswa. As such present award confines to an area measuring 43 bigha 17 biswa. The details of the areas are as under: -

Rectangle no.	Khasra no.	Area (Bigha-Biswa)
58	11	4-12
	12	1-10
	16	2-12
	18	1-08
	19	4-16
	20	4-16
	21	4-16
	22	4-16
	23	4-00
	24	5-08
	25	4-16
	26	0-07
TOTAL		43-17

POSSESSION

The physical possession of the land measuring 43 bigha 17 biswas has not been taken over and handed over to the requisitioning department.

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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, 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 filled by the interested persons, sale deeds and price policy of the Govt. 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 from about Rs.5,000.00 to Rs.10,000.00 per Sq. yds. They have, however, not filed any documentary evidences in support of their claims. The claims therefore can not form the basis of determination of market value.

In a policy announcement, which came into effect from the financial year 2001-2002, i.e Government of National Capital Territory of Delhi fixed the indicative prices of agricultural land @ 15.70 lacs 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 view of the absence of any documentary evidence on record to the contrary, I find Rs.15.70 lacs per acres to be the most reasonable price for the agriculture land as on 01.4.2001. 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 U/s 4 itself. I, accordingly, determine the market value of the land @ Rs.15.70 lacs per acre or Rs.16,354.16 per biswas.

In addition to the market value fixed above, land owner will be entitled to all other benefits as per the provision of the LA Act.



SOLATIUM

As provided under sub-section 2 of section 23 of the Land Acquisition (amendment) Act, 1984, the interested persons will be paid 30% solatium on the market value of the land due to compulsory nature of acquisition.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount under section 23 (1-A) of the LA Act @12% per annum on the market value of the land from the date of notification U/s 4 of LA Act i.e. 7.12.2001 till the date of announcement of award.

INTEREST

Since the possession of the notified land has not been taken over before making the award, the rightful claimants are not entitled to the payment of interest U/s 34 of the LA Act.

TUBEWELL

There is two tube well in the acquired land in khasra No. 58/23 & 25. I allow Rs.5000/- as removal charges per tube well.

BORING

There is no boring in the acquired land.

WELL

There is no well in the acquired land.

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TREES: -

There are some trees on the land under acquisition. Some of the trees are in infancy stage that can not be converted to firewood. Hence, I do not assess any market value of such trees having less than one quintal weight. The details of other trees are as under: -

S.No.	Name of the tree	No. of tree	Weight in quintal	Khasra No.	Rate assessed @ Rs.100/- per quintal (in Rs.)
1	Neem	1	5	58//23	500.00
2	Khajur	3	6	58//18	600.00
3	Shisam	2	16	58//25	1,600.00
4	Neem	3	13		1,300.00
5	Guava	3	8		800.00
6	Mango	1	2		200.00
7	Jamun	1	8		800.00
TOTAL					5,800.00

APPORTIONMENT

Compensation will be paid to the interested persons according to the latest entries in the revenue record. In case of any dispute regarding the title apportionment the matter would be referred to the court of ADJ, Delhi under section 30-31 of the LA Act.

LAND REVENUE

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

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SUMMARY OF THE AWARD

1	Market value of land measuring 43 bigha 17 biswas @ Rs. 15.70 lacs per acre or Rs.16354.16 per biswas.	1,43,42,598.32
2	Market Value of tube well	10,000.00
3	Market Value of trees	5,800.00
	Sub-Total	1,43,58,398.32
2	30% solatium U/s 23 (2) of the LA Act over the market value.	43,07,519.49
3	12% intt. P.a U/s 23(1-A) of LA Act w.e.f. 7.12.2001 to 30.9.2002 for 298 days	14,06,729.65
GRAND TOTAL OF THE AWARD		2,00,72,647.46 or say 2,00,72,647.00

(RUPEES TWO CRORE SEVENTY TWO THOUSAND SIX HUNDRED FORTY SEVEN ONLY)



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

Approved

28/9
Dir. Com

Award announced on 30/9/2002.

30/9/02