

AWARD NO.

2/2003-01

NAME OF THE VILLAGE

HOLAMBI KHURD

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

FOR PUBLIC PURPOSE NAMELY
FOR CONSTRUCTION OF 100
METER WIDE ROAD IN NARELA
FREIGHT COMPLEX UNDER
P.D.D.



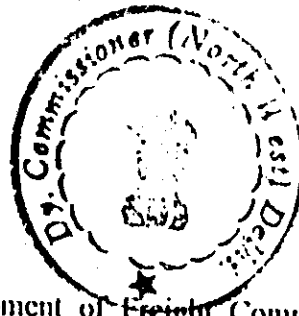
INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of LA Act, 1894 in respect of land measuring 192 bigha 15 biswa in village Holambi Khurd, Delhi. The land is required by the Government for a public purpose namely for construction of 100 meter wide road in Narela Freight Complex, under Planned Development of Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.10(4)/97/L&B/LA/7129 dated 22.8.2001 and corrigendum No. F.10(4)/97/L&B/LA/5148 dated 26.6.2002. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F.10(4)/97/L&B/LA/6752 dated 5.7.2002. 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.10(4)/97/L&B/LA/6753 dated 5.7.2002.

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 11 of the LA Act, 1894 was issued to the requisitioning department. In response to the notices issued, claims filed by the claimants/interested persons/requisitioning department have been discussed under the heading "CLAIMS".

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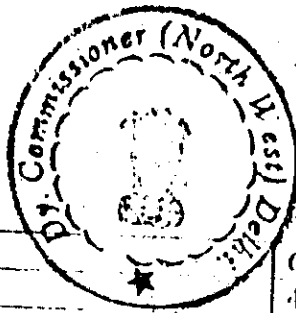


MEASUREMENT

The area to be acquired for development of Freight Complex at Narela and 100 meter wide road under Planned Development of Delhi and declared under section 4 of LA Act, 1894 is 238-14. Out of which only 192-15 has been notified under section 6 of the LA Act, 1894 for construction of 100 meter wide road in Narela Freight Complex, under Planned Development of Delhi. Field staff also measured the land and found to be 192 bigha 15 biswa. Hence, the total area of the land to be acquired comes to 192 bigha 15 biswa.

Thus, the present award is for 192 bigha 15 biswa land as per detail given below: -

Rect. No.	Kh. No.	Area (Bigha-Biswa)
17	5/1	2-00
	5/2	2-10
	6/1	1-05
	6/2	3-11
	7/1	2-07
	7/2	2-06
	8	4-16
	12	4-12
	13	4-07
	14	4-10
	15/1	0-14
	15/2	3-16
	16	4-12
	17	4-12
	18	4-09
	19	4-03
	22	4-09
	23	4-16
	24	4-16
	25	4-16
	26	0-03
	27	0-05
18	1	2-16
	7	4-02
	8	5-02



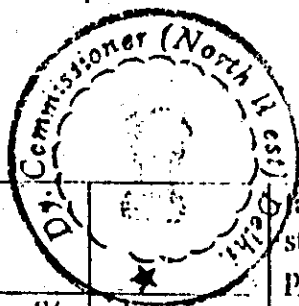
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	9	6-04
	10	4-16
	11	4-11
	12/1	3-14
	12/2	0-16
	20	4-10
36	2/1	0-04
	2/2	4-09
	3/1	3-04
	3/2	1-01
	9	6-04
37	9/2	3-14
	12	3-17
	22	2-03
	27	16-03
	28	14-01
	29min	27-01
	30	0-01
		192

CLAIMS

In response to the notices issued under section 9 and 10 (to interested persons) and under section 50 of the LA Act to the requisitioning Department following persons/department have filed their claims: -

S.No.	Name	Kh. No.	Claim	Remark
1.	Jagbir Singh S/o Lok Chand	17//13, 18, 23, 36//3/1	Land @ Rs.10,000.00 per Sq Yds, solatium @50% of market value, Intt @ 24% p.a w.e.f 22.8.01, alternative plot of reasonable size, Severance @Rs.1.00 lacs, T/well @ Rs.1.00 lacs. Structure Rs.40,000.00, Trees for Rs.50,000.00, crop @ Rs.1.00 lacs, Govt job for a member of	No proof in support of claim is submitted.



			family plus all statutory benef as per law	
2.	Jai Karan S/o Lok Chand	-do-	-do-	-do-
3.	Balraj Singh S/o Lok Chand	-do-	-do-	-do-
4.	Hawa Singh S/o Kartar Singh	37/22, 27	Land not less than Rs:8,000.00 per Sq Yds, trees for Rs 6.00 lacs, alternative plot of reasonable size, T/well @ Rs.1 50 lacs, crop @ Rs.50,000.00	-do-
5.	Master Ashu S/o Mehtab Singh through natural guardian & mother Smt sarita W/o Mehtab Singh	-do-	-do-	-do-
6.	Ajay, Sunny S/o Satpal	-do-	Land @ Rs.10,000.00 per Sq Yds, solatium @ 50% of market value, Intt @ 24% p.a w.e.f 22.8.61, alternative plot of reasonable size, Severance @ Rs.1.00 lacs, T/well @ Rs.1.00 lacs. Structure Rs.40,000.00, crop @ Rs.1.00 lacs, Govt job for a member of family plus all statutory benefits as per law	-do-
7.	Nirdosh Maan S/o Jawahar Singh	17/5/1, 6/1, 18/1, 9, 10, 11, 12/1	-do-	-do-
8.	Jitender Maan S/o Jawahar Singh	-do-	-do- trees @ 15,000.00	-do-

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9.	Mehar Lal S/o Hukum Chand	-do-	-do-	-do-
10.	Ranbir Singh, Balbir Singh both Ss/o Ram Swaroop	17/14, 15/2, 16, 17, 24, 25	Land @ Rs.10,000.00 per Sq Yds, solatium @50% of market value, Intt @ 24% p.a w.e.f 22.8.01, alternative plot of reasonable size, Severance @Rs.1.00 lacs, T/well @ Rs.1.00 lacs Structure Rs.40,000.00, crop @ Rs.1.00 lacs, Trees @Rs.40,000.00, Govt job for a member of family plus all statutory benefits as per law	-do-
11.	Ranjeet S/o Bhartu	18/20	Land @ Rs.10,000.00 per Sq Yds, solatium @50% of market value, Intt @ 24% p.a w.e.f 22.8.01, alternative plot of reasonable size, crop @ Rs.1.00 lacs, Govt job for a member of family plus all statutory benefits as per law	-do-
12.	Raghubir Singh S/o Parbhu	17/5/2, 6/2, 7/1	-do-	-do-
13.	Jai Krishan S/o Pyare Lal	17/7/2, 8, 26	-do- + severance @ Rs.1.00 lacs	-do-
14.	Dalel Singh S/o Bhagat Singh	37/9/2, 12, 29	Land not less than Rs.8,000.00 per Sq Yds, trees for Rs.6.00 lacs, alternative plot of reasonable size, T/well @ Rs.1.50 lacs, crop @ Rs.50,000.00	-do-

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15.	Raj Pal S/o Jai Lal	37/28	Land @ Rs.10.00 lacs per bigha, severance @ Rs.5.00 lacs, trees for Rs.1.20 lacs, crops for Rs1.50 lacs, alternative industrial/residential plot, 15% intt. from date of notification till realization, 20% additional one on the market value, Govt. job for the applicant and his family members, cost of proceeding, other benefits as per law	-do-
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MARKET VALUE

While determining the market value of the land as on 22.8.2001, 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 being used for agriculture.

The interested persons have generally claimed exorbitant prices of their land by making claims about Rs.,1000.00 per Sq yds to Rs. 10,000.00 per Sq. Yds. They have, however, not filed any documentary evidence(s) in support of their claims. Here, it is stated that there is no approach road in the vicinity of the land under reference. Hence, the land in question has no commercial value. Moreover this office is in possession of a sale deed

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executed on 4.12.2001 in respect of land measuring 8 Bigha 10 1/2 Biswa situated in village Narela for a sum of Rs.22,88,390.00 i.e Rs 12,89,000 (approx) per acre. It can clearly be stated that the market value of land has not increased but has either remained same since the financial year 2001 or has decreased marginally. 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 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 evidences on record to the contrary, and in light of the above discussion, I find Rs 15,70,000.00 per acre to be the most reasonable price for the agricultural land as on 22.8.2001. The notification under section 4 was issued on 22.8.2001 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.

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

SOLATUM

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.

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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. 22.8.2001 till date of possession i.e. 13.12.2002.

POSSESSION

Physical possession of the land measuring 192 bigha 15 biswa has been taken over and handed over to the requisitioning department on 13.12.2002.

TUBEWELL

There are 10 tube well with Kotha in the acquired land in Khasra No. 17//6/1, 17//17, 18//7, 36//3/1, 36//9, 37//27(two), 37//28(two) and 37//29min. I allow Rs.5,000.00 per tube well with Kotha as removal charges.

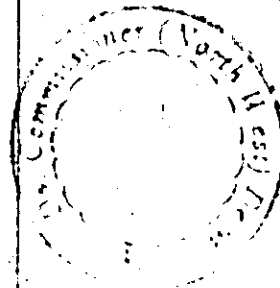
TREES

There are some trees on the acquired land under acquisition. Some trees are in infancy stage, which cannot be converted into firewood. Hence, I do not assess any market value of such trees having less than one-quintal weight. Pipal and Banyan trees have not been assessed. The details of other trees are as under: -

Khasra No.	Name of trees	No. of trees	Weight in Quintal	Market value @Rs.100.00 per quintal (in Rs.)
18//10	Sisam	9	15	1,500.00
17//17	Jamun	1	5	500.00
	Shetut	1		
	Saras	1		
18//7	Sisam	1	1	100.00
18//9	Jamun	1	1	100.00
17//18	Shetut	3	6	600.00

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36//3/1	Popular	1	8	800.00
	Necm	1		
17//23	Jamun	1	8	800.00
	Sisam	2		
	Shetut	3		
	Popular	2		
36//3/2	Popular	1	3	300.00
37//27	Mango	2	3	300.00
37//28	Sisam	2	4	400.00
37//29min	Mango	1	7	700.00
TOTAL			61	6,100.00



APPORTIONMENT

Compensation will be paid to the land owners as per the latest entry 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 L A Act, 1894. The details of apportionment is as under

S No	Name	Reet No	Kh No	Area in Bigha-Biswa	Compensation (in Rs.)
1.	Smt Angoori W/o Hoshiyar Singh. (17 well + Trees)	36	2/2 3/2* 9//	4-09 1-01 6-04	56,79,800.15
			Total	11-14	
2.	Raghubir S/o Prabhu	17	5/2 6/2 7/1	2-10 3-11 2-07	40,73,882.40
			Total	8-08	
3.	Jai Krishan S/o Pyare Lal	17	7/2 8 26	2-06 4-16 0-03	35,16,148.50
			Total	7-05	
4.	Ranjit Singh S/o Bhartu	18	20	4-10	21,82,437.00
5.	Rajpal S/o Jai Lal (27 well + trees)	37	28//*	14-01	68,24,671.90
6.	Rajender Pal S/o Jai Lal	37	30	0-01	24,249.30

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7.	Balbir Singh S/o Ram Swaroop (1/2 share) (T/well + Trees)	17	14 15/2 16 17H*	4-10 3-16 4-12 4-12	65,74,446.92
8.	Ranbir Singh S/o Ram Swaroop (1/2 share)		24 25 Total	4-16 4-16 27-02	65,74,446.92
9.	Smt Ganga Devi W/o Chinta Ram (T/well + Trees)	18	7H* 8 Total	4-0 5-02 9-04	44,67,025.85
10.	Mehar Lal S/o Hukum Singh (1/2 share) (T/well + Trees)	17 18	5/1 6/1H 1 9*	2-00 1-05 2-16 6-04	1,38,813
11.	Jitender Man S/o Jawahar Singh (1/4 share)		10* 11 12/1 Total	4-16 4-11 3-14 25-06	30,69,405.05
12.	Nirdosh Mann S/o Jawahar Singh (1/4 share)				30,69,405.05
13.	Jagdish Singh S/o Mukhtyar Singh	17 36	22 2/1 Total	4-09 0-04 4-13	22,55,184.90
14.	Baljeet Singh S/o Bhartu	18	12/2	0-16	3,87,988.80
15.	Kuljat Singh S/o Pratap Singh (1/4 share)	17	12 19 27 Total	4-12 4-03 0-05 9-00	10,91,218.50
16.	Kuldeep S/o Pratap Singh (1/4 share)				10,91,218.50
17.	Mandeep S/o Pratap Singh (1/4 share)				10,91,218.50
18.	Sahil S/o Sandeep (1/4 share)				10,91,218.50



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19.	Dalel Singh S/o Mangat (F well + trees)	37	9/2 12 29mm#*	3-14 3-17 27-08	1,69,56,343.25
20.	Balraj S/o Lokchand (1/3 share) (F well + Trees)	17	Total 13	34-19 4-07	27,18,722.36
21.	Jagbir S/o Lokchand (1/3 share)	36	18* 23* 3/1#*	4-09 4-16 3-04	27,18,722.36
22.	Jai Karan S/o Lokchand (1/3 share)		Total	16-16	27,18,722.36
23.	Hawa Singh S/o Kartar Singh (1/6 share) (2 F well + trees)				14,80,951.20
24.	Ajay S/o Satpal Singh S/o Kartar Singh (1/12 share)	37	22 27#*	2-03 16-03	7,40,475.64
25.	Sunny S/o Satpal Singh S/o Kartar Singh (1/12 share)		Total	18-06	7,40,475.64
26.	Ashu S/o Mehtab Singh (1/6 share)				14,80,951.20
27.	Raj Singh S/o Shiv Dayal (1/2 share)				44,42,853.87
28.	Suraj Mal S/o Khubi (1/2 share)	17	15/1	0-14	1,69,745.10
29.	Jai Lal S/o Khubi (1/2 share)				1,69,745.10
TOTAL			192-15		2,35,40,626.

* Trees, # Tube well.

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 192 bigha 15 biswa of @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	6,30,45,286.80
2	Market value of trees	6,100.00
3	Total Market Value (Col.1 + 2)	6,30,51,386.80
4	Solatium @30% on the market value U/s 23(2) of LA Act, 1894.	1,89,15,416.04
5	Additional amount @12% p.a on the market value w.e.f. 22.8.2001 to 12.12.2002 for 1 years & 113 days U/s 23(1-A) of LA Act, 1894.	99,08,568.61
6	Total (Col. 3+4+5)	9,18,75,371.45
7	80% compensation received	6,55,67,125.00
8	Balance 20 % compensation (Col. 6-7)	2,63,08,246.45
9	Interest @9% p.a [on {(MV+Solatium+addl. Amount)-80% compensation already received} i.e on 2,63,08,246.45] U/s 34 of the LA Act, 1894 w.e.f 13.12.2002 to 18.8.2003 for 249 days.	16,15,254.25
10	Cost of removal in respect of 10 tube well @Rs.5,000.00 per tube well	50,000.00
11	TOTAL(COL 6+9+10)	9,35,40,625.65 OR MAY 9,35,40,626.00



(Rupees Nine Crore Thirty Five Lacs Forty Thousand Six Hundred Twenty Six Only)

(S.R. KATARIA)

Land Acquisition Collector(N-W)

Approved
Secretary (Revenue) 18/8/2003

Award is announced in open court
on 19/8/2003.

Application No. R-12.17	Date 3/9/03
Prepared by: [Signature]	Compared by: [Signature]
Name of Applicant: [Signature]	Fees: [Signature]
Name of Village: Halimkhurd	

6/1/03