

I

Award No. : 4/98-99
Name of the Village : AALI
Nature of acquisition : Permanent
Purpose of acquisition : Planned Development of Delhi.

These are the proceedings for determination of compensation under section 11 of Land Acquisition Act (herein after called as LA Act) for 996 Bighas and 8 Biswas of village Aali for Planned Development of Delhi, Namely for construction of Ash Pond by B.T.P.S.

The land was notified under section 4 and 17 (1) (IV) of LA Act on 31.10.96. The land was notified under section 6 of LA Act vide No. F-7(7)/96/L&B/LA/8002 on 26/2/97.

As per section 11-A (Amended in 1984) of LA Act, a time period of 2 years is fixed for announcement of award after the declaration of section 6 therefore the award is to be announced before 25-02-99.

Notices under section 9 & 10 (1) of LA Act were issued on 1/10/97 inviting claims and evidences and the same is discussed under the heading Claims & Evidences.

TRUE & CORRECT AREA

The Khasara No. under acquisition with correct area as under :-

| KHASRA NO. | AREA (BIGHA-BISWA) | KHASRA NO. | AREA (BIGHA-BISWA) |
|------------|-----------------------|------------|-----------------------|
| 368 min | 1-00 | 369 | 1-18 |
| 370/1 | 1-02 | 370/2 | 2-08 |
| 371 | 5-06 | 372 | 2-06 |
| 373 | 4-16 | 374 | 4-16 |
| 375 | 4-00 | 376 | 3-18 |
| 377 | 4-16 | 378 | 2-18 |
| 379 | 4-16 | 380 | 4-16 |
| 381 | 1-18 | 382 | 5-14 |
| 383 | 4-14 | 384 | 3-14 |
| 385 | 4-16 | 386 | 4-16 |

| KHASRA NO. | AREA (BIGHA-BISWA) | KHASRA NO. | AREA (BIGHA-BISWA) |
|------------|-----------------------|------------|-----------------------|
| 387 | 4-16 | 388 | 4-16 |
| 389 | 4-16 | 390 | 4-16 |
| 391 | 4-16 | 392 | 4-16 |
| 393 | 4-16 | 394/1 | 1-16 |
| 394/2 | 3-00 | 395 | 4-16 |
| 396 min | 4-08 | 397 min | 3-02 |
| 398 min | 1-12 | 399 | 4-16 |
| 400 | 4-16 | 401/1 | 1-08 |
| 401/2 | 1-01 | 401/3 | 2-06 |
| 402 | 4-16 | 403 min | 4-14 |
| 404 | 4-16 | 405 | 4-16 |
| 406 min | 3-06 | 407 min | 1-06 |
| 408 | 4-16 | 409 min | 4-09 |
| 410 min | | 411 min | 2-13 |
| 412 | 4-16 | 413 | 4-16 |
| 414 min | 4-08 | 415 | 4-16 |
| 416 | 4-16 | 417 | 4-16 |
| 418 | 4-16 | 419 | 4-16 |
| 420 | 4-16 | 421 | 4-16 |
| 422 min | 4-10 | 423 min | 1-16 |
| 425 min | 3-04 | 428 min | 0-08 |
| 440 min | 3-06 | 441 | 4-15 |
| 461 min | 2-19 | 642/2 min | 0-04 |
| 644 min | 0-15 | 645 | 4-04 |
| 646 | 4-04 | 647min | 4-12 |
| 648 | 4-16 | 649 | 4-04 |
| 650 | 4-04 | 651 | 4-16 |
| 652/1 | 3-04 | 652/2 | 1-12 |
| 653 | 3-16 | 654 | 5-03 |
| 654/1 min | 3-05 | 655 | 2-19 |
| 656 | 4-16 | 657 | 4-16 |
| 658 | 4-16 | 659 | 4-16 |
| 660 min | 3-12 | 661 min | 0-02 |
| 665 min | 1-00 | 666 min | 4-01 |
| 667 | 4-16 | 668 | 4-16 |
| 669 | 4-16 | 670 | 4-16 |
| 671 | 5-12 | 672 | 3-18 |
| 673 | 1-06 | 674 | 4-16 |
| 675 | 4-16 | 676 | 4-16 |
| 677 | 4-16 | 678 | 4-16 |
| 679 | 4-16 | 680 | 4-16 |
| 681 | 4-16 | 682 | 4-16 |
| 683 | 4-16 | 684 min | 4-13 |
| 685 | 4-16 | 686 min | 2-01 |
| 687 | 4-16 | 688 | 4-16 |
| 689 | 4-16 | 690 | 4-16 |
| 691 | 4-16 | 692 | 4-16 |
| 693 | 4-16 | 694 | 4-16 |
| 695 | 4-16 | 696 | 4-16 |
| | | | |

| KHASRA NO. | AREA (BIGHA-BISWA) | KHASRA NO. | AREA (BIGHA-BISWA) |
|------------|-----------------------|---------------|-----------------------|
| 697 | 4-16 | 698 | 4-16 |
| 699 | 4-16 | 700 | 4-13 |
| 701 | 4-16 | 702 | 3-02 |
| 703 | 4-16 | 704 | 4-16 |
| 705 | 4-16 | 706 | 4-16 |
| 707 | 4-16 | 708 | 4-16 |
| 709 | 4-16 | 710 | 4-16 |
| 711/1 | 2-16 | 711/2 | 2-00 |
| 712 | 2-14 | 713 | 1-06 |
| 714 | 4-16 | 715 | 4-16 |
| 716 | 4-16 | 717 | 4-08 |
| 718 | 2-16 | 719 | 4-16 |
| 720 | 6-00 | 721 | 4-08 |
| 722 | 2-16 | 723 | 1-12 |
| 724/1 | 3-16 | 724/2 | 1-00 |
| 725 | 3-14 | 759 | 2-18 |
| 760 | 4-16 | 762 | 4-16 |
| 763/1 | 1-05 | 763/2 | 3-11 |
| 766 | 4-16 | 767 | 4-16 |
| 770 | 4-16 | 771 | 4-16 |
| 774 | 4-16 | 775/1 & 775/2 | 4-16 |
| 779 | 1-02 | 780 | 4-15 |
| 781 | 2-12 | 782 | 4-04 |
| 783 | 4-04 | 784 | 4-04 |
| 785 | 4-04 | 786 | 4-04 |
| 787 | 4-04 | 788 | 4-04 |
| 789 | 4-04 | 790 | 4-04 |
| 791 | 4-18 | 792 | 6-13 |
| 793 | 4-18 | 794 | 4-16 |
| 795 | 4-16 | 796 | 4-16 |
| 797 | 4-16 | 798 | 4-16 |
| 799 | 4-16 | 800 | 4-16 |
| 801 | 4-16 | 802 | 4-16 |
| 803 | 3-17 | 804 | 6-06 |
| 805 | 3-07 | 806/1 | 1-05 |
| 806/2 | 3-11 | 807 | 4-16 |
| 808 | 4-16 | 809 | 4-16 |
| 810 | 4-16 | 811 | 4-16 |
| 812 | 4-16 | 813 | 4-16 |
| 814 | 4-16 | 815/1 | 3-00 |
| 815/2 | 1-16 | 816/1 | 2-01 |
| 816/2 | 2-12 | 817/1 | 3-19 |
| 817/2 | 0-17 | 818 | 4-16 |
| 819 | 4-16 | 820 | 4-16 |
| 821 | 4-16 | 822 | 6-07 |
| 823 | 3-04 | 824 | 4-16 |
| 825 | 5-07 | 826 | 2-06 |
| 827 | 4-16 | 828 | 4-16 |
| 829 | 4-16 | 830 | 4-16 |
| | | | |

| KHASRA NO. | AREA (BIGHA-BISWA) | KHASRA NO. | AREA (BIGHA-BISWA) |
|------------|-----------------------|------------|-----------------------|
| 831 | 4-16 | 832 | 4-16 |
| 833 | 4-16 | 834 | 4-16 |
| 835 | 4-16 | 836 | 4-16 |
| 837 | 4-16 | 838 | 4-16 |
| 839 | 4-16 | 840 | 4-16 |
| 841/1 | 3-04 | 841/2 | 1-12 |
| 842 | 4-16 | 843 | 4-16 |
| 844 | 5-16 | 845 | 2-13 |
| 846 | 3-15 | 847 | 4-16 |
| 848 | 2-18 | 849 | 4-02 |
| 850 | 4-16 | 851 | 4-16 |
| 852 | 3-00 | 853 | 2-02 |
| 854 | 4-16 | 855 | 4-16 |
| 856 | 1-10 | 857 | 0-18 |
| 858 | 4-16 | 859 | 4-16 |
| 859/1 | 0-02 | 860 | 3-15 |

CLAIMS AND EVIDENCES

In response to notices under section 9 & 10 (1)(4), the following claims were received :-

| S.NO. | NAME OF CALIMANTS | COMPENSATION CLAIED |
|-------|---|---|
| 1. | S/Sh./Smt. Karan Singh S/o Lakhi Ram | Rs. 5,000/- per Sq. Yds. |
| 2. | Shri Ram S/o Fateh Singh | Rs. 5,000/- per Sq. Yds. |
| 3. | Bhim Singh S/o Lakhi Ram | Rs. 5,000/- per Sq. Yds. |
| 4. | Pappi W/o Quamaul Islam | Rs. 50,000/- per Sq. Yds. |
| 5. | Raj Kumari W/o Maheh Chand | Rs. 50,000/- per Sq. Yds. |
| 6. | Parveen Akhtar W/o Asad Ali | Rs. 50,000/- per Sq. Yds. |
| 7. | Mool Chand & Bhoop Singh S/o Prabhu Dayal | Rs. 5,000/- per Sq. Yds. |
| 8. | Parvesh Kr. & Neeraj Kr. S/o Roop Singh | Rs. 5,000/- per Sq. Yds. |
| 9. | Bhule S/o Devi Sahay | Rs. 5,000/- per Sq. Yds. |
| 10. | Hari Singh S/o Chottu | Rs. 5,000/- per Sq. Yds. |
| 11. | Raj Kumar S/o Ghamandi | Rs. 5,000/- per Sq. Yds. |
| 12. | Karam Singh, Dhram Singh, Shambir, Shugriv Kr. S/o Yaad Ram | Rs. 5,000/- per Sq. Yds. |
| 13. | Pradeep Gandotra S/o S.R. Gandotra | Rs. 50,000/- per Sq. Yds. |
| 14. | Biswa Nath Sahay S/o Kishan Sahay | Rs. 80,000/- per Sq. Yds. |
| 15. | Vinod Kumar Kanth S/o R.S.P. Kanth | Rs. 80,000/- per Sq. Yds. |
| 16. | Vinay Kanth S/o R.S.P. Kanth | Rs. 80,000/- per Sq. Yds. |
| 17. | R.K. Shah S/o | Rs. 80,000/- per Sq. Yds. |
| 18. | Ramesh Kumar S/o Babu Lal | Rs. 80,000/- per Sq. Yds. + 3,00,000 for Crops & Trees |
| 19. | Chander S/o Roda | Rs. 5,000/- per Sq. Yds. |

| S.NO. | NAME OF CALIMANTS | COMPENSATION CLAIED |
|-------|---|---|
| 20. | Dhani S/o Ram Singh | Rs. 2,000/- per Sq. Yds. |
| 21. | Sharda Ram S/o Bed Ram | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Crops |
| 22. | Mahender S/o Bharta | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Crops |
| 23. | Bhishambar Dayal, Raghubir Singh, Devender Kr. & Narender Kumar S/o Hari Ram | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Crops |
| 24. | Virender Kumar, Pratap Singh S/o Budh Singh | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Crops |
| 25. | Vinod Kumar, Manoj Kumar, Anil Kumar S/o Bhagwat Singh | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Crops |
| 26. | Canwar S/o Late Nandial | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Crops |
| 27. | Rajpal, Veerpal, Onkar Singh, Sewa Ram & LRs of Smt. Laxmi | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Crops |
| 28. | Jagmal S/o Mukhtiar | Rs. 10,000/- per Sq. Yds. |
| 29. | Kurc S/o Ram Lal | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Crops |
| 30. | Shibney S/o Late Jaswanta | Rs. 30,00,000/- per Acre |
| 31. | LH of Parmatam Sharan | Rs. 30,00,000/- per Acre |
| 32. | Ravi S/o Jasanta | Rs. 30,00,000/- per Acre |
| 33. | Jaipal S/o Kalu | Rs. 30,00,000/- per Acre |
| 34. | Brij Raj Kishore S/o V.D. Sharma | Rs. 50,000/- per Sq. Yds. |
| 35. | Ganeshi Lal, Inderjeet, Bijender, Bhishambar, Yogesh S/o Rajbir | Rs. 2,000/- per Sq. Yds., |
| 36. | Bhuley Ram S/o Amar Singh | Rs. 50,000/- per Sq. Yds. |
| 37. | Surender Singh S/o Fateh Singh | Rs. 50,000/- per Sq. Yds. |
| 38. | Arjun Singh S/o Bhishambar | Rs. 50,000/- per Sq. Yds. |
| 39. | Suresh Kr. S/o Nathu | Rs. 50,000/- per Sq. Yds. + 15,000 per Bigha for Corps |
| 40. | Azad Singh S/o Hari Chand | Rs. 1,000/- per Sq. Yds. |
| 41. | Ram Chander, Ami Lal, Hukumi, Chander Mal, Lala S/o Kanhya | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 42. | Asarfi Devi, W/o Chottu | Rs. 10,000/-per Sq. Yds. + 50,000 for rchabilitation |
| 43. | Paras Ram S/o Houle | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 44. | Bhim Singh S/o Ajay Ram | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |

| S.NO. | NAME OF CALIMANTS | COMPENSATION CLAIED |
|-------|---|---|
| 45. | Mahipal Kanwar, Mahavir Singh S/o Shadi | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 46. | Hari Chand S/o Bholu | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 47. | Nain Singh S/o Daulat | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 48. | Het Ram S/o Daulat | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 49. | Richpal S/o Harbhajan | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 50. | Nathe Shah S/o Ranjan | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 51. | Chander, Raghbir, Kishan, S/o Datta Ram | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 52. | Anto W/o Datta Ram | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 53. | Rohit S/o Smt. Sumitra Devi | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 54. | Rajesh S/o Sumitra Devi | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 55. | Sachin S/o Sumitra Devi | Rs. 10,000/-per Sq. Yds. + 50,000 for rehabilitation |
| 56. | Dhoorn Singh, Rattan Singh, Net Ram, Chimman Lal, Naresh, Khem Chand, Dhani Ram, Ram Kishan, Vikrant, Amit, Shoram, Ranvir Singh & Ors. | Rs. 50,000/-per Sq. Yds. |
| 57. | Godhu S/o Datta Ram | Rs. 10,000/- per Sq. Yds. |

The claimants while putting forward the claims have claimed from Rs. 1,000/- per Sq. Yd. To 80,000/- per Sq. Yds and have simultaneously claimed an amount to the tune of Rs. 50,000/- for rehabilitation. Some of the claimants have further put forward claims for Rs. 15,000/- per Bigha for crops.

DOCUMENTARY EVIDENCE

The evidence submitted by the claimants ^{is a} copy of registered Sales Deed whereby one Shri Surender Singh has bought 1 Bigha of land in village Aali, sold for a consideration of Rs. 4,20,000/- (Rupees Four Lacs Twenty Thousand only) from some of the land owner.

MARKET VALUE

The market value of the land is to be determined on the date of notification under section 4 of I.A Act which in this case is 30/10/96. To reach the opinion as to what was the market value of the land under question on 30/10/96 the following factors were taken in to consideration :

1. Documentary evidence submitted by the claimants.
2. Previous awards in same village or locality in the preceeding one year.
3. Potential value of the land.
4. Policy of the Delhi Government fixing the minimum market value of the Agricultural Land.

There is no previous award preceeding one year which could be referred to so this factor can't be taken into consideration.

The claimants have submitted Sales Deed of recent past which have ^{been} valued at the rate of 4,20,000/- per Bigha. This factor should be relied upon but as the Sales Deed are only for 1 Bigha and acquired land is 1000 times (approx.) more than that, there is certain fall in the price when the land is taken in bulk instead of smaller plot. Therefore, the market value of the land can't be derived upon when it is acquired in bulk, considering these sales deeds.

Therefore, in my view the policy of Delhi Government vide order No. F-9(20)/80/L&B/ LA/8822-66 Dated 25.7.97 which has fixed corresponding appreciation at the rate of 11.5 % per annum as the market value so fixed on 30.5.90 which was 4.65 lacs per acre, is the best ~~the~~ factor to determine the market value and thus I determine the market value at the rate of 1,94,088/- (Rupees One Lac Ninety ^{Four} Thousand and Eighty ~~Eight~~ only) per Bigha.

COMPENSATION FOR CROPS AND STRUCTURES

At the time of taking over possession, some crops and temp. structures existed at the site. Nothing can be awarded for the structures illegally erected on the acquired

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land. However, for crops existing as on 2.9.97, rate of Rs. 1,000/- per Bigha is awarded and this would be given as per share of the land owner.

SUMMARY OF THE AWARD

| | | |
|----|---|------------------------|
| 1. | Market value of the land measuring 996.08@ 1,94,088/- per Bigha. | 19,33,89,283-00 |
| 2. | Solatum@30% of market value | 5,80,16,785-00 |
| 3. | Additional amount u/sec23(1A) for land measuring 884-16 w.e.f. 31.10.96 to 03.09.97 i.e. 308 days | 1,73,89,332-00 |
| 4. | Additional amount u/s 23 (1A) for land measuring 111-12 w.e.f 31-10-96 to 31.10.97 i.e. 01 year 01 day | 26,06,348-00 |
| 5. | Interest U/sec 34 for land measuring 884. 16w.e.f. 04.09.97 to 18.02.99 | 2,73,11,978-00 |
| 6. | Interest U/s Sec. 34 for land measuring 111-12 on from 01.1.97 to 18.02.99 | 29,28,581-00 |
| 7. | Compensation of crops@Rs. 1000/- per Bigha for land measuring 295-08 | 2,95,400-00 |
| | TOTAL | 30,19,37,707-00 |

All the entries made in the Award have been checked and found correct as per Notification.

[Signature]
15/2/99
L.A.C. (KALKAJI)

[Signature]
15/2/99
TEHSILDAR (L.A.)

[Signature]
15/2/99
N.T.(L.A.)

ADAL DEPUTY COMMISSIONER: SOUTH

[Signature]
15/2/99
DEVISIONAL COMMISSIONER

Award announced today at 23.2.99 in the presence of Secy (Rev)

Since I have not yet been notified for the purpose, Secy (Rev) may kindly approve.

[Signature]
22/2/99
Secy (Rev)

[Signature]
22/2/99
LAC Kalkaji

[Signature]
23/2/99
DN-Commissioner

Tan..