

AWARD NO.

13/2003-04

NAME OF THE VILLAGE

ALIPUR

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

FOR PUBLIC PURPOSE NAMELY
FOR FREIGHT COMPLEX
(NARELA) 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 24 bigha 15 biswa in village Alipur, Delhi. The land is required by the Government for a public purpose namely for Freight Complex (Narela), Delhi under Planned Development of Delhi.

The land was notified under section 4 of LA Act, 1894 vide notification No. F.10(32)/96/L&B/LA/2736 dated 16.5.2002. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F.10(32)/96/L&B/LA/1299 dated 30.4.2003.

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 50 of the LA Act, 1894 was issued to the requisitioning department. In response to the notices issued, no claims filed by the claimants/interested persons/requisitioning department.

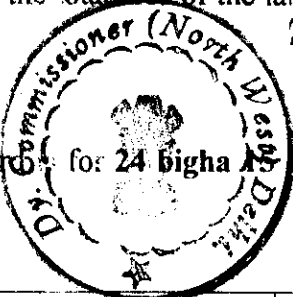
MEASUREMENT

The area to be acquired as given in the declaration under section 4 & 6 of the LA Act is 24 bigha 15 biswa. Field staff also measured the land to

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be 24 bigha 15 biswa. Hence, the total area of the land to be acquired comes to 24 bigha 15 biswa.

Thus, the present award for 24 bigha 15 biswa land as per detail given below: -



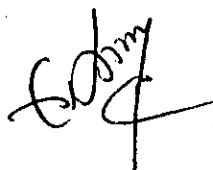
Rect. No.	Kh. No.	Area (Bigha-Biswa)
1	16	3-04
	25	4-16
2	19	3-06
	20	3-10
	21	4-09
	22	4-16
	26	0-13
	27	0-01
TOTAL		24-15

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 none has filed any claim in respect of their land.

MARKET VALUE

While determining the market value of the land as on 16.5.2002, 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 revenue 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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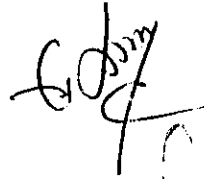
The land under acquisition is agricultural land and is being used for agriculture. The interested persons have not filed any claim with regards to their land.

The land under acquisition and under reference has no approach in the vicinity. Hence, the land in question has no commercial value. Moreover this office is in possession of a sale deed executed on 4.12.2001 in respect of land measuring 8 Bighe 10.1/2 Biswa and 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 or has decreased marginally since the financial year 2001.

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 light of above discussion, I find Rs.15,70,000.00 per acre to be the most reasonable price for the agricultural land as on 16.5.2002. The notification under section 4 was issued on 16.5.2002 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.



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% 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. 16.5.2002 till date of possession or announcement of the award whichever is earlier as per the provision of the Land Acquisition Act, 1894



POSSESSION

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

TUBEWELL

There are 2 tube well with Kotha in the acquired land in Khasra No. 2//19 and 2//21. 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. 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)
2//19	Jamun	1	3	300.00
1//25	Sisam	1	2	200.00
TOTAL		2	5	500.00

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 appportionment 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 appportionment is as under:

S No	Name	Rect No	Kh No	Area in Bigha-Biswa	Compensation (in Rs.)
1.	Pratap Singh S/o Ram Swaroop (14/45 share) (2T/well+tree)	2	19*#	3-06	23,82,988.82
2.	Umed Singh S/o Ram Swaroop (14/45 share)		20	3-10	23,82,988.82
3.	Kartar Singh S/o Ram Swaroop (14/45 share)		21#	4-09	
4.	Devender S/o Daulat Ram (1/15 share)		22	4-16	23,82,988.82
5.	Vikrant @ Champu S/o Sohan Pal (1/2 share) (tree)	1	27	0-01	5,10,640.46
6.	Prashant @ Shanu S/o Sohan Pal (1/2 share)		Total	16-02	18,05,539.69
7.	Gram Sabha	1	16min	2-16	18,05,539.69
8.	Unknown	2	25*	4-16	1,90,041.52
TOTAL				7-12	3,08,817.47
				0-08	1,17,69,551.00
				0-13	
				24-15	

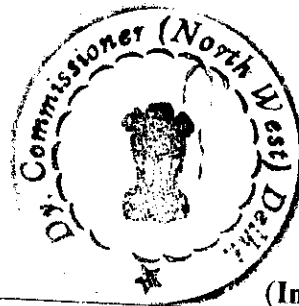
* Trees, # Tube well.

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.

6/10/17

SUMMARY OF AWRAD



		(In Rs.)
1	Market value of land measuring 24 bigha 15 biswa of @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	80,95,309.20
2	Market value of trees	500.00
3	Total Market Value (Col. 1 + 2)	80,95,809.20
4	Solatium @30% on the market value U/s 23(2) of LA Act, 1894.	24,28,742.76
5	Additional amount @12% p.a on the market value w.e.f. 16.5.2002 to 22.8.2003 for 464 days U/s 23(1-A) of LA Act, 1894.	12,34,999.05
6	Cost of removal in respect of 2 tube well @Rs.5,000.00 per tube well	10,000.00
7	TOTAL(COL 3+4+5+6)	1,17,69,551.01 or say 1,17,69,551.00

(Rupees One Crore Seventeen Lacs Sixty Nine Thousand Five Hundred Fifty One Only)

(S.R. KATARIA)

Land Acquisition Collector (North West)

APPROVED

Reem Khan
Secretary (Revenue) 18/8/2003

Award is announced in open court on dt. 22-8-2003.

Application No. R-1207	Date 22/8/03
Prepared by Ratwari	Compared by A.N.R. (K)
Name of Applicant (Recon) Hanthabash	Rees 9/-
Name of Village A. B. Pan	

22/8/03