

AWARD No.

NAME OF THE VILLAGE:

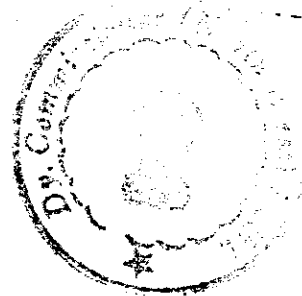
NATURE OF ACQUISITION:

PURPOSE OF ACQUISITION:

17/2002-03
HOLAMBI KHURD

PERMANENT

SHIFTING OF INDUSTRIAL UNITS FROM
THE CITY AREA OF DELHI/NEW DELHI.



INTRODUCTORY

These are the proceedings U/s 11 of the LA Act, 1894 for determination of compensation in respect of land measuring 147 Bigha 04 biswas in Village Holambi Khurd, Delhi.

The Government requires the land for a public purpose namely for shifting of Industrial units from the city area of Delhi/New Delhi. The land stands notified U/s 4 and 17(1) of the LA Act vide notification No.F.10(20)/2000/L&B/LA/6640 dated 7.8.2000. The Delhi Government issued declaration U/s 6 of the Land Acquisition Act vide Notification No.F.10(20)/2000/L&B/LA/8578 dated 11.9.2000. In view of the urgency of the scheme provision of section 17(1) of the Act are applicable to this land.

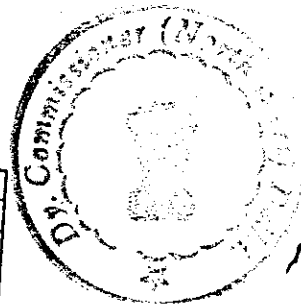
Notices U/s 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices claims filed by the interested persons have been mentioned under the heading "CLAIMS".

MEASUREMENT

The area to be acquired as given in the declaration U/s 4, 6 and 17(1) is 147 bigha 04 biswas. The field staff also measured the land under acquisition to be as 147 bigha 04 Biswas. As such present award confines to an area measuring 147 bigha 04 biswas The details of the areas are as under: -

Rectangle No.	Khasra No	Area
16	7	2-09
	8	1-18
	9	1-08

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	10	1-02
	11	4-16
	12	4-16
	13	3-19
	14	1-16
	15	1-08
	16	4-16
	17	4-16
	18	4-16
	19	4-16
	20/1	1-04
	20/2	3-12
	21	4-16
	22/1	0-19
	22/2	3-14
	23	4-16
	24	4-16
	25	4-16
	26	12-02
	27	0-02
	344	2-06
17	10	2-12
	11	4-07
	20/1	2-10
	20/2	2-06
	21	4-16
36	1	4-10
	10	5-02
37	1	5-00
	2/1	1-02
	2/2	3-14
	3	4-16
	4/1	1-17
	4/2	2-19
	5	4-16
	6	4-02
	7	3-04
	8	2-04
	9/1/1	0-19
	9/1/2	0-03
TOTAL		147-04

610

CLAIMS: -

S.No	Name of the interested person	Khasra No.	Claims
1	Sh. Jitender S/o Sh. Hoshiyar Singh	16//22/2, 23, 24, 37//2/2, 3, 37//4/1, 8, 9/1/1	Land @Rs.5000/- per Sq. Yds.
2	Trustee of Mandir Shri Radha Krishanji Maharaj (S.K. Mittal)	16//20/2,21, 22/1,37//1, 9/1/2,16//10, 11, 20/1	As per law
3	Trustee of Mandir Shri Radha Krishanji Maharaj (Chand Narain)	-do-	1000/- per Sq. Yds Alternative plot Jodin Delhi? Central Govt. 2,00,000/- as change of profession and shifting of residence
4	Jagdish S/o Sh. Mukhtiar Singh	27//20/2, 21	@Rs.5000/- per Sq. Yds compensation for trees.
5	Smt. Angoori W/o Sh. Hoshiyar Singh	16//25, 36//1, 37//4/2, 5, 6, 7, 10	Land @Rs.5000/- per Sq. Yds..
6	Sh. Kultan, Kuldeep, Mandeep S/o Lt. Sh. Pratap Sahil S/o Lt. Sh. Sandeep	17//10	@Rs.5000/- per Sq. Yds compensation for trees.
7	Hosiyar Singh S/o Dhani Ram	16//26, 26//16/7, 14, 17	Rs.5000/- to 10,000/- per Sq. Yds. Compensation for damage of crops @ Rs.1,00,000/- Alternative plot. Shifting damage Rs.2,50,000/-

4

8	Dariyao Singh S/o Dhani Ram	16//26, 16//8, 13, 18	-do-
9	Satbir Singh S/o Dharam Singh	16//15, 27, 17//20/1	-do-
10	Sh. Prahlad Singh S/o Dhani Ram	16//26, 12, 19, 9	-do-
11	Sh. Prem Singh S/o Dharam Singh	17//11	-do-
12	Sh. Dharam Singh S/o Dhani Ram	16//26	-do-
13	Sh. Chandrup S/o Dhanya	16//10, 11, 20/1	-do-
14	Sh. Anoop Singh S/o Dharam Singh	16//16	-do-
15	On behalf of Sher Singh (Smt. Dhanpati W/o Sh. Ram Kishan, Smt. Ram Kali W/o Ram Kishan and Smt. Raj Kali W/o Hari Chand)	16//20/2,21, 22/1,37//1, 9/1/2,16//10, 11, 20/1	@Rs.5000/- per Sq. yds. Rs.20,000/- for tube well, Rs.25,000/- for well, Rs.10,000/- for trees
16	Smt. Ram Rati on behalf of Sh. Sher Singh	-do-	Rs.5000/- to 10,000/- per Sq. Yds. Compensation for damage of crops @ Rs.1,00,000/- Alternative plot. Shifting damage Rs.2,50,000/-

POSSESSION

The physical possession of the land measuring 147 bigha 04 biswas has been taken over and handed over to the requisitioning department on 05.10.2000.

MARKET VALUE

While determining the market value of the land as on 7.8.2000 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 1999-2000 and 2000-2001 i.e Government of National Capital Territory of Delhi fixed the indicative prices of agricultural land @ 12.16 lacs and 13.82 lacs per acre for the acquisition of agricultural land vide their order No. F.9(20)/80/L&B/LA/8490 dated 11.9.2001, which are applicable with effect from 1.4.99 and 1.4.2000 respectively.

In view of the absence of any documentary evidence on record to the contrary, I find Rs.13.82 lacs per acres to be the most reasonable price for the best kind as on 01.4.2000. The notification under section 4 was issued on 7.8.2000 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.13.82 lacs per acre or Rs.2,87,916.66 per bigha.

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.

SOLATIU

(6)



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. 7.8.2000 till the date of possession which is 5.10.2000.

INTEREST

As the possession of the land has already been taken over on 5.10.2000 before making the award, the rightful claimants are entitled to the payment of interest U/s 34 of the LA Act from the date of possession till date of award.

CROPS

At the time of taking over the possession of the land on 4.10.2000, there was no crop. Hence, the crop has not been assessed for the purpose of compensation.

TUBEWELL

There is 06 tube well in the acquired land at Khasra No. 16/9, 13, 26, 27, 17//21 and 37//2/2. I allow Rs.5000/- as removal cost per Tube Well.

BORING/ WELL/ TREES: -

There is no boring, well and trees on the land under acquisition.

C.D.



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.

DETAILS OF LAND OWNERS WHO HAVE ALREADY BEEN PAID 80% COMPENSATION: -

Since some of the interested persons have availed 80% compensation of their land, they will not be entitled for interest on the said amount from the date of issuing the cheque by the LAC till the date of announcement of award. The amount of interest is detailed in the column No.4. This interest is to be deducted from the interest U/s 34 of LA Act which has been calculated on the market value for the whole of the land irrespective of the fact that 80% compensation has been released to some of the interested persons as detailed below: -

Item No.	Name of the interested persons	Amount paid and date	Interest on the amount paid
1	Angoori Devi W/o Hosiyaar Singh	7219333.00 14.5.2002	92 days 272950.12
2	Jitender Singh S/o Hosiyaar Singh	6503466.00 14.5.2002	92 days 245884.46
3	Jagdish S/o Mukhtiar Singh	1722933.00 10.7.02	35 days 24781.91
TOTAL			543616.4

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 147 bigha 04 biswas @ Rs. 13.82 lacs per acre or Rs.14395.83 per biswas.	4,23,81,323.52
2	Market value of Tube Well	35,000.00
4	Sub-Total	4,24,16,323.52
5	30% solatium U/s 23 (2) of the LA Act over the market value.	1,27,24,897.06
6	12% intt. P.a U/s 23(1-A) of LA Act w.e.f. 7.8.2000 to 4.10.2000 for 59 days in r/o 231 bigha 10 biswas	8,22,760.46
TOTAL		5,59,63,981.05
7	9% interest U/s 34 of LA on MV +solatium + additional amount for one year i.e from 5.10.2000 to 4.10.2001	50,36,758.29
8	15% interest U/s 34 of LA Act on MV +solatium + additional amount from 5.10.2001 to 14.8.2002 i.e for 314 days.	72,21,653.44
TOTAL		6,82,22,392.79
LESS INTEREST		5,43,616.49
GRAND TOTAL		6,76,78,776.30
		orsay
		Rs.6.76,78,776.00

(RUPEES SIX CRORE SEVENTY SIX LACS SEVENTY EIGHT THOUSAND SEVEN HUNDRED SEVENTY SIX ONLY)

Award announced in open Court on 14/8/2002.

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

Application No R-584 Date 22/11/02
Prepared by P. Copy Submitted by R. Keeper
Name of C/o Subhash Poo 8/-
Name of Village Holambi Khurd

25/11/02
25/11/02