

AWARD NO. 14/96-97

NAME OF VILLAGE : KHERA KHURD
NATURE OF ACQUISITION : PERMANENT
PURPOSE OF ACQUISITION : SEWERAGE AND WATER TREATMENT PLANT
FOR NARELA TOWNSHIP UNDER P.D. D-6

INTRODUCTORY:-

These are the proceedings under section 11 of the Land Acquisition Act, 1894 for determination of compensation in respect of the land measuring 628 Bighas 14 Biswa in village Khera Khur. The land is required by the Government for a public purpose namely for the Sewerage and Water Treatment Plant for Narela Township under the Planned Development of Delhi, at public expense. The land stands notified under section 4 of the Land Acquisition Act vide Notification No. F.11(34)/91/L&B/LA(1) dated 14-1-94. In view of the urgency of the Scheme, the provisions of Section 17(1) of the Act were also made applicable to this land vide notification No. F.11(34)/91/L&B/LA(11), dated 21-12-94. The Delhi Government issued a declaration under section 6 of the Land Acquisition Act vide Notification No. F.11(34)/91/L&B/LA(11) dated 21-12-94.

Notices under section 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices issued, 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 6 is 628 Bigha 14 Biswa. However, correct total of the area of Khasra numbers mentioned in declaration u/s 6 comes to 629 Bigha 14 Biswa instead of 628 Bigha 14 Biswa. There is some typing mistake in the Khasra Nos. mentioned in declaration u/s 6. Khasra No. 17/7/3 (3-4) has been mentioned but, correct Nos of this Khasra is 17/7/2 (3-4). Similarly correct No. of Khasra 34/12/2 (2-5) given in the declaration is 34/10/2 (2-5). These mistakes have been corrected in the award.

The area covered by the aforesaid declaration was

over. As such 3 Bigha 7 Biswa has been acquired in this award. Thus there is increase of 6 Biswa land in this Khasra No. Khasra No. 34/22 has been notified as 4 Bigha 17 Biswa whereas actual area of this Khasra No. is 4 Bigha 16 Biswa which has been acquired in this award. Thus there is increase of 01 Biswa land in this Khasra No. Similarly area of Khasra No. 45/4/1 has been given as 4 Bigha 09 Biswa whereas actual area of this Khasra No. is 3 Bigha 09 Biswa which has been acquired in this award. Thus there is decrease of 01 bigha land in this Kh. No. In this way there is total decrease of 15 Biswa land in the award from that of area given in the notification.

Thus the present award confine to an area measuring 628 Bighas 19 Biswa, details of which are given as under :-

RECTANGLE NO.	KHASRA NO.	AREA
		<u>Bigha-Biswa</u>
17	1	4-10
	2/1	2-07
	2/2	2-07
	3/1	1-17
	3/2	2-03
	4/1	2-01
	4/2	0-17
	5	1-13
	6	4-10
	7/1	1-12
	7/2	3-04
	8	4-16
	9/1	3-07
	9/2	1-09
	10	4-09
	11	2-03
	12/1	1-09
	12/2	3-07
	13	4-14
	14	4-16

RECTANGLE NO.

KHASRA NO.

AREA
BI GHA-BI SWA

17

25

4-10

26

0-01

18

1

1-00

6

1-08

7

2-08

8

3-10

9

4-12

10

4-16

11

4-16

12

4-16

13

4-16

14/1

3-05

14/2

1-07

15

4-16

16/1

1-06

16/2

3-10

17

4-16

18

4-09

19

4-09

20

4-09

21/1

2-17

21/2

1-11

22

4-12

23

4-16

24/1

2-13

24/2

1-19

25/1

3-10

25/2

1-06

19

11

0-17

20/1

1-01

20/2

1-05

21/1

1-18

21/2

2-18

22/1

1-01

22/2

4-06

23

4-16

24

4-08

25

2-10

21

0-06

RECTANGLE NO.KHASRA NO.AREA
Bigha-Biswa

34

9/2

1-18

10/1

2-04

10/2

2-05

11

4-16

12/1

1-16

12/2

0-04

12/3

2-16

13

1-03

19

4-08

20

4-12

21/1

1-09

21/2

2-17

22

4-16

23

1-09

35

1/1

1-18

1/2

2-13

2/1

0-17

2/2

3-13

3

4-09

4

4-16

5

4-16

6/1

1-16

6/2

2-13

7/1

1-16

7/2

2-08

8

4-13

9

4-16

10

4-16

11

4-12

12

4-12

13

4-12

14

4-06

15

4-16

16

4-09

17

4-10

18

4-16

19

4-16

20

4-16

RECTANGLE NO.

KILASRA NO.

AREA
BIGILA-BI SWA

35	25/2	3-13
36	1	4-12
	2	4-16
	3/1	3-12
	3/2	1-04
	4	4-12
	5/1	3-10
	5/2	1-04
	6	4-16
	7/1	3-01
	7/2	1-09
	8/1	3-15
	8/2	0-09
	9	4-16
	10	5-14
	12	5-14
	13/1	2-12
	13/2	1-18
	14/1	0-04
	14/2	4-07
	15	4-12
	16	4-11
	17/1	2-00
	17/2	2-08
	17/3	0-04
	18/1	3-05
	18/2	1-19
	24/1	0-05
	24/2	4-02
	25	4-16
	26	0-05
37	4	1-14
	5	4-07
	6	1-09
44	4	0-14
	5	4-18
45	1	4-16
	2	4-16
	3/1	3-14
	3/2	1-09

RECTANGLE NO.KILASRA NO.AREA
DECIHA-DECIWA

45

5

4-16

6/1

1-00

6/2

3-16

7

4-10

8

4-12

9

4-16

10

4-12

12/1

4-04

12/2

0-05

13

4-12

14

4-10

15

4-16

16

4-08

17

4-03

18/1

3-00

18/2

1-03

24

3-09

25

4-16

46

1/1

0-08

1/2

4-05

2

4-16

9

4-16

10

4-16

11

4-16

12

4-16

19

4-00

20

4-09

21

4-16

22

4-16

67

1

4-16

2

4-16

9

4-16

10

4-06

12

4-00

68

4

0-09

5

4-12

3. Shri Bhim Singh Son of Shri Sukh Lal R/o Village Khera Khurd, Delhi.	<u>19</u> <u>22</u> 2	4-06	As in Serial No. 1.
	23	4-16	
	<u>31</u> 9/1	2-9	
	<u>35</u> 27/2	3-13	
	3	4-09	
	34/2	2-1	
4. Smt. Chandro W/o Shri Bhim Singh R/o Village Khera Khurd, Delhi.	<u>8</u> <u>25-7</u>	<u>3-13</u>	As in Serial No. 1.
	<u>19</u> 24	4-8	
	35/4	4-16	
	7/1	<u>1-16</u>	
		11-00	
5. Shri Ved Pal son of Shri Ram Sarup R/o Village Khera Khurd, Delhi.	17/23	1-17	As in Serial No. 1.
	7/2	3-4	
	8	4-16	
	9/1	3-7	
	12/2	3-7	
	13	4-16	
	18	4-16	
	19/1	<u>1-19</u>	
6. Shri Bal Kishan S/o Shri Ram Sarup		<u>28-2</u>	
	-do-	-do-	
	-do-	-do-	
7. Shri Chand Ram S/o Shri Ram Sarup	-do-	-do-	
	-do-	-do-	

CLAIMS

<u>S.NO.</u>	<u>Name of the Claimant.</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Claims</u>
1.	Sh.Ved Pal S/o Shri Jage Ram resident of Village Khera Khurd, Delhi.	35/19	4-16	Market Value @ Rs.2000/- p Square yard.
		20	4-16	Pucca well Rs.2,00,000/- (on well)
		21	4-16	Trees Rs.20,000/- (Grown up trees)
		22	4-16	
		44/5	4-18	Electric tube well Rs.2,00,000/-
		45/1	4-16	Rs.5000/- per bigha for loss of standing crops.
		10	<u>4-12</u>	
		<u>=33=10</u>		Rs.7,00,000/- on account of damages sustained by objector at the time of taking possession.
				Rs.5,00,000/- on account of damages sustained by the objector for change of his residence and place of li.
				Rs.200/- per sq. feet for the boundary wall and Rs.500/- per sq. feet for structure.
				An Interest U/S 34 of L.A @ 15% per annum.
2.	Sh.Sukhbir Singh	35/19	4-16	As in Sl. No.1.
	Son of Shri Jage	20	4-16	
	R/o Village Khera	21	4-16	
	Khurd, Delhi.	22	4-16	
		44/5	4-18	

Shri Jai Pal S/o	35 7/2	2-8	As in Serial No.1.
Shri Maha Singh	8	4-13	
R/o Village Khera	9	4-16	
Khurd, Delhi.	12	4-12	
	13	4-12	
	14	4-6	
	18	4-16	
	45 6/2	4-16	
	15	4-16	
	16	4-08	
	25	4-16	
	46/10	4-16	
	11	4-16	
	12	4-16	
	46/19	4-08	
	20	4-16	
	21	4-16	
	22	4-16	
9. Sh.Bhim Singh	-do-	-do-	-do-
-do-			
10.Sh.Jagbir	-do-	-do-	-do-
-do-			
11.Sh.Dalip Singh	-do-	-do-	-do-
-do-			
12.Sh.Sardar Singh	-do-	-do-	-do-
-do-			
13. Sh.Attar Singh	35 25/2	3-13	As in Serial No.1.
S/o Shri Tek Chand	45/5	4-16	
R/o Village Khera	6/1	1-0	
Khurd, Delhi.		0-8	

14. Sh.Seelak Ram S/o	35	3-13	As in Serial No.1
Sh.Tek Chand R/o	<u>25/2</u>	4-16	
Vill. Khera Khurd,	45/5	1-0	
Delhi.	6/1	0-8	
	46/1/1	<u>1-9</u>	
	34/21/1	<u>11-6</u>	
15. Sh.Sat Pal S/o	34/21/2	2-17	As in Serial No.1.
Sh.Bhim Singh R/o	46/1/2	4-5	
Village Khera		<u>1-2</u>	
Khurd, Delhi.			
16. Sh.Naresh son of	18/8	3-10	
Sh.Khushni Ram R/o	13	4-16	
Vill.Khera Khurd,	18	<u>4-9</u>	
Delhi.		<u>12-15</u>	
17. Sh. Ram Kishan	-do-	-do-	-do-
-do-			
18. Sh.Hari Ram	-do-	-do-	-do-
-do-			
19. Sh.Jai Pal son	34	2-17	As in Sl.No. 1.
of Sh.Bhim Singh	<u>21/2</u>		
R/o Village Khera	46	<u>4-5</u>	
Khurd, Delhi.	<u>17/2</u>	<u>7-2</u>	
20. Sh.Dharam Pal S/o	19/11	0-17	Market value @ Rs.2000/- per
Sh.Goverdhan R/o	18/6	1-8	Sq.Yard.
Vill. Khera Khurd,	15	4-16	Solatium 30%, Interest @
Delhi.	16/2	3-10	18%, Sheesham tree
	25/1	3-10	Rs.10,000/- each,
	36/5/1	<u>3-10</u>	Alternative plot.
		<u>17-11</u>	
21. Sh.Prem Singh	-do-	-do-	-do-

23. Sh.Dharam Vir S/o	<u>19</u> 20/1	1-1	As in Serial No.1
Shri Jasram R/o	21/1	1-18	
Village Khara	<u>18</u> 16/1	1-6	
Khurd, Delhi.	25/2	1-6	
	<u>35</u> 11/1	1-16	
	<u>36</u> 5/2	<u>1-4</u>	
		<u>8-11</u>	
24. Sh.Umed Singh	<u>19</u> 20/2	1-5	As in Sl. No. 20
-do-	21/2	2-18	+
	22/1	1-1	Rs.1,00,000/- for tube well and Kotha
	<u>35</u> 17/2	2-13	
	2/0	<u>0-17</u>	
		8-14	
25. Sh.Ram Kumar	--		Market value @ Rs.
son of Shri			Rs.3,00,000/- per bigha
Nagar			Colonatum 30%, Addl. amount @ 12% p.a., statutory interest @ 15%.
26. Smt. Beero and	--		As in Serial No. 25
Smt. Ram Kumari			
D/o Shri Nagar.			
27. Smt. Raj Bala	--		As in Serial No. 25
wife of Shri Ram			+
Kumar			Rs.20,000/- for boring of pump set.
28. Sh. Chander Bhan	17/3/2	2-3	Market value @ Rs.500/-
S/o Shri Mani			

29. Sh.Sher Singh	$\frac{17}{272}$	2-7	Market value @ Rs.500/- per
S/o Shri Mauji,	3/1	$\frac{1-17}{4-4}$	Sq.ft.yard.
R/o Vill.Khera			
Khurd,Delhi.			
30. Shri Ram Chander	36/15	4-12	Market value @ Rs.500/- per
S/o Shri Shiba R/o	16	4-11	Sq.Yard Rs.20,000/- for
Vill.Khera Khurd.	25	4-16	tubewell Rs.50,000/- for well
	36/26	$\frac{0-5}{14-4}$	
31. Sh. Ram Kishan	35/10	4-16	Market value @ Rs.500/- per
-do-	11	4-12	Sq.yard.
	36/6	4-16	Rs.50,000/- for well.
	7/1	3-1	
	36/26	$\frac{0-5}{17-10}$	
32. Sh.Rajinder Singh	37/4	1-14	Market Value @ Rs.500/-
b) Surinder Singh	5	4-7	per Sq.Yard.
ss/o Hoshlar	6	1-9	Rs.20,000/- for tube well
Singh,	17/14	4-16	
c) Smt.Dhanpati W/o	15/2	1-18	
Sh.Hoshlar Singh	16	4-10	
d) Smt.Kusam Devi	17	4-16	
Wd/o Devender Singh	24	4-14	
e) Raj Wanti	25	4-10	
f) Sumitra		$\frac{32-14}{}$	
Ds/o Sh.Hoshlar			
Sinh R/o Village			

3- Randhir Singh
S/o Shr i Ram
Chander R/o
Village Khera
Khurd, Delhi.

$\frac{7}{14}$

15

$\frac{17}{1}$

24

$\frac{16}{23}$

$\frac{24}{2}$

$\frac{36}{15}$

16

25

$\frac{28}{3}$

4

8

$\frac{48}{25/2}$

$\frac{49}{21}$

$\frac{65}{6}$

$\frac{462}{271}$

$\frac{305}{571}$

$\frac{118}{21}$

$\frac{77}{16}$

16 mn

$\frac{449}{2}$

4-4

4-04

3-8

4-16

4-12

3-0

4-12

4-11

4-16

4-12

4-10

4-12

1-0

4-16

3-1

1-16

1-16

3-0

3-12

0-6

That the market value
of the land is more
than Rs.300/- per Sq.
yd. at the time of
notification U/s 4
of the L.A. Act.

34. Smt. Kasturi Devi .

D/o Sh. Bhartu

R/o Village

Khera Khurd

$\frac{36}{13/2}$

14/1

17/3

1-18 Market value @ Rs.2000/-per
0-4 Sq.Yd. Rs.2,00,000/- as the

Rs.2,00,000/- on A/c
loss of profession.

35. Patori D/o Shri	36/13/2	1-18	Market value @ Rs.2000,
Bhartu R/o	14/1	0-4	Sq.Yd. Rs.2,00,000/- as
Village Khera	17/3	0-4	severance charges.
Khurd, Delhi.	18/1	3-5	Rs.5000/- per bigha on A/c
	24/1	<u>0-5</u>	of Standing crops.
		<u>5-16</u>	Rs.2,00,000/- on account o
			Loss of profession.
36. Sh.Ramesh Chand	-do-	-do-	-do-
S/o Sh.Dharam			
Singh R/o Vill.			
Khera Khurd,.			
37. Sh.Suresh Chand	36/13/1	2-13	As inSl.No. 34
S/o Sh.Pearey Lal	13/2	1-19	
R/o Village Khera	8/2	<u>0-9</u>	
Khurd, Delhi.		<u>5-00</u>	
		<u>==</u>	
38. Sh.Inder Singh			
-do-	-do-	-do-	-do-
39. Sh.Bhupinder Kumar	-do-	-do-	-do-
-do-			
40. Sh.Maha Singh			
-do-	-do-	-do-	-do-
41. Sh.Neo Ram	17/4/2	0-17	As in Sl.No. 34
S/o Shri Reka Ram	5	1-13	
R/o Vill.Khera	6	4-10	
Khurd, Delhi.	7/1	<u>1-12</u>	
		<u>8-12</u>	
42. Sh.Ram Kishan			

43. Sh. Ram Pat	-do-	-do-	-do-
-do-			
44. Sh. Satbir S/o	17/23	1-17	As in Sl.No. 34.
late Sh. Sahi Ram	7/2	3-4	
R/o Vill. Khera,	3	4-16	
Khurd, Delhi.	9/1	3-7	
	12/2	3-7	
	13	4-16	
	18	4-16	
	19/1	1-19	
		<u>28-2</u>	
		=====	
45. Sh. Dilbagh			
-do-	-do-	-do-	-do-
46. Shri Jai Bhagwan			
-do-	-do-	-do-	-do-
47. Sh. Vijay Bhan			
-do-	-do-	-do-	-do-
48. Sh. Jai Bhagwan	36/17	2-8	As in Sl.No. 34
S/o Sh. Balwant	2		
Singh R/o Vill.	24/2	4-2	
Khera Khurd.	44/4	0-14	
		<u>7-4</u>	
		=====	
49. Sh. Ram Kumar			
-do-	-do-	-do-	-do-
50. Sh. Subha Chand			
-do-	-do-	-do-	-do-
51. Sh. Mehar Singh			
-do-	-do-	-do-	-do-

52. Sh. Anil Kumar	45/14	4-10	Market value @ Rs. 2000/-
S/o Sh. Sukhvir	17	4-3	per sq. yard.
Singh R/o Vill.	24	3-9	Rs. 5,000/- per bigha for
Khera Khurd,		<u>12-2</u>	loss of standing crops.
Delhi.		=====	Rs. 5,00,000/- on account
			of damages.
			Rs. 5,00,000/- for change
			in profession.
53. Sh. Sunil Kumar			
-do-	-do-	-do-	-do-
54. Sh. Pardeep Kumar			
-do-	-do-	-do-	-do-
55. Sh. Kuldeep Singh			
-do-	-do-	-do-	-do-
56. Sh. Suresh, Ramesh	<u>17</u>	2-13	As in Sl. No. 52
Sanjay, Harkesh	15/1	4-16	+
Ss/o Sh. Om	18/11	4-9	Rs. 10,000/- for two trees
Parkash, Smt. Laxmi	19	4-9	Rs. 15,000/- + Rs. 50,000/-
Widow of Shri Om	20	2-17	for boring & electric
Parkash, R/o Vill.	21/1	2-16	well.
Khera Khurd,	<u>34/12</u>		
Delhi.	3	1-3	
	13	2-5	
	<u>34</u>	2-13	
	10/2		
	35/6/2	2-13	
	17/5/1	<u>2-13</u>	
		28-1	
		=====	
57. Sh. Chander Bhan	17/15/1	2-13	As in Sl. No. 56
S/o Sh. Desram R/o	18/11	4-16	
Village Khera	19	4-9	
Khurd, Delhi.	20-	4-9	

34
9/2

1-18

10/1

2-4

12/1

1-16

29-1
=====

58. Sh.Dharam Raj
S/o Sh.Hardwari
Lal R/o Vill.
Khera Khurd.

36
14/2

17/1

4-9

As in Sl. No. 56

2-0

6-9
=====

59. Sh.Ram Phool

-do-

-do-

-do-

-do-

60. ShlCharan Singh S/o
Sh.Zile Singh R/o
Vill.Khera Khurd.

36
13/1

18/2

8/2

2-12

As in Sl.No. 34

1-19

0-9
5-0
=====

61. Sh.Jai Parkash

-do-

-do-

-do-

-do-

52. Smt.Shanti Wd/o
Sh.Surjit Singh R/o
Vill.Khera Khurd.

18
14/1

18/7

3-5

Market value @ Rs.2000/- per

2-8

Sq.Yd. Rs.5000/- per bigha

5-12

on account of standing crop:

=====

Rs.1,00,000/- on account of

loss of profession.

63. Sh.Bhim Singh
S/o Shri Lekh Ram
R/o Village Khera
Khurd, Delhi.

45
12/1

12/2

13

18/1

4-4

Market Value @ Rs.2000/- per

0-5

Sq.Yd.

4-12

Rs.5000/- per bigha for loss

3-0

of standing crops.

12-1

Rs.5000/- for each trees

=====

Rs.10,000/- for boring

Rs.10,000/- for damages for

installing boring.

Rs.500,000/- for change in

64. Sh.Ranbir Singh	<u>18</u> 24/2	1-19	As in Sl.No. 62
S/o Sh.Ram Sarup	36/3/1	3-12	
R/o Village Khera	4	<u>4-12</u>	
Khurd, Delhi.		10-3	
		=====	
65. Sh.Harpal Singh	<u>17</u> 15-1	2-13	Market value @ Rs.2000/-
S/o Sh.Des Ram	18/11	4-16	per sq.yard.
R/o Village	19	4-9	Rs.10,000/- for two trees
Khera Khurd, Delhi.	20-	4-9	Rs.15,000/- + Rs.50,000/-
	21/1	2-17	for boring
	34/11	4-16	Rs.20,000/- on account of
	20	4-12	damages.
	35/15	4-16	Rs.5,000/- per bigha on
	16	4-9	account of loss of standli
	<u>34</u> 12/3	2-16	crops.
	13	1-3	Rs.4,00,000/- on account
		<u>41-16</u>	of damages.
		=====	Rs.5,00,000/- on account
66. Sh.Des Ram S/o	18/1	1-10	of change in profession.
Sh.Jug Lal R/o	9	4-12	As in Sl.No.52
Vill.Khera Khurd.	10	4-16	
	12	<u>4-16</u>	
		15-04	
67. Sh.Rattan Singh	36/2	4-16	As in Sl. No. 52
S/o Sh.Kanhiya	9	4-16	+
R/o Vill.Khera	12	<u>5-14</u>	Rs.5,000/- for each tree
Khurd, Delhi.		15-6	Rs.10,000/- for boring
		=====	Rs.10,000/- for damage.
68. Ram Kishan S/o	36/1	4-12	As in Sl.No. 67
Sh.Kanhiya R/o	10	<u>5-14</u>	
		10-6	

Sh. Daloat S/o Sh.	18			
Kanhiya R/o Vill.	21/2	1-11	As in Sl.No. 67	
Khera Khurd. Delhi.	22	4-12		
	23	4-16		
	24/1	2-13		
		13-12		
70. Sh. Charan Singh	35/25/1	0-17	Market value @ Rs.12 lakh per acre.	
71. Sh. Dharam Singh	17/1	4-10	As in Sl.No. 67	
S/o Sh. Kali Ram	2/1	2-7		
R/o Village Khera	9/2	1-9		
Khurd, Delhi.	10	4-9		
	11	2-3		
	12/1	1-9		
	19/2	0-3		
	26	0-1		
		16-11		
72. Sh. Jatin S/o	35/19	4-16	As in Sl.No. 1	
Sh. Surinder R/o	20	4-16		
Vill. Khera Khurd.	21	4-16		
	22	4-16		
	44/5	4-18		
	45/1	4-16		
	10	4-12		
		33-10		
73. Sh. Charan Singh	35/17	4-16	As in Sl.No. 70	
	23	4-16		
	24	4-16		
	45/3/1	4-16		
	4/1	4-16		

75. Jai Pal S/o Sh.Gowardhan	35/5	4-16	Rs.1,00,000/- for dama
	6/1	4-16	
	19/11	0-17	Value of the land at the
	18/6	1-8	rate of Rs.2000/- per Sq.Yd.
	15	4-16	Solatum @ 30%
	16/2	3-10	Interest @ 18% p.a. from
	25/1	3-10	the date of notification
	36/5/1	3-10	till realisation.
			Two Sheesham trees @
	17-11	=====	Rs.10,000/- each.Alternative
76. Siri Krishan S/o Karan Singh, Subhaash Chander, Naresh Kumar, Ashok Kumar Ss/o Sh.Karan Singh			Plot both residential and
			commercial.
			Rs.3 lacs per bigha along-
			with Solatum @ 30% and
77. Smt.Anaro W/o Hardwari.			Additional amount on the
			market value @ 12% p.a. as
			envisaged under Law with
			statutory interest @ 15%
78. Yash Pal Singh S/o Bhullan Singh	18/7	2-8	per annum.
			Compensation @ Rs.5000/-per
			Sq.Yads. Solatum @ 30%
			Interest @ 12%p.a. for the
79. Yoginder Singh S/o Sh.Bhullan Singh			first year and 15% thereafter.
			-er.
			-do-
			-do-

Landhir Singh

36/15

4-12

As in Sl.No. 1

S/o Sh.Ram Chander

16

4-11

S. Vijender S/o

25

4-16

Dharambir

13-19

=====

82. Kanwar Singh

35

25/1

9-17

As in Sl. No.1.

S/o Shri Sultan

Singh

83. Rajinder Singh

S/o Sultan Singh

-do-

-do-

-do-

84. Ajit Singh S/o

Sultan Singh

-do-

-do-

-do-

85. Hari Chand S/o

Dhan Raj

-do-

-do-

-do-

86. Sh.Dev Raj S/o

Prem Raj.

18

14/2

1-7

Market value @ Rs.5000/-

per Square yard, Solatium

@ 30%, Interest @ 12%

for the first year and

15% thereafter.

87. Om Parkash S/o

Sh.Dharam Singh.

36

13/2

1-18

Market Value @Rs.5000/-

14/1

0-4

per Sq.Yds.

17/3

0-4

18/1

3-5

24/1

0-5

5-16

Contd..

88. Prem Singh S/o Dharam Singh	36 13/2	1-18	Market value @ Rs.5000/-
	14/1	0-4	per Sq.Yd.
	17/3	0-4	
	18/1	3-5	
	24/1	<u>0-5</u>	
		5-16	
89. Mahinder Singh S/o Dharam Singh	-do-	-do-	-do-
90. Smt. Kasturi D/o Sh.Bhartu.	-do-	-do-	-do-
91. Smt Paturi D/o Bhartu.	-do-	-do-	-do-
92. Ram Pat S/o Sh. Sehaj Ram	45/2	4-16	Market value @ Rs.1000/-
	13/2	1-2	per Sq.yd. Damages & tre
	4/2	1-1	Interest & Solatium etc.
	7	4-10	
	8	4-12	
	9	4-16	
20-17			
93. Rattan Singh S/o Sh.Sehaj Ram	-do-	-do-	-do-
94. Umed Singh S/o Sh.Sehaj Ram	-do-	-do-	-do-
95. Jas Ram S/o Sh.Sehaj Ram	-do-	-do-	-do-

97. Krishan Kumar S/o Chandgi Ram.	19 17/21	0-6	Market value Rs.1000/- per Sq
	25	2-10	Yd. Damages of trees, Interest
	34/1	1-15	& Solatium etc.
	35/5	4-16	
	61	1-16	
98. Ravinder Kumar S/o Shri Ram Kishan.	19 17/21	0-6	Market Value @ Rs.1000/- Per
	25	2-10	Sq.Yds., interest and
	34/1	1-15	solatium as per amended
	35/5	4-16	L.A. Act.
	6/1	1-16	
		11-35	=====
99. Sh.Dalip Singh S/o Sh.Narang resident of Vill.Khera Khurd.	18 24/2	1-19	Market value @ Rs.1000/- per
	36 37/1	3-12	Sq.yard.
	4	4-12	
100. Sh.Randhir Singh			
-do-	-do-	-do-	-do-
101. Sh.Jage S/o Shri Hawa Singh R/o Vill. Khera Khurd.	35/19	4-16	As in Sl.No.1.
	20	4-16	
	21	4-16	
	22	4-16	
	44/5	4-18	
	45/1	4-16	
	10	4-12	
		33-10	=====
102. Sh.Virnder Singh S/o Sh.Sahi Ram	17/23	1-17	As in Serial No.1.
	7/2	3-4	

- 18 -

12/2	3-7
13	4-16
18	4-16
19/1	1-19

~~28-2~~
=====

103. Sh. Ram Kumar S/o
Sh. Des Raj R/o
Vill. Khera Khurd.

17 15/1	2-13
18/11	4-16
19	4-9
20	4-9
21/1	2-17
34/12/3	2-16
13	1-3
34/12/2	0-4
19	4-8

As in Sl. No. 34

~~27-15~~
=====

The interested persons have claimed exorbitant prices of their land by making claims from Rs. 300 to 5000/- per sq. yds. They have, however, not filed any documentary evidence in support of their claims. The claims therefore, cannot form the basis of determination of market value.

In a policy announcement which came into effect from 27.4.90 the Government of Delhi fix the minimum price of agricultural land @ Rs. 4.65 lacs per acre for the acquisition of agricultural land.

In view of the absence of any documentary evidence on record to the contrary, I find Rs. 4.65 lacs per acre to be the most reasonable price for levelled land i.e. land falling in 'A' block. I accordingly determined the market value of the 'A' block land @ Rs. 4.65 lacs per acre or Rs. 36,875/- per bigha.

As far as assessment of land falling in 'B' block is concerned, attention is required to be paid to the quality of the land. As stated earlier, from this land earth has already been taken out and it is having four feet 'GADHAS'. Surveyor of Works-II, PWD was requested vide this office letter No. F.No. IAC/ Narela/95/2555-56 dated 24.5.95 to assess the cost of filling this dug-up land. But he has not entertained our requests. In case of village Holambi Khurd, Surveyor of Works had informed this office vide his letter dt. 24.5.94 that the cost of earth filling may be got adjudged locally and they are not in a position to do this. For assessment of market value of this land reference can also be made to AW.No. 12/94-95 of village Holambi Khurd as well as Judgement of Hon'ble High Court in RFA No. 810/88 in the case titled as Balbir Singh V/s UOI village Samey Pur. In award No. 12/94-95 Land Acquisition Collector had given Rs. 3 lacs per acre for 'B' block land/dug-up land. I have gone through the judgement in RFA No. 810/88. Court have given Rs. 50,000/- per givha for levelled land and Rs. 45,000/- per bigha for unlevelled land. Thus market value of 'B' block land has been held 10% less than that of 'A' block land. Against this judgement, Deptt. filed SLP in the Hon'ble Supreme Court over and above Rs. 32,000/- per bigha for levelled land and Rs. 29,000/- per bigha for unlevelled land.

MARKET VALUE :-

While determining the market value of land as on 14-1-94 i.e. the date of notification u/s 4 of the Act, several factors such as location of 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 Deed and price policy of the Government regarding acquisition of agricultural land are to be taken into consideration.

The land under acquisition is basically agricultural land, though, earth has been taken out from some of the Khasra Nos. Hence for the purpose of assessing the market value, land can fairly be divided into two blocks. One block will consist of land from which earth has not been taken out or levelled land. This will include land of Kh. Nos. 17/8, 13, 19/24, 45/3/1, 3/2 and 4/1 which are slightly lower than the adjoining Kh. Nos. Second block will consist of land which is having four feet deep 'GADIAS' or unlevelled land. From this land earth has already been removed. This is categorised as 'B' block land total measuring 20 bigha 8 biswa as per detail given below:-

<u>Khasra No.</u>	<u>Area</u>
35/4	4-16
7/1	1-16
17	4-10
23	4-16
24	4-10
	<u>20-08</u>

Rest of the land measuring 608 bigha 11 biswa is of 'A' block. Mhk

While assessing the market value of the land, I find that award No. 3/96-97 has been announced in the adjoining village Naya Bans alias Iradat Nagar. This is my own award and I have given Rs. 4.65 lacs per acre for 'A' block or levelled land. Date of notification u/s 4 is also same in both the cases.

This difference of Rs.3,000/- also given a difference of 9% approximately in the rate of levelled and unlevelled land. Even if this proposition of the Deptt. is accepted, then a deduction of Rs.41,850/- per acre is required to be made in the market value of dug-up land from that of 'A' block land. But, despite that LAC gave a deduction of Rs.1.65 lacs per acre in Award No.12/94-95. This might have been done because of dimension of depth of 'GADHAS'. This dimension of depth of 'GHADHAS' is also relevant. For the assessment of the cost of this land local enquiries were made and it came to my notice that for removing four to five feet earth Rs.1.20 to 1.30 lacs per acre is paid as lease consideration. Keeping in view the findings of the local enquiries I am of the opinion that Rs.1.20 lacs per acre should be given as deduction in the market value of 'B' block from that of the 'A' block land decided earlier. As such I assess the market value of 'B' block land @ Rs.3.45 lacs per acre or Rs.71,875/- per bigha.

In addition to the market value fixed above land owner will be entitled to all other benefits as per the provisions of the act.

WELL/TUBEWELL

There is no well or Tubewell on the land under acquisition. Hence no compensation is paid on this account.

TREES:

There is no tree on the land under acquisition. Although there are some small trees on the land under acquisition which are in the infancy stage and cannot be converted into firewood. As such I do not assess any market value for the same.

SOLATUM :

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

POSSESSION :

As possession of the land has been taken over and handed over to the requisitioning Deptt. on 20.1.95, the interested persons are entitled for intt. u/s 34 of the L.A. Act @ 9% p.a. for one year from the date of possession and thereafter @ 15% till the date of announcement of award as per the provision of the L.A.(Amended) Act 1984. XXXIXXXXXXXXXXXXXX
XX

ADDITIONAL AMOUNT :

The interested persons are entitled to additional amount @ 12% per annum on the market value of the land from the date of notification u/s 4 till the date of possession or announcement of award whichever is earlier.

APPORTIONMENT :

Compensation will be paid to the interested persons according to the latest entries in the revenue record. In case of any dispute regarding title, apportionment of compensation, the matter will be referred to the court of ADJ u/s 30-31 of the Act.

LAND REVENUE :

Land Revenue to be assessed and to be deducted from the Khalsa rent rill of the village from the date of taking over possession of the land.

SUMMARY OF THE AWARD :

1. Market value of 'A' block land measuring 608 bigha 11 biswa @ Rs. 96,875/- per bigha.	Rs. 5,89,53,281/-
2. Market value of 'B' block land measuring 20 bigha 8 biswa @ Rs. 71,875/- per bigha	Rs. 14,66,250/-
I total of market value :	Rs. 6,04,19,531/-
3. Solatium @ 30% on market value	1,81,25,859/-
4. Additional amount @ 12% p.a. u/s 23(1)-A w.e.f. 14.1.94 to 20.1.95 (371 days on M.V.)	73,69,527/-
5. Interest @ 9% p.a. u/s 34 w.e.f. 20.1.95 to 19.1.96 (365 days)	54,37,758/-
6. Interest @ 15% p.a. u/s 34 w.e.f. 20.1.96 to 18.12.96 (332 days)	82,43,541/-

Grand Total :-

9,95,96,216/-

(Rs. Nine crore Ninty Five lacs Ninty Six Thousand Two Hundred & Sixteen only).

APPROVED

SECRETARY (REVENUE)

(SAHIB SINGH)
LAND ACQUISITION COLLECTOR (N)
DELHI

19/12/96

Present Sh. Hari Ram, (D) head committee, Ramkishan, Ranjit
Chander Bhan, (D) head committee, Singh, Sunder and
Announced the award in open court in the presence
of above mention persons and other notices u/s 12(2).

19/12

