

AWARD NO.

: 6/2000-2004/NW

NAME OF VILLAGE

: KHERA KHURD

NATURE OF ACQUISITION: PERMANENT

PURPOSE OF ACQUISITION: GAS PIPE LINE UPGRADATION PROJECT BY
GAS AUTHORITY OF INDIA LTD.

INTRODUCTORY :-

These are the proceedings U/S 11 of the Land Acquisition Act, 1894 for determination of compensation in respect of the land measuring 2 bighas in village Khera Khurd. The land is required by the Govt. for a public purpose namely for Gas Pipe Line upgradation Project under Mini Master Plan Scheme. The land stands notified U/S 4 and 17(1) of the LA Act. vide notification No. F.7(19)/98/L&B/LA/13990 dated 1-1-99. In view of the urgency of the scheme provision of section 17(1) of the Act are applicable to this land. The DELHI GOVT. issued declaration U/S 6 of the Land Acquisition Act vide notification No. F.7(19)/98/L&B/LA/16063 dated 16-2-99 and 16066 dated 16-2-99. 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 'CLAIM'S.

MEASUREMENT :-

The area to be acquired as given in the declaration U/S 6 is 2 bighas. As such present award confines to an area measuring 2 bighas. Details of the same are as under:-

Contd..2.

KHASRA NO.	AREA (BIGHA-BISWA)
16/9 min	2-00
TOTAL	2-00

CLAIMS

The following claims have been received in response to notices u/s 9 & 10 of the L.A. Act.

S.No.	Name of The Claimants	Khasra No.	Area	Claims & Objections
1.	Sh. Mange Ram & Others through Advocate	16/9 min	2-00	For land Rs.15000 per sq. yds. with other benefits.

MARKET VALUE:-

While determining the market value of land as on 1-1-79 i.e. the date of notification under section 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 deed 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.

Contd..3.

The interested persons have generally claimed exorbitant prices of their land by making claims from about Rs. 15000 per sq. yds.. They have, however, not filed any documentary evidence in support of their claims. The claims, therefore can not from the basis of determination of market value.

In a policy announcement which came into effect from the financial year 1998-99 i.e. 1-4-98, the Govt. of National Capital Territory of Delhi fixed the indicative price of agricultural land @ 11.20 lakh 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. 11.20 lakhs per acre to be the most reasonable price for best kind Since the notification under section 4 was issued on 1-1-99 and the price of the land is to be determined on the date of notification under section 4 itself. I, accordingly, determine the market value of @ Rs. 11.20 lakhs per acre or Rs.233333/- 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 Act.

Contd..4.

SOLATIUM

As provided under sub-section 2 of section 23 of the Land Acquisition Act 1894 and as amended as per 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.

STRUCTURE :- Nil

TREES :- Nil

POSSESSION

The physical possession of the entire land has been taken over and handed over to the requisition deptt. on 5-3-99.

ADDITIONAL AMOUNT :-

The interested persons are entitled to additional amount under section 23-1-A of the Land Acquisition Act @ 12% per annum on the market value of the land from the date of notification U/S 4 till the date of possession or the announcement of the Award whichever is earlier.

APPORTIONMENT

Compensation will be paid to the interested persons according to the latest entry in the revenue record. In case of any dispute regarding title, apportionment the matter would be referred to the Court of ADJ, Delhi under section 30-31 of the Land Acquisition Act.

Contd...5.

LAND REVENUE

Land revenue to be assessed and to be deducted from the Khalsa rent roll of the Village the date of taking over possession of the land.

SUMMARY OF THE AWARD

1. Market value of land measuring 2 bigha @ Rs. 233333.33 per bigha or Rs. 11.20 Lakhs per acre.	466667.00
2. Solatium @ 30% of Market Value	140000.00
3. 12% additional amount on Market value w.e.f. from 1-1-99 to 4-3-99 (63 days)	9666.00
4. 9% Interest amount on Market value w.e.f. 5-3-99 to 4-3-2000 (for 1 year)	42000.00
5. 15% interest amount U/S 28 of L.A. Act. w.e.f. 5-3-2000 to 13-7-2000 (131 days)	25123.00

GRAND TOTAL

683456.00

(Rupees Six Lakhs Eighty Three Thousand Four Hundred Fifty Six Only)

APPROVED

SECRETARY (REVENUE)

(PANKAJ KUMAR)
LAND ACQUISITION COLLECTOR (NARELA)
DELHI

Announced in the open court

Pankaj Kumar
14/7/2000