

ADDENDUM AWARD NO. 26/2003-04
NAME OF THE VILLAGE KURENI
NATURE OF ACQUISITION PERMANENT
PURPOSE OF ACQUISITION FOR PUBLIC PURPOSE NAMELY
FOR DEVELOPMENT OF SECTOR
1, 2, 3 & 4 NARELA PHASE 1/1 OR
P.D.D.

The tentative date for announcement of award was fixed for 30.12.2003 and as such interest U/s 23(1-A) was calculated upto 30.12.03. Consequent upon approval of Pr. Secretary (Revenue) on 9.2.2004 and announcement of award on 10.2.2004 in respect of land measuring 1 bigha 2 biswa in village Kureni and acquired for aforesaid purpose, the interested persons are entitled for interest U/s 23(1-A) of the LA Act, 1894 till 10.2.04. As such a sum of Rs. 4968.08 is added to S. No. 3 & 4 of the summary of award.

Accordingly, the apportionment and summary of award may be read as under: -

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, apportionment of compensation, the matter will be referred to the court of ADJ, Delhi under section 30-31 of the LA Act, 1894.

The detail of apportionment is as under:

S.No	Name	Rect No	Kh No	Area (Bigha-Biswa)	Remarks
1	Ashok Kumar S/o Daryav Singh	7	22/2/1	0-09	2,40,459.95
2	Nathwa S/o Sawal Gair Nikasi Tahat Custodian	7	22/1/1	0-13	347331.05
TOTAL				1-02	5,87,791.00

SUMMARY OF AWRAD

(In Rs.)		
1	Market value of land measuring 1 bigha 2 biswa of @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	3,59,791.52
2	Solatum @10% on the market value U/s 23(2) of LA Act, 1894.	1,07,937.45
3	Additional amount @12% p.a on the market value w.e.f. 2.5.2001 to 10.2.2004 for 2 years & 285 days U/s 23(1-A) of LA Act, 1894.	1,20,061.93
4	TOTAL(COL 1+2+3)	5,87,790.90 Or say 5,87,791.00

(Rupees Five Lacs Eighty Seven Thousand Seven Hundred Ninety One Only)

Award is announced in open Court
on 10/2/2004.

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

AWARD NO.

26/03-04

NAME OF THE VILLAGE

KURENI

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

**FOR PUBLIC PURPOSE NAMELY
FOR DEVELOPMENT OF SECTOR
1, 2, 3 & 4 NARELA PHASE 1/1 FOR
P.D.D.**

INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of LA Act, 1894 in respect of land measuring 1 bigha 02 biswa in village Kureni, Delhi. The land is required by the Government for a public purpose namely for development of sector 1, 2, 3 & 4 Narela Phase 1/1, for Planned Development of Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.11(6)/99/L&B/LA/1410 dated 2.5.2001. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F. 11(6)/99/L&B/LA/1422 dated 23.4.2002.

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, claims filed by the claimants/interested persons/requisitioning department have been discussed under the heading "CLAIMS".

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MEASUREMENT

The area to be acquired for development of sector 1, 2, 3 & 4 Narela Phase 1/1, for Planned Development of Delhi and declared under section 4 of LA Act, 1894 is **1 bigha 2 biswa**. The same has been notified under section 6 of the LA Act, 1894 for development of Freight Complex at Narela, under Planned Development of Delhi. The field staff measured the land to be **1 bigha 2 biswa** on verification/total of the notification. The details of which are as under: -

Thus, the present award is **1 bigha 2 biswa** land as per detail given below: -

Rect No.	Khasra No.	Area in Bigha-Biswa
7	22/1/1	0-13
	22/2/1	0-09
TOTAL		1-02

CLAIMS

In response to the notices issued under section 9 and 10 (to interested persons) following persons have filed their claims: -

S.No.	Name	Kh. No.	Claim	Remark
1	Pratap Singh S/o Nathua	7/21/1/1	Land @Rs.10,000.00 per Sq yds, 50% Solatium, 24% p.a interest, compensation @ Rs.1.00 lacs for obsolescence of agricultural equipments, Rs.25,000.00 for trees, Rs.10,000.00 for standing crops, Rs.1.00 lacs as severance of land plus other statutory benefits	No proof enclosed

FIN

Notice under section 50 of the LA Act, 1894 was issued to the requisitioning department to adduce evidence for the purpose of determining the amount of compensation. The requisitioning department has not furnished any evidence to adduce evidence for the purpose of determining the amount of compensation.

MARKET VALUE

While determining the market value of the land as on 2.5.2001, 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 different 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.

The land under acquisition is agricultural land and is being used for agriculture.

The interested person have generally claimed exorbitant prices of their land by making claims about Rs. 10,000.00 per Sq. Yds but has not enclosed any documentary evidence in support of his claim

Moreover this office is in possession of a sale deed executed on 4.12.2001 in respect of land measuring 8 Bigha 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 or has decreased marginally. The claims therefore, cannot form the basis for determination of market value.

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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 view of the absence of any documentary evidences on record to the contrary, and in light of the above discussion, I find Rs.15,70,000.00 per acre to be the most reasonable price for the agricultural land as on 2.5.2001. The notification under section 4 was issued on 2.5.2001 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% p.a. 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

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i.e. 2.5.2001 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.

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, apportionment 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 apportionment is as under:

S.No	Name	Rect No	Kh No	Area (Bigha-Biswa)	Remarks
1	Ashok Kumar S/o Daryav Singh	7	22/2/1	0-09	2,38,417.59
2	Nathwa S/o Sawal Gail Nikasi Tahat Custodian	7	22/1/1	0-13	3,44,395.40

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.

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SUMMARY OF AWRAD

		(In Rs.)
1	Market value of land measuring 1 bigha 2 biswa of @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	3,59,791.52
2	Solatium @30% on the market value U/s 23(2) of LA Act, 1894.	1,07,937.45
3	Additional amount @12% p.a on the market value w.e.f. 2.5.2001 to 30.12.2003 for 2 years & 243 days U/s 23(1-A) of LA Act, 1894.	1,15,093.85
4	TOTAL(COL 1+2+3)	5,82,822.82 Or say 5,82,823.00

(Rupees Five Laqs Eighty Two Thousand Eight Hundred Twenty Three Only)



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



APPROVED
Secretary (Revenue)