

AWARD NO.

09/2005-06/DC(N-W)

NAME OF THE VILLAGE

MADANPUR DABAS

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

**FOR PUBLIC PURPOSE NAMELY FOR
ROHINI RESIDENTIAL SCHEME 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 135 Bigha 04 Biswa in village Madanpur Dabas, Delhi. The land is required by the Government for a public purpose namely for Rohini Residential Scheme, under Planned Development of Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.11(19)/2001/L&B/LA/20112 dated 21.3.2003. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F.11(18)/2004/L&B/LA/28060 dated 18.3.2004.

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".

MEASUREMENT

The area to be acquired as given in the declaration under section 6 of the LA Act is 135 bigha 04 biswa. Whereas land was notified under section 4 of the LA Act boundary wise, wherein the land was bounded by Western Yamuna Canal in North, Rohtak Railway line in South, High Tension line on West and land already acquired in

for Rohini Scheme. The field staff measured the land and found it to be correct and asuring 135 bigha 04 biswa on verification/total of the notified land/area.

Thus, the present award is for 135 bigha 04 biswa land as per detail given below:

Ref. No.	Kh. No.	Area Bigha-Biswa
25	12min	1-07
	19min	2-02
	20min	0-14
	21min	2-10
26	1/1min	3-02
	½	1-03
27	5min	0-03
	6min	2-07
	15/1-2min	3-16
	16	2-18
	17min	1-14
	24min	4-10
	3min	0-10
	4min	4-07
	7	3-01
	8/1-2min	1-13
	12min	0-00 (kamaj biswa)
	13min	3-16
	18	4-19
	19/1min	0-14
43	19/2min	0-02
	22min	3-08
	23min	3-12
	1min	0-09
	2min	4-15
	3	2-14
	9/1	5-13
	9/2	1-02
	10min	2-13
	11min	5-14
	12	6-13
	19	6-04
	20	4-16
	21	4-16
44	22	5-08
	16min	1-06
45	25min	3-10
	5/1-2min	5-01
46	1	4-16
	2	4-16

	9	4-16
	10	4-03
	12	3-11
		135-04

CLAIMS

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

S. No.	Name of the person	Khasra No.	Claim	Remarks
1	Rajan Singh, Dariyao Singh Ss/o, Birkha Krishan Kumar, Baljeet Singh Dabas Ss/o Hoshiyare, Ravi Kr S/o Balram, Karan Singh, Chander Singh, Baldev Singh Ss/o Risal Singh	43//4min	Land @ Rs.15,000/- per Sq yds, Solatium, alternative plot, shop, interest, trees @ Rs.1,000/- per qtls, T/well for Rs.5.00 lacs, Kotha @ rs2.00 lacs	No proof enclosed
2	Balbir Singh, Khubi Ram, Mahinder Singh & Baldev Singh Ss/o Late Sh. Kirparam	25/12min	Compensation Rs.2,000/- per Sq Yds, Wood @ Rs.950/- per quintal Boring Rs. 50,000/- Alternative Plot, Compensation Amounting To Rs. 25,000/- per bigha Loss of annual income one member each family service in DDA.	-do-

	Dilbagh Singh S/o Hnumant & Jagbir Singh, Satbir Singh, Jagdish Singh Ss/o Hariram	25/19min, 20min	Compensation Rs.2,000/- per Sq Yds, Wood @ Rs.950/- per quintal , Boring Rs. 50,000/- , Alternative Plot, Compensation Amounting To Rs. 25,000/- per bigha Loss of annual income one member each family service in DDA.	-do-
	Dharam Singh S/o Laxmi Ram, Rich Pal, Braham Prakash Ss/o Late Sh. Bharat Singh	43/7, 8/1	Land @ Rs.15,000/- per Sq yds, Solatium, alternative plot, shop, interest, trees @ Rs.1,000/- per qtls, T/well for Rs.5.00 lacs, Kotha @ Rs2.00 lacs	-do-
5	Sona Devi W/o Basti Ram	43/13	Land @ Rs.15,000/- per Sq yds, Solatium, alternative plot, shop, interest, trees @ Rs.1,000/- per qtls, T/well for Rs.5.00 lacs, Kotha @ Rs2.00 lacs	-do-
6	Attar Singh S/o Bhim Singh, Bhim Singh Adopted S/o Tek Chand, Partap Singh S/o Dalip Singh	26/1/2, - 27/6min, 15/2	Land @ Rs.15,000/- per Sq yds, Solatium, alternative plot, shop, interest, trees @ Rs.1,000/- per qtls, T/well for Rs.5.00 lacs, Kotha @ Rs2.00 lacs	-do-
7	Om prakash, Satish Kumar Ss/o Sh. Gopal, Jagdish, Mahinder Singh Ss/o Jageram, Rajesh Dabas, Rakesh Dabas Ss/o Late VedVart,	26/1/1 27/5min	Land @ Rs.15,000/- per Sq yds, Solatium, alternative plot, shop, interest, trees @ Rs.1,000/- per qtls, Rs.7.00 lacs for Kotha & T/well	-do-

	Harkesh Singh, Ved parkash, Jai Parkash Ss/o Shri Chand, Satparkash, Surender Kumar, Dayanand, Sardhanand, Ss/o Hari Singh			
8	Om Parkash, Dhir Singh, Dharambir Singh Ss/o Shri Gopal, Rajbala W/o Late Kapoor Singh, Vinod Kumar, Manjit Kumar, Sanjit Kumar Ss/o Late Sardar Singh, Rajesh Kumar, Ninesh Kumar, Yogesh Kumar Ss/o Late Sahib Singh	44/12	Land @ Rs.15,000/- per Sq yds, Solatium, alternative plot, shop, interest, trees @ Rs.1,000/- per qtls, T/well for Rs.5.00 lacs, Kotha @ Rs2.00 lacs	-do-
9	Om Parkash S/o Dharam Singh	44/21, 45/25min, 46/5/2min	Land @ 6000/- per Sq yds, Solatium Interest, T/well @ 20,000/- Alternative Plot	Enclosed a copy of sale deed executed 1. on 8.8.03 for land measuring 14-08 @ Rs.1,87,50,000 /- or say Rs.62,50,000/- per acre in village Savda 2. on 28.3.2000 for land measuring 4-16 @ Rs.26,75,000/- in village Mamoorpur. 3. on 5.8.03 for land measuring 4-16 @ Rs.75,00,000/- in village Hiran Kudna

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10	Hukum Chand, Rajender S/o Sardar Singh, Indra Devi W/o Balbir Singh, Santosh Devi W/o Sh. Krishan, Daya devi W/o Jaipal, Bala Devi W/o Rajender all Ds/o Shri Haridwarilal, Jogender Singh S/o Attar Singh	47/1, 2, 9, 10, 12	land @ 6000/- per Sq yds, Solatium Interest, T/well @ 20,000/-, Alternative Plot, Copensation Amounting To Rs. 25,000/- per bigha Loss of annual income	-do-
11	Baljeet Singh S/o Ram Prasad	46/5/1	land @ Rs15,000/- per Sq yds, interest, solatium	No proof enclosed
12	Pratap Singh S/o Dalip Singh	27/15/2, 6, 26/1/2	Land @ Rs.15,000/- per Sq yds, Solatium, alternative plot, shop, interest, trees @ Rs.1,000/- per qtls, T/well for Rs.5.00 lacs, Kotha @ Rs2.00 lacs	-do-
13	Sada Ram S/o Ram Swarup	44/11, 10, 20, 45/16	land @ Rs15,000/- per Sq yds, interest, solatium	-do-
14	Udey Singh S/o Jage Ram	-do-	-do-	-do-
15	Nafe Singh S/o Krishan Lal	-do-	-do-	-do-
16	Prem S/o Jage Ram	-do-	-do-	-do-
17	Silak Ram S/o Dalip Singh	-do-	-do-	-do-
18	Sandeep Jain S/o Padam jain	44/10, 44/11, 46/5/2	-do-	-do-
19	Anand Jain S/o Duli Chand	44/10, 11, 20, 45/15, 16	to deposit the payment int the court of ADJ, U/s 30-31 of the LA Act.	-do-

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

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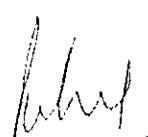
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compensation. The requisitioning department has not furnished any evidence to adduce evidence for the purpose of determining the amount of compensation.

MARKET VALUE

While determining the market value of the land as on 21.3.2003, 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, potentialities attached to the land and 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 in nature. However, on survey done by the staff of Land Acquisition branch it is found that the land is being used for residential and commercial purpose.

The interested persons have generally claimed exorbitant prices of their land by making claims about Rs. 2,000.00 to Rs.15,000.00 per Sq. Yds. However most of the claimants have not filed any evidence in support of their claim. Few of the claimants have however filed evidence in support of thie claim. The evidences are (1) copy of the sale deed in respect of land measuring 1 acre in Mamoorpur @Rs.26.75 lacs executed on 28.3.2000, (2). copy of the sale deed in respect of land measuring 9 bigha in Savda @Rs.1,17.00 lacs executed on 29.3.2004, (3) copy of the sale deed in respect of land measuring 14-08 in Savda @Rs.1,87.50 lacs executed on 8.8.03 and (4) copy of the sale deed in respect of land measuring 1 acre in Hiran Kudna @Rs.75.00 lacs executed on 8.03. In this regard it is submitted that the village Hiran Kudna, Sawda and Mamoorpur are at a very far of distance compared to Madanpur Dabas village. Moreover the potentiality of the two villages differ a lot, as such the evidence produced by the claimants can not form the basis for determination of the market value of land in village Madanpur Dabas. The claimant ought to have produced sale deed in respect of land situated in village Madanpur Dabas or land near to the land under acquisition.



8

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.

The notification under section 4 was issued on 21.3.2003 and the price of the land is to be determined as on the date of notification under section 4 of Land Acquisition Act itself. Hence, 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 land under acquisition as on 21.3.2003. I, accordingly, determine the market value of the "A" block land @ Rs.15,70,000.00 per acre.

SOLATUM

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 i.e. 21.3.2003 till the date of possession or announcement of award whichever is earlier.

POSSESSION

Physical possession of the notified land will be handed over after announcement of award.

TREES

There are some trees on the acquired land under acquisition. Most of the 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.

STRUCTURE

There exists some structures in the form of residential and commercial houses in the land under acquisition in contrary to the land use. Hence the market value of these structures which is unlawful or contrary to the land use has been disregarded and the market value shall be deemed to be the market value of the land if put to ordinary use.

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 as per merit. The details of apportionment are as under:

S.No.	Name of the interested person	Rect. No.	Khasra No.	Area	Compensation
1	Arjun Singh S/o Birkha (1/6 Share)	43	4min	4-07	3,74,075.93
2	Daryav. Singh S/o Birkha (1/6 Share)				3,74,075.93
3	Krishan Kumar S/o Hosyare (1/18 Share)				1,24,691.97
4	Baljit Singh S/o Hosyare (1/18 Share)				1,24,691.97
5	Ravi Kumar S/o Balram (1/18 Share)				1,24,691.97
6	Karan Singh S/o Risal Singh (1/6 Share)				3,74,075.93
7	Chander Singh S/o Risal Singh (1/6 Share)				3,74,075.93
8	Baldev Singh S/o Risal Singh (1/6 Share)				3,74,075.93

	Om. Parkash Dharm Singh	S/o	44 45 46	21 25min 5/2min Total	4-16 3-10 4-19 13-05	68,36,560.10
10	Ompati Devi Karan Singh	W/o	25	21min	0-04	1,03,193.36
11	Balbir Singh Kirpa Ram (1/4 Share)	S/o	25	12min	1-07	1,74,138.79
12	Khubi Ram Kirpa Ram (1/4 Share)	S/o				1,74,138.79
13	Baldev Singh Kirpa Ram (1/4 Share)	S/o				1,74,138.79
14	Mahender Singh Kirpa Ram (1/4 Share)	S/o				1,74,138.79
15	Jagdish Singh Hariram (1/6 Share)	S/o	25	19min 20min	2-02 0-14	2,40,784.50
16	Jagbir Singh Hariram (1/6 Share)	S/o		Total	2-16	2,40,784.50
17	Satbir Singh Hariram (1/6 Share)	S/o				2,40,784.50
18	Dilbagh Singh Hanmant (1/2 Share)	S/o				7,22,353.52
19	Dharm Singh Layakram (1/3 Share)	S/o	46	5/1	0-02	17,198.89
20	Kirpa S/o Layakram (1/3 Share)					17,198.89
21	Baljit S/o Ram Parshad (1/3 Share)					17,198.89

	Bhram Singh S/o Lachmiram (1/2 Share)	43	7 8/1	3-01 1-07	11,35,126.96
			Total	4-08	
3	Rishi Pal S/o Bharat Singh (1/4 Share)				5,67,563.48
24	Bhram Prakash S/o Bharat Sing (1/4 Share)				5,67,563.48
25	Balvant Singh S/o Karan Singh	25	21min	1-13	8,51,345.22
26	Satpal Sing S/o Basti Ram (1/3 Share)	43	13min	3-16	6,53,557.94
27	Smt. Sona Devi W/o Basti Ram (1/3 Share)				6,53,557.94
28	Harpal Singh S/o Basti Ram (1/3 Share)				6,53,557.94
29	Bhim Singh S/o Tek Chand (1/2 Share)	26 27	1/2 6min 15/2	1-03 2-07 3-11	18,18,782.97
30	Dalip Singh S/o Sisram (1/2 Share)		Total	7-01	18,18,782.97
31	Rajesh Kumar S/o Karan Singh	25	21min	0-13	3,35,378.42
32	Gurinder Kaur W/o Chitrnanjan Pal Singh	27	16	2-10	12,89,917.00
33	Ravinder Kaur W/o Baljit Singh	27	17min	1-14	8,77,143.56
34	Lalita Devi Baghoriya W/o Ramkishan Baghoriya	27	24min	4-10	23,21,850.60

	Omprakash S/o Gopal (1/18 Share)	26 27	1/1min 5min	3-02 0-03	93,160.67
36	Satish Kumar S/o Gopal (1/18 Share)		Total	3-05	93,160.67
37	Jagdish S/o Jage Ram (1/9 Share)				1,86,321.34
38	Mahender Singh S/o Jageram (1/9 Share)				1,86,321.34
39	Rajesh Dabas S/o Vedvart (1/24 Share)				69,870.50
40	Rakesh Dabas S/o Vedvart (1/24 Share)				69,870.50
41	Harkesh S/o Shri Chand (1/12 Share)				1,39,741.00
42	Vedparkash S/o Shri Chand (1/12 Share)				1,39,741.00
43	Jai Parkash S/o Shri Chand (1/12 Share)				1,39,741.00
44	Satparkash S/o Hari Singh (1/12 Share)				1,39,741.00
45	Dayanand S/o Hari Singh (1/12 Share)				1,39,741.00
46	Surender Singh S/o Hari Singh (1/12 Share)				1,39,741.00
47	Sardha Nand S/o Hari Singh (1/12 Share)				5,71,863.20
48	Om Parkash S/o Gopal (1/6 Share)	44	12	6-13	5,71,863.20
49	Dhir Singh S/o Gopal (1/6 Share)				5,71,863.20
50	Dhramvir S/o Gopal (1/6 Share)				

	Amit S/o Kapoor Singh (1/12 Share)				2,85,931.60
52	Sumit S/o Kapoor Singh (1/12 Share)				2,85,931.60
53	Vinod Kumar S/o Sardar Singh (1/18 Share)				1,90,621.06
54	Manjit Kumar S/o Sardar Singh (1/18 Share)				1,90,621.06
55	Sajit Kumar S/o Sardar Singh (1/18 Share)				1,90,621.06
56	Rajesh Kumar S/o Sahib Singh (1/18 Share)				1,90,621.06
57	Dinesh Kumar S/o Sahib Singh (1/18 Share)				1,90,621.06
58	Yogesh Kumar S/o Sahib Singh (1/18 Share)				1,90,621.06
59	Indro Devi D/o Hardwari (1/10 Share)	47	1 2 9 10 12	4-16 4-16 4-06 4-03 3-11	11,14,488.28
60	Santosh Devi D/o Hardwari (1/10 Share)				11,14,488.28
61	Dan Devi D/o Hardwari (1/10 Share)		Total	21-12	11,14,488.28
62	Bala D/o Hardwari (1/10 Share)				11,14,488.28
63	Joginder Singh S/o Rukmani Devi (1/10 Share)				11,14,488.28
64	Rajender Singh S/o Sardar Singh (1/4 Share)				27,86,220.72
65	Hukam Chand S/o Sardar Singh (1/4 Share)				27,86,220.72

	Gram Sabha	43	3 min	0-10	2,75,26,828.78
			8/2 min	0-06	
			12 min	0-00	
			18	4-19	
			19/1 min	0-14	
			19/2 min	0-02	
			22 min	3-08	
			23 min	3-12	
		44	1 min	0-09	
			2 min	4-15	
			3	2-14	
			9/1	5-13	
			9/2	1-02	
			10 min	2-13	
			11	4-16	
			19	6-04	
			20	4-16	
			22	5-08	
		45	16 min	1-06	
			Total	53-07	
67	Un Known	27	15/1-2 min	0-05	10,57,731.94
		44	16	0-08	
		47	11	0-18	
			9	0-10	
			Total	2-01	
	TOTAL			135-04	6,97,58,742.00

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.

SUMMARY OF AWRAD

		(In Rs.)
1	Market value of land measuring 135 bigha 04 biswa @ Rs. 15,70,000.00 per acre or say @Rs. 16,354.16 per biswa	4,42,21,648.64
2	Solatium @ 30% on the market value U/s 23(2) of LA Act, 1894	1,32,66,494.59

1	Additional amount @ 12% p.a. on the market value w.e.f. 1.7.2003 to 12.7.05 for 2 years & 114 days i.e. 844 days U/s 23(1-A) of L.A. Act, 1894.	1,22,70,598.83
1	TOTAL (COL. 1+2+3)	6,97,58,742.06 Or say 6,97,58,742.00

(Rupees Six Crore Ninety Seven Laes Fifty Eight Thousand Seven Hundred Forty Two Only)

Prashant K. Panda
27/6/05
(PRASHANT .K. PANDA)
Land Acquisition Collector(N-W)

APPROVED *[Signature]*
11/7/2005

Secretary (Revenue)

Announced in open court
[Signature]
12/7/05