

AWARD NO.

32/2003-04

NAME OF THE VILLAGE

NARELA

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

**FOR CAMPING OF TROOPS FOR
REPUBLIC DAY PARADE, LAW
AND ORDER DUTIES AND
VARIOUS SECURITY DUTIES FOR
THE VVIP/VIP IN DELHI.**

INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of LA Act, 1894 in respect of land measuring 31 bigha 04 biswa in village Narela, Delhi. The land is required by the Government for a public purpose namely for Camping of Troops for Republic Day Parade, Law and Order duties and various security duties for the VVIP/VIP in Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F. 7(34)/2001/L&B/LA/21262 dated 11.12.2003. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F. 7(34)/2001/L&B/LA/24785 dated 10.2.2004.

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".

Signature

MEASUREMENT

The area to be acquired as given in the declaration under section 4 & 6 of the LA Act is 31 bigha 04 biswa. Field staff also measured the land to be 31 bigha 04 biswa. Hence, the total area of the land to be acquired comes to 31 bigha 04 biswa.

Thus, the present award is for **31 bigha 04 biswa** land as per detail given below: -

Rect. No.	Kh. No.	Area (Bigha-Biswa)
18	11	4-19
	12	2-06
	17	1-02
	18	4-02
	19	4-16
	20	4-05
	21/1	2-03
	22/1	2-00
	22/2/1	0-08
	23/1	2-08
	24/1	2-07
	25/1	0-08
TOTAL		31-04

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	Ajit Singh S/o Zile Singh Virender Singh S/o Ram Singh Rajender Singh S/o Kehri	51//4, 5	Land @ Rs.10,000.00 per Sq Yds, 50% solatium, 24% p.a. interest, alternative plot, Rs.1.00 lacs for obsolation,	No proof enclosed in support of claim

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			Rs.50,000.00 for trees, Rs.1.00 lacs for room, boundary wall, structure, Rs.10,000.00 per bigha for crops, Rs.1.00 lacs as severance of land, Rs.1.00 lacs for Well/Twell.	
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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 11.12.2003, 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, 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. The interested persons have generally claimed exorbitant prices of their land by making claims about Rs. 10,000.00 per Sq. Yds but has not filed any evidence in support of his claim.

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

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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.

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 light of above discussion, I find Rs.15,70,000.00 per acre to be the most reasonable price for the agricultural land as on 11.12.2003. The notification under section 4 was issued on 11.12.2003 and the price of the land is to be determined as on the date of notification Under section 4 of Land Acquisition Act itself.

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 i.e. 11.12.2003 till the announcement of the award 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.

TUBEWELL

There is one tube well with kotha with in the acquired land in Khasra No 18//12. I allow Rs.5,000.00 per tube well with Kotha as removal charges.

TREES

There are some trees on the acquired land under acquisition whose details alongwith its assessment of are as under: -

Rect No	Kh. No.	Name of trees	No. of trees	Weight in Quintal	Market value @Rs.100.00 per quintal (in Rs.)
18	20	Shetut	1	2	200.00
	12	Neem	2	2	200.00
		Beri	1		
TOTAL				4	400.00

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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 in Bigha-Biswa	Compensation (in Rs.)
1	Ajit Singh S/o Zile Singh (1/2 share) Trees 28	18	19 20 21/1	4-16 4-05 2-03	24,45,696.07
2	Virender Singh S/o Ram Singh (1/2 share)		Total	11-04	24,45,696.07
3	Rajender Singh S/o Kehari (1/2 share) T/well Trees 28	18	11 12 17 18	4-19 2-06 1-02 4-02	43,69,814.42
4	Ajit Singh S/o Zile Singh (1/4 share)		22/1 22/2/1min 23/1min 24/1min 25/1min	2-00 0-08 2-08 2-07 0-08	21,84,907.21
5	Virender Singh S/o Ram Singh (1/4 share)		Total	20-00	21,84,907.21
TOTAL			31-04	1,36,31,021.00	

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.

16354-16

4906-24

575-30 = 7

21,835-70

30

3-51

= 7

133-51

SUMMARY OF AWRAD

(In Rs.)		
1	Market value of land measuring 31 bigha 04 biswa @ Rs.15,70,000.00 per acre or say @Rs. 16354.16 per biswa	1,02,04,995.84
2	Market value of trees	400.00
3	Total market value (Col. 1+2)	1,02,05,395.84
4	Solatium @30% on the market value U/s 23(2) of LA Act, 1894.	30,61,618.75
5	Additional amount @12% p.a on the market value w.e.f. 11.12.2003 to 26.3.2004 for 107 days U/s 23(1-A) of LA Act, 1894.	3,59,006.25
6	Cost of removal of 1 T/well @ Rs.5,000.00 per T/well	5,000.00
7	TOTAL(COL 3+4+5+6)	1,36,31,020.84 OR SAY 1,36,31,021.00

(Rupees One Crore Thirty Six Lacs Thirty One Thousand Twenty One Only)

(S.R. KATARIA)

Land Acquisition Collector(N-W)

APPROVED
Secretary (Revenue)

Award announced in
open court on 26-3-2004.

26/3/04