

IN THE COURT OF LAND ACQUISITION COLLECTOR, NARELA, DELHI.

Award No. ....

3/95-96

Name of the Village :- NARELA

Nature of Acquisition :- Permanent

Purpose of Acquisition :- For a public purpose namely for the  
Development of Narela Township under  
the 'Planned Development of Delhi.'

AWARD.

1. These are the proceedings for determination of compensation under section 11 of the Land Acquisition Act, 1894 (hereinafter called the 'Act') as amended from time to time in respect of the land measuring 158 Bighas situated in villages NARELA, Delhi.

The Govt. of National Capital Territory of Delhi through the Joint Secretary, Land & Building Deptt. issued notification No. F.11(6)/90-L&B/LA (i) ' (iii) under sections 4 & 17 (1) of the Act on 19.3.93. Declaration No. F.11(6)/90 L&B/LA(ii) under section 6 of the Act was issued on 29.4.93. Since the emergent provision has been invoked by enforcing section 17(1), possession of the land in question has already been taken by DOA through the Land & Building Deptt. without application of the provisions of section 5-A of the Act. All the aforesaid notifications were duly published and given due publicity as per the provisions of the Act. The land proposed to be acquired is meant for public purpose, namely, for the development of Narela Township under the 'Planned Development of Delhi.'

In pursuance of the said notifications, notices under sections 9 & 10 of the Act were also issued to the interested persons and the claims filed by them are discussed in detail in this order.

2. MEASUREMENT & TRUE AREA

The area to be acquired as given in the notification U/s 6 is 158 Bighas whereas at the time of measurement it

9 Biswas was due to totalling mistake in the notifications u/s 4, 6 & 17(1) of the Act. None of the interested persons raised any objection about the measurement and the area of 157 Bighas 11 Biswas was accepted to be correct. Hence, an area of 157 bighas 11 biswas is being acquired through this award. Details of the land in question are given below :-

Rectangle NO.	Khasra No.	Area Big. Bis.	Kind of Land
84	9	1 - 09	Abpashi
	10	5 - 18	-do-
85	6	4 - 16	-do-
	7/1	3 - 04	-do-
	7/2	1 - 12	-do-
	8	4 - 16	-do-
	9	4 - 16	-do-
	10	4 - 16	-do-
	11/1	2 - 00	-do-
	11/2	2 - 16	-do-
	12	4 - 16	-do-
	13/1	1 - 04	-do-
	13/2	4 - 14	-do-
	15	1 - 18	-do-
	19	3 - 14	-do-
	20	5 - 04	-do-
86	6	4 - 16	-do-
	7	4 - 16	Pits & brick klin
	8	4 - 16	-do-
	9	4 - 16	Pits
	10	4 - 10	Abpashi
	11	4 - 11	-do-
	12	4 - 12	Pits
	13	4 - 16	Pits & brick klin
	14	4 - 16	-do-
	15	4 - 16	Abpashi
	16	6 - 00	-do-

87	17/2	4 - 04	Abpashi
	18	5 - 04	Pits
	19	3 - 08	Abpashi
	20	1 - 12	-do-
	26	0 - 06	G.M. well
	6	4 - 16	Abpashi
	7	4 - 16	-do-
	8	4 - 16	-do-
	9	2 - 08	-do-
	13 min	0 - 01	Water channel
	15	4 - 10	Abpashi
	14	3 - 10	-do-
	17	2 - 00	-do-
	18 min	2 - 08	-do-
	26	0 - 07	G.M. well
	27	0 - 06	-do-
	28	0 - 05	-do-

Total 157 - 11

SUMMARY OF QUALITY OF LAND

Levelled agricultural land

Unlevelled agricultural and  
non-agricultural land

121 bighas 19 biswas

35 bighas 12 biswas

<u>Rectangle No.</u>	<u>Khasra No.</u>	<u>Area</u>
86	7	4-16
	8	4-16
	9	4-16
	12	4-12
	13	4-16
	14	4-16
	17/1	1-16
	18	5-04

Total : 35-12

### 3 CLAIMS

The following persons have filed their claims in pursuance of notices U/S 9 & 10 issued to them:-

<u>S.No.</u>	<u>NAME</u>	<u>KHASRA NO.</u>	<u>CLAIM</u>	<u>EVIDENCE</u>
1.	Sh.Rattan Singh S/O Sh.Bhagwana R/O Vill.Narela	86/10-11-26 (9-12)	a) Rs.1650/- per Sq.Yd for land b) Statutory benefits and c) 4 lakhs for severene charges, if severene charges not given then well be exempted from acquisition	NIL
2.	S/Sh-Raj Pal, Attar Singh S/O Sish Ram, Smt.Laxmi D/O SishRam, Bhim Singh Lakhi S/O Siri Lal Sammender, Bijender SS/O Surat Singh all R/O Vill&P.O. Paposia Pana Narela,Delhi	87/28 (0-05)	a) Rs.2000/- PSY for land b) Rs.1 lakhs for Well - do c) 30% Sol. and Other Interest permissible under the law	
3.	Sh.Mir Singh S/C Mansa R/O Paposia Pang Nareal,Delhi.40	85/8-13/1 (6-0)	a)Rs.5000/- per S.Y. for land b) 30 % Sol. & Interest. - do c) 18% P.M. alternative plot and d) Rs.25000/- per Acre for Crops. e) Any other benefits as provided under law and scheme the Govt.	
4.	Master Jai Karan S/O Late Sh.Ramphal through his mother and natural gurdian Smt.Rajwati @ Rajjo in respect of Share of late Sh.Behari and late Sh.Lahari R/O Pana Paposian, Narela	85/6-15	a) Rs.2000/- PSY. forland. b) 30 % Sol. & Other interest per-mitted under the law in force.	
5.	Sh.Raj Singh S/O Late Sh.Mangal Singh R/O 4447 Arya Pura, Subzi Mandi, Delhi	84-/10	a) Rs.5000/- per Sq.Yd.for land b) 30% sol. + interst ● 18% P.M.+alternative plot and Rs.25000/- per Acre for crops + other benefits as per law.	NIL

6. Sh. Karan Singh 84/10  
S/O Late Sh. Dhan Singh  
R/O D-1/22 Model Town  
Delhi  
a) Rs.5000/- PSY for land  
b) 30% sol. + interest @ 18% p.a.  
c) 18% P.M. Alternative plot  
d) Rs.25000 per Acre for crops
7. Sh. Master Jai Karan 85/6-15  
S/O Late Sh. Ram Phal  
through his mother and  
natural guardian  
Smt. Raj wati @ Rajjo  
R/O H.No. 1114 Paposia Pana  
Narela, Delhi-40  
a) Rs.2000/- PSY. for land NIL  
b) 30% Sol. & other benefits  
permitted under law
8. Sh. Vijay Kumar Gupta 86/8-13-14 - do -  
S/O Sh. Siri Bhagwan Gupta  
R/O H.No. 2116,  
Bawana Road, Narela  
RFA 810/88  
decided on  
31.10.91 in  
Balbir Singh Vs  
UOI, Vill:  
Samepur, Delhi
9. Smt. Renu Gupta 86/7 As at Serial  
W/O Sh. Ashok Gupta no. 7  
R/O BP-148  
Shalimar Bagh, Delhi -30-
10. Smt. Poonam Gupta 86/17/1-18 - do -  
W/O Sh. Parveen Gupta  
H.No. 2116, Bawana Road  
Narela, Delhi - do -
11. Sh. Ram Kumar 84/10  
S/O Sh. Ram Bhaj  
R/O Pana Poposian,  
Narela  
Delhi  
a) Rs.10,000 PSY for land NIL  
b) Rs.80,000 per bigha for  
standing crops  
c) Rs.20,000/- for trees/structure  
d) Sol. @ 30%
12. Sh. Jagan 87/28  
S/O Sh. Moji  
R/O Pana Poposian,  
Narela, Delhi  
a) Rs.10,000 PSY. for land NIL  
b) Rs.80,000 per bigha for Standing  
crops,  
c) 1 Lakhs for tube well, & well  
d) Rs.20,000/- for trees/structure
13. Sh. Rishal Singh 86/6-15  
Sh. Satbir Singh  
Sh. Ram Kumar  
All S/O Sh. Judpal  
R/O P. Paposian,  
Narela, Delhi  
a) Rs.10,000/- per Sq.Yd. for land NI  
b) Rs.80,000/- per bigha for Standing  
crops,  
c) Rs.30,000/- for tube well & Well  
d) Rs.20,000/- for tree structure  
e) Sol. @ 30%
14. Sh. Sardare, Jaipal, 85/  
Rohtash, Billu, all 10-12/2  
SS/O Tek Ram 11/2  
R/O Vill. Narela, Total mes.  
Delhi-40 (6+14)
- As at Serial No.13 NIL

15. Sh. Partap Singh S/O Sh. Nathwa Raghu Nath S/O Shiv Lal Bhola S/O Jage Ram Sh. Kartar Singh S/O Jage Ram Smt. Savitri Devi Smt. Satyawati Ds/O Smt. Godawari R/O P. Paposian, Narela, Delhi	86/19-20 87/6-7-14-15 87/26 Total (22-19)	a) Rs. 10,000 PSY for land b) Rs. 80,000/- per bigha for crops c) Rs. 1 lakhs for tube well d) Rs. 30000/- for trees structure e) Sol. @ 30%	NIL
16. 1) Sh. Subha Ram 2) Chand Ram, 3) Sh. Jagat Ram all SS/O Sh. Badli Ram 4) Chandgi S/O Ram Singh 5) Ram Diya, Pale Ram SS/O Hari Kishan 7) Tek Ram S/O Godha 8) Smt. Chandro wd/o Sh. Kundan @ Sardare R/O Vill, Narela, Delhi	87 / 9 - 27 m m total 2 bighas 14 biswas	a) Rs. 10,000 pSY for land b) Rs. 80,000/- per Bigha for crops. c) Rs. 30,000/- for tube Well & Well d) Rs. 20,000/- for trees and structure e) Sol. @ 30%	- do -
17. Sh. Hari Singh S/O Nathu R/O Narela, Delhi-40	86 9-12	- do -	- do -
18. Sh. Jeet Ram S/O Gorkha R/O P. Paposian, Narela, Delhi-40	85 10-11/1 12/1 Total 7 Bigha 14 Biswas	As above S.No. 17	- do -
19. Sh. Hari Singh S/O Ram Nath R/O Pana Paposian, Narela, Delhi-40	87 8	- do -	- do.
20. 1) Sh. Surjan S/O Nanhe 2) Amar Singh, Bhim Singh, SS/O Sh. Laxhi R/O Pana Paposian, Vill. Narela, Delhi	86 6-15-16 85 10-12/2-11/2 22 bighas 6 biswas	a) Rs. 10,000/- PSY. for land b) Rs. 80,000/- per bighas for crops. c) Rs. 50,000/- for tube well & Well d) Rs. 50,000/- for Trees/ Structure e) Sol @ 30%	- do -

1/2/20

21. Sh. Daya Nand, 85  
Charne 13/2-19-20  
Chand Ram 86  
Surje  
SS/O Sh. Ranjit 17/2  
Mir Singh Total  
Sarup Singh 17-16  
SS/O Sh. Ghaju  
Pataso Wd/o  
Sh. Dharma  
Mukhtiar Singh  
Sri Gopal  
S/O Moola  
R/O Vill Narela.

- a) Rs. 10,000/- P.S.Y. for land  
b) Rs. 80,000/- per bigha for crops.  
c) Rs. 20,000 for Tube Well - do - and Well  
d) Rs. 30,000/- for trees/structure  
e) Sol @ 30%

22. Sh. Rampat 87/20  
S/O Sh. Abhan  
R/O Pana Paposian,  
Narela, Delhi

- a) Rs. 10,000/- PSY for land  
b) Rs. 80,000/- per Bigha for crops, on NIL  
c) 1 lakhs for tube well & well  
d) Rs. 20,000/- for trees/structure

23. Sh. Dharma S/O Rati Ram 87  
Sh. Ram Singh 17-18  
S/O Siri Chand  
Premo W/O Sh. Partap Singh (4-8)  
Attar Singh  
S/O Hari Chand  
Pawan Kumar, Pardeep Kumar  
SS/O Jagbir (MINOR)  
through their mother  
Smt. Murti  
Ramesh S/O Sh. Goverdhan  
Sube Singh S/O Hari Chand  
Ragbir S/O Mam Chand  
R/O Vill. Narela, Delhi-40

- a) Rs. 10,000/- PSY for land  
b) Rs. 80,000/- per bigha for crops  
c) Rs. 20,000/- for trees/structure  
d) Sol @ 30%

24. Sh. Mir Singh 87/28  
S/O Sri Lal  
R/O Vill. Narela,  
Delhi-40

- a) Rs. 10,000/- PSY. for land  
b) Rs. 80,000/- per bigha for crops.  
c) 1 lac for tube Well & Well  
d) Rs. 20,000 for trees/structure

25. Rajinder Singh 86  
S/O Ranjit 6-15  
Amit, Ajay 85  
SS/O Raj Bir 10-12/2  
Minor through 11/2  
their mother  
Smt. Krishana  
Devi W/O Rajbir  
Om Parkash  
Ranbir S/O  
Badle.  
Deepak S/O  
Satpal (minor)  
through his mother Smt.  
Roopwati

- a) Rs. 10,000 per Sq.Yd. for land.  
b) Rs. 80,000 per bigha for crops.  
c) Rs. 50,000 for tube well and well NIL  
d) Rs. 20,000/- for trees/Structure  
e) Sol @ 30%

26. The proprietors of village Narela, Pana Paposian, Narela, Delhi 86/9 a) Rs.10,000/- PSY for land  
b) Rs.80,000/- per bigha for crops sol. @ 30% and 3. Interest.
27. a) Gopi Chand S/O Jat Ram 87/8 a) Rs.10,000/- per Sq.Yd. - do - for land,  
b) Suresh S/O Chhattar Singh b) Rs.80,000/- per bigha for crops  
c) Nane wd/o Bharat Singh R/O P. Paposian, Narela, Delhi. c) Rs.10,000/- for trees/structure
28. Smt. Pataso wd/o 85/10 a) Rs.400/- per Sq.Yd. as the cost of construction or in the alternative plot and other allied benefits as per law.  
Late Sh. Dharam Singh 11/2  
(4-6)
29. Sh.Hanumant Singh particulars of a) Rs.5000/- per Sq.Meter for land,  
Sh.Rajbir Singh land not given b) Rs. 1 lac for well and all other benefits allowed by law.  
Sh.Narain Singh  
SS/O Sh.Mange Ram
30. 1) Smt.Savitri Devi 84/9 a) Rs.1000/- PSY for land  
wd/o Late Sh.Ram Kishan (1-09) b) Rs.25000/- for crops and other benefits under the L.A. Act  
2) Sh.Satish Kumar  
S/O Late Sh.Ram Kishan  
R/C Vill.Narela Delhi
31. Sh.Panbhu 85 a) Rs.5000/- PSY. for land  
Jat Ram 7/1, 7/2, 6-15 b) sol 30% + Interest @ 18% P..  
Dhani Ram all c) Alternative plot  
SS/O Roopchand (11-10) d) Rs.25000/- per Acre for Crops and any other benefits as per law & Scheme of Govt.  
R/O Pana Paposian, Vill, Narela, Delhi
32. Sh.Famesh S/O 85 - do - do-  
Late Sh.Kartar Singh 7/1, 7/2-6-15  
Naresh, Karambir,  
Master Mahender Singh  
SS/O Late Kartar Singh,  
through their mother  
Dhanno S/O Late Sh.Kartar Singh R/O Pana Paposian Narela, Delhi-40
33. Sh.Vijay Singh 84  
S/O Late Sh.Mangal Singh 10  
R/O 4447, Arya Pura, (1/6 share) - do - do-  
Subji Mandi, Delhi  
out of  
5 bigha 1 biswa



34. Sh. Zile Singh  
Sh. Mukhtiar Singh  
Both S/O Tuhi Ram  
R/O Vill. Narela  
Delhi-40
- |      |    |   |
|------|----|---|
| 86   | 87 |   |
| 6-15 | 29 | a) Rs. 3 lacs per<br>bigha for land NIL |
35. Sh. Zile Singh  
Amar Singh  
Raghubir Singh  
Narayan Singh  
S/O Sh. Roop Chand  
R/O Vill Narela,  
Delhi-40
- |              |  |   |
|--------------|--|---|
| 85           |  |   |
| 10-11/2-12/2 |  | a) Rs. 5000/- PSY. for land NIL                                     |
| (6-14)       |  | b) Rs. 1,00,000 for super structure                                 |
|              |  | c) Rs. 25000/- for trees for standing crops,                        |
|              |  | d) 30% sol. 12% additional compensation and 15% statutory interest. |
36. Shyam Singh,  
Sunder Singh  
Indar Parkash  
S/O Late Sh. Amar  
Singh &  
Raj Singh  
S/O Late Sh. Mangal Singh  
R/O 4447, Arya Pura,  
Subjimandi, Delhi
- |    |        |                                       |
|----|--------|---------------------------------------|
| 84 | (5-18) |                                       |
| 10 |        | a) Rs. 5,000/- per Sq. Meter for land |
|    |        | b) All other benefits allowed by l.   |
- do -
37. Ram Diya, Pale  
sons of Hari Kishan,  
Chandgi Ram S/o  
Ram Singh,  
Shmt. Chandro wd/o  
Kundan, Tek Ram  
S/o Godha,  
Chandram, Sukh Ram,  
Jagat Ram Sons of  
Badli all Residents  
of Vill. Narela.
- |       |        |                                      |
|-------|--------|--------------------------------------|
| 87/27 | (0-06) |                                      |
|       |        | a) Rs. 5,000/- per sq. yd. for land, |
|       |        | b) Rs. 36,000/- for pucca well,      |
|       |        | c) Solatium @ 30%                    |
|       |        | d) Statutory interest. NIL           |

#### 4. DOCUMENTARY PROOF

A large number of interested persons claimed compensation at a very high rate even Rs. 10,000/- per sq. yd. without having filed any tangible documentary proof in the form of a sale deed, previous award or any judgement of a superior court concerning the land of village Narela. Claimants at sl. No. 8, 9 and 10 have, however, filed a copy of the High Court Judgement dated 30.10.91 in RFA No. 310/88 in case of

Balbir Singh Vs. JOI pertaining to the acquisition of land in village Samapir, Delhi. It is regarding the market price of the land pertaining to the notification of 27.7.84 in

upto

Village Samepur. The Hon'ble High Court of Delhi, through this judgement, has disposed of a large number of RFAs with regard to the fair compensation of the levelled and unlevelled land. Detailed discussions in this regard are available in the heading 'Market Value'.

Claims filed and the revenue record were examined in order to ascertain the bonafide of the claimants. A majority of persons have not even filed copies of the revenue record for supporting their astronomical claims.

5. MARKET VALUE

As per the provisions of law,

market value of the land is assessed with reference to the date of notification u/s 4 of the Act. In the instant case the land was notified u/s 4 of the LA Act on 19.3.93. The land under acquisition can be categorised in the two main categories as follows:-

- (a) Levelled land being used for agricultural : 121 Big. 19 Bis. purposes (Category 'A' land).
- (b) Unlevelled agricultural land : 35 Big. 12 Bis. and non-agricultural land used for manufacture of bricks etc.

Compensation claimed by the interested persons ranges from Rs. 300/- to Rs. 10,000/- per sq. yd. As stated in the earlier para No. 4, despite having claimed quite an exorbitant rate of compensation, they have not been able to establish their claims with documentary proof. Efforts were made by the land acquisition staff to examine the record of the Office of Sub-Registrar as also of Delhi Tehsil for ascertaining if any genuine sale deed of the amount of Rs. 300/- per sq. yd. or above in respect of the land of village Narela was registered during the relevant period but no such instance came to notice. Neither any judgement of any court awarding

such a higher rate of compensation for village Narela land was brought to my notice by any of the claimants in support of their claim. However, Shri Vijay Kumar Gupta, Smt. Rani Gupta and Smt. Poonam Gupta have filed a copy of the judgement of the Hon'ble High Court, Delhi, dated 30.10.91 in RFA No.810/88, relating to the land of Village Samepur. By this judgement the High Court has awarded compensation of Rs.50,000/- per bigha for the levelled land and Rs.45,000/- per bigha for the unlevelled land notified on 27.7.84 in village Samepur, Delhi.

As per the Joint Secretary, Land & Building, Delhi Administration, Delhi's letter No.F-9(20)/SO/L&B/11312 dated 3.5.90, minimum price of agricultural land was fixed at Rs.4.65 lac per acre if notified during April, 1990. This price is effective from 27.4.90. An extract of para 4 of the said circular dated 3.5.90 is reproduced below:-

"Keeping in view these advantages, it has been decided to fix Rs.4.65 lac per acre as the minimum price for all agricultural land in the Union Territory of Delhi, irrespective of its location or agricultural quality".

This inter-alia means that the location of the land and the quality of its soil is of little relevance. Whether the land is located alongside the highway or far away from it makes little difference. The only difference which has been stipulated is the location of land in the river bed which is priced at Rs.1.5 lac per acre and other agricultural land, not situated in the river bed, at Rs.4.65 lac per acre. In the present case, the land does not lie in the river bed. Therefore, in accordance with these guidelines and in the absence of any genuine sale deed of the higher consideration market price of 117 bighas 03 biswas of levelled agricultural land falling in category 'A' is fixed at Rs.4.65 lac per acre.

For assessment of the market price of the remaining 'B' category of land, judicial pronouncements as also the circumstantial evidence available shall have to be relied upon. This type of land totally measures 35 bighas 12 biswas. It has a mixed type of ground - levelled and unlevelled. Since DDA shall be utilising this land for the construction of approach road etc., quality of the soil, whether fertile or infertile, is not likely to obstruct or hinder the project. One of the factors which may affect the project is the uneven and low level of the land in question. Therefore, the cost likely to be incurred for levelling up of the entire ground of 'B' category of land is required to be deducted from the market value of 'A' category of land. This appears to be the only just and proper course of action in the prevailing circumstances.

The land owners pleaded that the principle of differential market value of the levelled and unlevelled land as laid down by the Hon'ble High Court of Delhi in RFA 810/88 in case Balbir Singh Vs. UOI for Village Samepur land may also be applied in the instant case. I have carefully perused the said judgement. Market price for the levelled and the unlevelled land as awarded by the High Court vide judgement dated 30.10.91 was Rs. 50,000/- and Rs. 45,000/- per bigha respectively, for the notification of 22.7.84. In other words market price of the unlevelled land has been held to be 10% lower than that of the levelled one. However, depth of the pits in the land in depression is nowhere mentioned in the aforesaid judgement. I have, therefore, examined the relevant award file of the Samepur land. I have also conducted site inspection of the land under acquisition in Village Narela. It is worth mentioning here that the Land & Building Deptt. had not accepted the judgement of the High Court in RFA 810/88 and that an SLP was filed in the Hon'ble Supreme Court

File (10)  
lower

for a rate beyond Rs. 32,000/- per bigha in respect of the levelled land and above Rs. 29,000/- per bigha for the unlevelled land. In other words the department accepted the differential rate between the levelled and the unlevelled land upto the extent of Rs. 3,000/- per bigha for a price of Rs. 32,000/- per bigha for levelled land. This ratio works out to 9% approx. between the prices of two types of lands. If the aforesaid logic is also applied to the market price of 'A' & 'B' categories of land in the instant case, then the market price for the 'B' category of uneven land comes to Rs. 4, 21, 406.25 per acre against the price of Rs. 4, 65, 000.00 per acre for the levelled land of 'A' category. This too does not appear to be the just & fair proposition for 'B' category of land in the present award, though the characteristics of the unlevelled lands of both the villages, Samepur & Narela are the same. Lands of both the villages were used for brick kiln and therefore level of such land at both the places was lower than that of the other 'A' category of agricultural land. I have conducted site inspection of the acquired land. The acquiring department would have to incur some extra expenditure in levelling up the ground of 'B' category of land. In my opinion, it won't be fair and proper to accept the same differential rate of 9% in the present award as has been accepted by the L&B Deptt. in the case of Samepur land in the SLP before the Hon'ble Supreme Court of India. Prices have registered overall increase in all the areas. It would require more money and expenditure for levelling up the ground than it was required 10 years ago. Differential rate of 10% in the two categories of land as held by the Hon'ble Court of Delhi for a notification of 22.7.84 appears to be just and equitable for the price structure existing 10-11 years ago, but the same logic, in the existing facts and circumstances of the case, is hardly practicable. I, therefore, on the basis of the facts available fix market price of 'B' category of land

1/2/85  
L&B  
lme

at Rs. 3 lac per acre. The differential cost of Rs. 1 lac sixty five thousand shall suffice to bring the unlevelled surface equivalent to the surface of the adjoining levelled agricultural land. In view of the above discussions, market prices of the two types of land are fixed asunder :-

1. 'A' category of land measuring 121 bighas 19 biswas @ Rs. 4.65 lac per acre,
2. 'E' category of land measuring <sup>34</sup>35 bighas 12 biswas @ Rs. 3 lac per acre.

6. POSSESSION

Possession of 157 bighas 11 biswas of land was taken by the Delhi Development Authority through the Land & Building Department on 7.10.93.

7. CROPS

There were crops of jowar etc. in most of the fields at the time of taking of possession. The interested persons were allowed to harvest the crops and they have already harvested the same and, therefore, the question of giving them any compensation does not arise. Damage incurred during the transfer of possession was insignificant.

8. WELLS, TUBEWELLS, TREES, STRUCTURES

There were wells and tubewells in the land bearing khasra Nos 86/26, 87/26, 87/27 and 87/28. Irrigation sources are meant for improvement of soil and enhancement of agricultural product. Therefore, market price of the ground involved is being fixed @ Rs. 4.65 lac per acre. However, the persons concerned are allowed to remove their machinery & equipment therefrom within 15 days of the announcement of this award. Compensation for structures and other miscellaneous cost incurred on boring, concreting etc. shall be paid only after receipt of evaluation report from the Public Works Department, NCT of Delhi. The matter for evaluation of such items has already been referred to aforesaid department.

9. SOLATIUM

As provided for under sub-section 2 of section 23, solatium @ 30% on the market value of land due to compulsory nature of acquisition is payable in this case.

10. ADDITIONAL BENEFIT UNDER SECTION 23(1-A)

Additional benefit u/s 23(1-A) of the Act shall be paid @ 12% per annum from the date of notification till the date of possession on the market value of the land acquired.

11. INTEREST UNDER SECTION 34

Since possession of the land has already been taken on 7-10-93 interest u/s 34 of the Act is payable @ 9% per annum for one year from the date of taking possession and thereafter @ 15% per annum till the date of payment.

12. APPORTIONMENT

Compensation shall be paid to the interested persons on the basis of the latest entries in the revenue record. In case there is any dispute regarding the apportionment or payment of compensation, then the matter shall be referred to the Court of the Additional District Judge, Delhi for adjudication under section 30/31 of the L.A. Act.

13. LAND REVENUE

Land Revenue payable on the land in question shall be deducted from the Khatauni of the village from the date of taking of possession.

14. SOURCE OF FUNDS AND COMMENTS ETC., IF ANY OF THE REQ. DEPTT

The source of funds for this acquisition proposal is ODA, the requisitioning deptt. ODA was informed about the proposed award amount on 3-4-95 vide letter No.F.IAC(N)/DC/95 and given an opportunity to furnish their comments/views/objections to the proposed award within 7 days. The ODA was informed that if nothing is heard from them within the time limit the Award will be finalised on the presumption that ODA has no objection. No communication has been received from ODA in this regard. Hence, the Award is prepared as per summary below:-

INDEX  
1-10-95

15. SUMMARY OF AWARD

a)	Market value of 121 bighas 19 biswas land of 'A' category @ Rs.4.65 lac per acre.	Rs. 1,18,13,906-20
b)	Market value of 35 bighas 12 biswas land of 'B' category @ Rs.3 lac per acre or say Rs.62,500/- per bigha.	Rs. 22,25,000-00
c)	Solatium @ 30% on market value	Rs. 42,11,671-86
d)	Additional benefit under section 23(1-A) of the Act @ 12% from 19-3-93 to 7-10-93 for 202 days	Rs. 9,32,337-21
e)	Interest under section 34 @ 9% for one year from 7-10-93 to 6-10-94	Rs. 17,26,462-30
f)	Interest u/s 34 @ 15% from 7-10-94 to 31-3-95 for 176 days	Rs. 13,87,476-50
TOTAL		Rs. 2,22,96,854-07

(Rupees Two crore twenty two lac ninety six thousand-  
eight hundred fifty four and seven paise only)

*Amkolia*  
26/11  
REVENUE SECRETARY

*G.S.*  
31.3.95  
( G.S. THANEVAL )  
LAND ACQUISITION COLLECTOR(NARELA)  
D C L H I

Award announced in the  
open court. Issue notices u/s 12(2) of LA Act  
and then file.

*26.4.95*  
26.4.95  
LAC(N)