

Name of the Village : NILOTHI
Nature of Acquisition : Permanent
Purpose of Acquisition : Sewage Treatment Plant
for P.D.D.

INTRODUCTORY :

These are the proceedings under Section 11 of the Land Acquisition Act, 1894 for determination of compensation in respect of the land measuring 316 Bigha 13 Biswa in village NILOTHI. The land is required by the Government for a public purpose, namely for setting up of Sewage Treatment Plant for Planned Development of Delhi at the Public expenses. The land stands notified under Section 4 of the Land Acquisition Act vide Notification No.F.9(50)/94-L&B/LA/248-83 dated 6.1.95. In view of the urgency of the Scheme, the provisions of Section 17(i) of the Act were also made applicable to this land. The Delhi Administration issued a declaration Under Section 6 of the Land Acquisition Act vide Notification No.F.9(50)/94-L&B/LA/3759 dt.9.3.95.

Notices under Section 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the Notices issued, claims filed by the interested persons have been mentioned under the heading 'CLAIMS'.

MEASUREMENT :

The area to be acquired as given in the notification u/s 6 is 316 bigha 13 biswa. The area covered by the aforesaid notification was measured on the spot and found correct. The details in this Award, are as given below :-

....p/2

-: 2 :-

<u>Rectangle No.</u>	<u>Khasra No.</u>	<u>Area</u> <u>(Bigha-Biswa)</u>
6	14	2-13
	15	1-06
	15/1min	0-11
	15/2 min	0-19
	15/2 min	1-05
	16 min	2-01
	16 min	2-01
	17 min	2-01
	17/1 min	2-10
	23/1	2-03
	24	4-16
	25	4-02
	3	4-13
	4	4-16
	5	4-02
	6	4-02
	7/1	0-06
	7/2	4-10
	8	4-16
	9	2-05
	12	4-10
	13	4-16
	14	4-16
	15	4-02
	16	4-02
	17	4-16
	18	4-16
	19	6-00
	21/2	3-19
	22	4-16
	23	4-16
	24	4-16
	25	4-02

20

1/2	4-05
2	4-16
3	4-16
4	4-16
5	4-02
6	4-02
7	4-16
8	4-16
9	4-16
10/1	1-02
10/2/2	3-03
11/1	0-04
11/2/2	4-01
12	4-16
13	4-12
14	4-12
15	4-12
16/1	0-17
16/2	2-11
16/3	0-14
17	4-16
18	4-16
19	4-16
20/2	4-05
21/2	4-07
22	4-16
23	4-16
24	4-16
25/1	2-01

21

5/1	1-02
6/1	3-05
15/1	5-05
16/1	4-05
17	3-01
24	5-03
25/1	4-05



-: 4 :-

22

3	2-12
4	4-16
5/1/1	1-15
5/2/1	2-10
6/1	4-05
7	4-16
8	4-08

23

1/2	4-05
2/1	3-14
2/2	1-02
3	4-16
4	4-16
7	4-16
8	4-16
9	4-16
10/1	4-01

Total :- 316-13

CLAIMS

The following persons have filed their claims in pursuance of the notices under section 9 & 10 issued to them:-

S.No.	Name of the claimant	Kh.No. & Area	Claim
1.	Mahender Singh s/o Phool Singh	6/15/1min2600s.yds. 16 min	a) Rs. 5000/-per s.yds b) Rs. 15 lacs for structures
2.	Narayan Singh s/o Kanhaiya	23/9 4-16 10/2 4-1	Rs. 35,00,000/- per acre
3.	Lakhi Ram s/o Bhagwana Rajinder Singh s/o Jagdhir Singh Vijender Singh s/o Jagdhir Singh Jai Parkash s/o Jagdhir Singh	20/16/1 0-17 16/2 2-11 16/3 0-14 25/1 2-1 ----- 6-3 -----	a) Rs. 10 lacs per bi b)Rs. 50000 for fruit tees. c)Rs. 80000/- for bound dry wall. d) Rs. 50000/- for the rooms. e) Rs. 2 lacs for well and tube well,.
4.	Lal Mohd. s/o Hazid Hussain Khichi, 29/19, Gali No.6/Multan Nagar, New Rohtak Road, N.Delhi.	6/14 1000 s.yds	a)Rs. 5000/- pers.yds b) Rs.8 lacs for structure.
5.	Kartaray s/oTej Ram Dalbir s/o Pyare Jagdish s/o Rati Ram Satbir s/o RatiRam	20/8 4-16 13 4-12 14 4-12 15X 3-19 17 4-16 18 4-16 ----- 27-11 -----	a) Rs. 2000/- per s.y plus statutory benefits b) Rs. 150000/- for c) Rs. 10 lacs for chang of residence d)Rs.10000/- for shees tree. e) Rs. 30000/- for shah tree.
5A.	Kartar Singh s/o Tej Ram	20/15/1 0-17	a) Rs. 2000/- per s.y b) Rs. 30000/-for structure c) Rs. 20000/-fortree
6.	Ishwar Singh s/o Sukh Lal	for entire land as per notice	a) Rs. 25 lacs per ac and other statutory benefit.
7.	Jai Narain s/o Ranjit Singh, Manoj Kumar and Vinod Kumar ss/o Zile Singh	20/23 4-16 24 4-16 23/2/2/ 1-2 3 4-16 4- 4-16 7- 4-16 8 4-16 ----- 29-18	a)Rs.1000/-per s.yds b)Rs.20 lacs for stru c)Rs.3lacs for tubewel d)Rs.50000 for crops e)Rs. 20000/- for tree f) Rs. 3 lacs for bound wall

8. Jai Narain s/o Ranjit Singh	20/3	4-16	a)Rs.1000/-per s.yds.for land
	9	4-16	b)Rs.50000/- for crops.
	10/1	1-2	c)Rs. 20000/- for tubewell.
	----- 10-14 -----		
9. Jai Bhagwan, Balwan Singh, Amarjeetn Singh, Onkar Singh Rohtas Singh all sons of Lal Chand Jage Ram s/o Harphool	7/16	4-2	a)Rs. 1000/- per s.yds.for land
	17	4-16	b)Rs. 10 lacs for structure
	18	4-16	c)Rs. one lac for tube well
	19	6-12	d) Rs. 60000/-for crops
	----- 20-6 -----		e) Rs. 10000/- for trees
	-----		f) Rs. one lac for boundry wall and other statutory benefit
10. Om Parkash s/o Rattan Singh	7/21/2	3-19	a)Rs. 2000/- per s.yds.for land
	22	4-16	b)Rs. Solatium 30%
	23	4-16	c)Interest @ 12% p.a.
	----- 13-11 -----		d) Alternative plot e) Rs. 5 lac s for damages.
11. Manoj Kumar and Vinod Kumar ss/o Zile Singh	20/1/2	4-5	a) Rs. 1000/- per sq.yds.
	2	4-16	b) Rs. 21000/- for crops
	21/5/1	1-2	
	----- 10-3 -----		
12. Abdul Hamid s/o Lal Mohd. Khichi C-3, New Multan Nagar, Delhi.	6/14	1-13	a) Rs. 5000/- per s. yds.
	1900 s.yds.		b)Rs. 12 lacs for cost of structure.
13. Lal Mouhamed s/o Hazid Hussain Khichi 29/19, Gali No. 6 New Rohtak Road. N.Delhi	6/15	1250 s.y.	a)Rs. 5000/- per s.yds.
			b) Rs. 1050000/- for cost of structures.
14. Nand Ram s/o Kanhaiya	23/9	4-16	Rs. 35 lacs per acre
	10/2	4-1	alongwith statutory solatium and interest.
15. Jage Ram s/o Hukam Singh	20/21/2	4-7	a)Rs. 1 lac per bigha as construction and improve cost.
	22	4-16	
	21/24	5-3	b) Rs. 10000/- per s.yds.
	25/1	4-5	c) Rs. 2.5 lac for charge of earning .
	22/5/1/1/	1-15	
	23/1/2	4-5	d) 12% addl. amount u/s 2311
	2-1	3-14	e) Rs. 2.5 lac on account of 1
----- 28-5 -----			f) 30% solatium and other statutory benefits.

16. Rajinder Singh,
Shamsher Singh s/o
Sarup Singh, Sarwan
Devi w/o Sarup Singh
Nirmala Devi, Darshna Devi
d/o Sarup Singh

As above at
sl. No. 15

as above at sl. No. 15

17. Umed Singh, Bahadur
Singh and Baljit Singh
s/o Sabe Singh

7/24 4-16
25 4-2
20/4 4-16
5 4-2
6 4-2
7 4-16

a) Rs. 3000/- per sq.yds.
and other benefits as
per law.

26-14

18. Deep Chand s/o
Surat Singh, Bharat
Singh s/o Ram Kishan

23/9 4-16

Rs. 25000/- per s.yds.
together with solatium
interest and addl.amount.

19. Dhan Singh s/o
Lekh Ram

20
10/2/2 3-3
11/1 0-4
11/2/2 4-1
12 4-16
19 4-16
20/2 4-5
21
6/5 3-5
15/1 5-5--
16/1 4-5
17 3-1

a) Rs. 15 lacs per bigh and
other statutory benefits
b) Rs. 10000/- per bigh for
crops.
c) Rs. 50000/- for wall
d) Rs. 10000/- for tubewell
e) Rs. 50000/- for the
room.

37-1

20. Satvir s/o Ratiram

20/8 4-16
13 4-12
14 4-12
15 3-19
17 4-16
18 4-16

a) Rs. 15 lacs per bigh for
land

~~XXXXXXXXXXXX~~

b) Rs. 15000/- for tree

~~XXXXXXXXXXXX~~

c) Rs. 10000/- per bigh for
crops.

d) one lac for tube well

27-11-

21. Ram pat Hari Singh
s/o Chhotu Ram

land as shown
in notices

a) Rs. 15 lacs per bigh
besides other benefits
under the act.

b) Rs. 10000/- per bigh
for crops

c) Rs. 10000/- for tube well

22. Avtar Singh s/o Bhan Singh	22/3 4 5/2/1 6/1 7 8	2/12 4-16 2-10 4-5 4-16 4-8	d) Rs. 50000/- for the well a) Rs. 15 lacs per bigha and other statutory benefits b) Rs. 50000/- for well c) Rs. 10000/- for tree d) Rs. 50000/- for room. e) Rs. 10000/- per bigha for crop
23. Gaon Sabha Nilithi	7/5 6 15 6/15min	4-2 4-2 4-2 1-5	Rs. 11000/- per sq.yds. beside other statutory benefits.
		----- 13-11 -----	
24. Ransingh Shokin Kishan Singh Shokin Dharmpal ss/o Subesingh	7/24 25 20/4 5 6 7	4-16 4-2 4-16 4-2 4-2 4-16	a) Rs. 2000/- per s. yds. b) Salutation 30% c) Interest @ 18% p.a. d) Alternative plot e) Rs. 5 lacs for damages.
25 Suraj Bhan s/o Rattan Singh	7 21/2 22 23	3-14 4-16 4-16	----- 20-14 -----
26. Naresh Kumar s/o Chandgi Ram	13-11	-----	----- c/c
27. Jai Parkash s/o Cangi Ram	-----	-----	-----
28. Krishan Kumars/o Changiram	-----	-----	-----
29. Mohasingh s/o Ram Singh	-----	-----	-----
30. Rashmi Devi w/o Jagdev Singh, R/o A-2/100 Pachim Vihar, Delhi.	7/6	1-6	a) Rs. 5000/- per sq.yds. b) Rs. 2 lacs for investment on land. c) Rs. one lac for tubewell d) Rs. 25000/- for trees.
31. Sant Lal poorthey s/o Hakim Rai, Kannaur Distt Rohtak Haryana	6/2/3/2/ 15/2	1260 s.y.	a) Rs. 5000/- per s.yds. b) Rs. 850000/- for investment land and structure.
32. Syed Mohd. Akil s/o S.Z.Hussain r/o WZ- 282, Madipur, New Delhi.	25/19	300 s.yds.	a) 5000/- per s.yds. b) Rs. 350000/- for investment on land and structure.
33. K.K. Sapra s/o Sant Ram Sapra	6/15	1300 s.yds.	a) Rs. 5000/- per s.yds. b) Rs. 12 lacs for investment on land and structure.
34. Roshni devi w/o Jogdev Singh A-Z/100 Pashchim Vihar, Delhi.	7/6	1267 s.yds.	a) Rs. 5000/- per s.yds. b) Rs. 7 lacs for investment on land and structure.
35. Niranjan Singh Shri Phool Singh	6/16	1)	Built up House 10 Laces P.T.O.

6/17 min

23

24

25

- 2) Setting jp boundaries 8 Laces)
- 3) Degree of court 10 Thousand.
- 4) Plantation 2 Laces.
- 5) Earth Filling Rs 2Laces.
6. Establishment charges Rs 2 Laces
7. Valuation of land by MCD
Rs 5,34,300/- per acres.

MARKET VALUE

While determining the market value of land as on ~~24.1.95~~⁶ the date of notification u/s 4, several factors such as location of land, nature of soil, the awards announced in the past of the same or adjoining villages, pronouncement of different courts, claims filed by the interested persons and price policy of the Govt. regarding acquisition of agricultural land are to be taken into consideration.

The land under acquisition is agricultural land.

No awards in the near past have been announced in village Niloethi or adjoining villages.

Only one claim has been filed claiming exorbitant ^{govt} ~~prices~~ of their land by making claim of Rs.1500/- per sq.yds. However, no documentary evidence has been filed. The claim therefore, cannot form basis of determination of market value.

In a policy announcement which came into effect from 27.4.1990, Govt. of Delhi fixed the minimum price of agricultural land.

In view of the absence of any documentary evidence on record ^{to the} contrary, I find Rs.4.65 lacs per acre to be the more reasonable price. I accordingly determine the market value of the land under acquisition @ Rs.4.65 ^{lacs} per acre. ~~Rs.~~
In addition to the market value, the land owners will be entitled to all other benefits as per provisions under the Act,

Structures

The structures existing at the time of notification u/s 4 of the land under acquisition were considered for valuation and payment. A list of built up area was prepared by the field staff of the land acquisition and the same was forwarded to the Public Works Department of Govt. of Delhi for valuation.

Vide No The valuation report has been received from PWD, the details of which is enclosed as Annexure 'A'. The value of total structure is assessed as Rs. 7505669.00.

Trees

The details of trees existing in respective Khasra Nos had been prepared by the field staff of the land acquisition which is enclosed herewith as Annexure 'B'. The total value of trees on the land under acquisition has been assessed to be Rs.17,725/-.

Tubewells/Boring

The details of the boring/tubewells existing on the land under acquisition have been prepared by the field staff of land acquisition which is enclosed as Annexure 'C'. The total 16 tubewells were existing at the time of survey. Rs.1500/- is allowed as removal charges for each tubewell. There is one boring also found in existence for which Rs.500/- is allowed as removal charges.

SOLATIUUM :-

As provided under sub-section 2 of Section 23 of the land Acquisition Act, the interested persons will be paid 30% solatium on the market value of the land due to compulsory nature of acquisition, as per provisions of the land acquisition (amended) Act, 1984.

POSSESSION / Interest

The possession of 227 bigha 7 biswa out of total 316 bigha 13 biswa land notified u/s 6 has been taken/handed over on 6.9.95. The persons interested in this land are entitled for the interest u/s 34 of the L.A. Act @ 9% p.a. for One year from the date of possession and thereafter @ 15% till the date of announcement of the Award, according to the provisions of the amended act, 1984. Possession of the rest of the land, which is having built-up structures, would be taken with the help of the demolition squad.

ADDITIONAL AMOUNT :-

The interested persons are entitled to additional amount @ 12% p.a. 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 entries in the revenue record. In case of any dispute regarding title, ^{for} apportionment of compensation, the matter would be referred to the court of ADJ u/s 30-31 of the L.A. Act.

LAND REVENUE :-

Land Revenue to be assessed and to be deducted from the Khalsa Rent roll of the village from the date of taking over possession of the land.

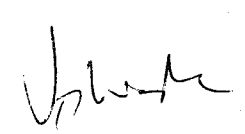
Summary of Award

	Amount (in Rs.)
1) Market value	
(i) Market value of 227 Bigha 7 Biswa of land of which possession has been taken over on 6.9.95 @ Rs.96,875.00 per Bigha.	Rs. 2,20,24,531.25 ✓
(ii) Market value of 89 Bigha 6 Biswa of land of which pos- session has not yet been taken over	Rs. 86,50,937.50 ✓
2) Solatium @ 30%	
(i) On market value of 227-07 Biswa Rs.	66,07,359.37 ✓
(ii) On market value of 89-06 Biswa Rs.	25,95,281.25 ✓
3) Adm. amount @ 12%	
(i) from 6.1.95 to 12.12.96 (707 days) on mkt. value of 89-06	Rs. 20,10,809.69 ✓
(ii) from 6.1.95 to 6.9.95 (243 days) on market value of 227-07 Biswa	Rs. 17,59,548.85 ✓
4) Value of Structures	Rs. 79,07,669.00
5) Value of Trees	Rs. 17,725.00
6) Cost of removal of tubewells and boring	Rs. 24,500.00
7) Interest u/s 34 for 227-07 Biswa land of which possession has been taken over on 6.9.95	
(i) @ 8% from 6.9.95 to 5.9.96	Rs. 19,82,207.81 ✓
(ii) @ 15% from 6.9.96 to 12.12.96 (342 days) 98	Rs. 8,87,015.36 ✓
Grand Total	Rs. 5,44,67,585.88

(Rupees five crores forty four lacs sixty seven thousands
five hundred eighty five & eight paise only)

Approved

 Secretary (Revenue)


 (VISHVA MOHAN)

Land Acquisition Collector (P. Banih)

Announced in open court on 12/12/96. Notice be issued 4/5/2/2
to interested persons
12/12/96