

Award No. : 10/1999-2000
Name of Village : Sannoth
Nature of Acquisition : Permanent
Purpose of Acquisition : Growth Centre Under Mini Master Plan Scheme

INTRODUCTION:

These are the proceedings u/s 11 of the Land Acquisition Act, 1894 for determination of compensation in respect of the land measuring 194 bighas and 01 biswas in village Sannoth. The land is required by the Govt. for public purpose namely, for Growth Centre under the Mini Master Plan Scheme. The land stands notified u/s 4 and 17(1) of the LA Act vide notification No.F.7(3)/98/L&B/LA/3089 dated 01.06.98. In view of the urgency of the scheme, provisions of section 17(1) of the Act are applicable to this land. The Delhi Govt. issued declaration u/s 6 of the Land Acquisition Act vide notification No.F.7(3)/98/L&B/3508 dated 09.06.98. Notices u/s 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices issued, claims filed by interested persons have been mentioned under the heading 'Claims'.

MEASUREMENT:

The area to be acquired as given in the declaration u/s 6 is 194 bighas and 01 biswas as per the details given in the following Table. Details of the same are as under:

Khasra No.	Area in Bigha & Biswas
10/24	5-00
25	4-12
11/2	0-15
8/2	1-15
9	4-05
10	2-9
12	4-12
13	4-15
14/2	2-03
16/2	1-13
17	4-13

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Khasra No.	Area in Bigha & Biswas
18	4-16
19	4-12
20/2	4-03
22	4-08
26	0-4
12/21/2	1-11
26	0-02
29/1	2-01
26	0-05
30/5	4-16
6	2-03
7	4-16
8	4-16
9	4-12
10	4-09
11	4-09
12/1	1-07
12/2	1-15
12/3	1-15
30/13	4-16
14	1-17
18	1-10
19	4-16
20	3-12
31/3	0-19
4	4-16
5/1	1-19
5/2	2-13
6/1	2-18
6/2	1-15
7/1	2-10
7/2	1-15
14	1-12
15/1	1-19
15/2	3-02
71	5-16
492	0-4
493	0-4
494	1-16
10/15	1-6
16	4-03
17	1-16

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Khasra No.	Area in Bigha & Biswas
11/11	4-16
20/1	0-13
21	4-9
23	4-16
24/1	3-11
24/2	1-5
25	4-12
30/1	4-09
2	4-12
3	4-16
4	4-16
Total	194-01 Bighas

However, the present award confines to an area measuring 187 Bighas & 19 Biswas only. The difference in the two areas is attributed to the following two reasons:-

- (a) For the Khasra Nos. 12/21/2 (1-11), 26 (0-02), 29/1 (2-01) and 26 (0-05) totalling an area of 3 Bighas & 19 Biswas, there is a Status quo order from the Hon'ble High Court of Delhi in the CWP no. 3872 of 1999 titled Shri Ram Sarup Vs. UOI & Others.
- (b) Khasra No. 11/14/2 (2-03) had been inadvertently notified because it falls on the other side of the Sannoath-Ghoga Road. In its place, Khasra No. 11/14/1 (1-14) should have been included in the scheme. Since the latter is not notified at present, a supplementary Award would have to be announced after its notification.

CLAIMS:

Following claims/objections have been received in response to notices u/s 9 & 10 of the L.A. Act.

S.No	Name of the Claimants	Khasra No.	Area	Claims & Objections
1.	Anand Kumar, S/o Mati Ram	30/8-Min	2-08	• Rs.10,000/- per sq. yard.
2.	Vijender Gupta S/o Radhey Shayam	11/17-Min 24/1	2-16 1-15	- do -
3.	Smt. Har Charan Kaur W/o Rajender Singh (1/2 share)	11/16/2	1-13	- do -

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S.No	Name of the Claimants	Khasra No.	Area	Claims & Objections
22.	Mahender Singh S/o Sarup Singh	30/5	4-16	- do -
23.	Dharam Pal & Others S/o Shri Nanu Ram	10/16	4-3	- do -
24.	Vilender Singh S/o Nand Ram	30/12/2	1-1	- do -
25.	Ram Parkash S/o Indraaj	11/10 11 20/1 20/2	2-9 4-16 0-13 0-15	- do -
26.	Ved Parkash S/o Indraaj	- do -	- do -	- do -
27.	Harkesh S/o Indraaj	- do -	- do -	- do -
28.	Jai Parkash S/o Indraaj	- do -	- do -	- do -
29.	Shila Devi & Naresh Kumar (1/4 th share)	10/16	4-3	- do -
30.	Ran Singh S/o Hari Chand	11/25	3-11	- do -
31.	Rajwati W/o Ram Sarup	-	-	• Rs.2,000/- per sq yard.
32.	Radhey Shyam S/o Rishal Singh	11/18 23 30/4 3 36/6/2 15/1	4-16 4-16 4-16 1-6 1-15 1-19	• Rs.5,000/- per sq yard.
33.	Bal Kishan S/o Rishal Singh	30/2 3 9 12 3	3-7 3-10 4-12 1-7 1-15	- do -
34.	Tara Chand S/o Rishal Singh	11/19 20/2 22 26 30/2 31/6/1	4-12 4-3 4-8 0-4 1-5 2-18	- do -
35.	Pushpa Devi W/o Babu Lal	39/19	1-12	• Rs.2,000/- per yard.
36.	Devinder Singh S/o Tara Chand	30/7-Min	5-2	- do -
37.	Prem Singh S/o Pirthi Singh	38/18-Min	1-3	• Rs.2,000/- per yard.
38.	Rajesh Kumar S/o Jagi Ram	30/7-Min	1-2	• Rs.5,000/- per yard.

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In a policy announcement which came into effect from the financial year 1997-98 i.e., w.e.f. 01.04.97 the Govt. of National Capital Territory of Delhi fixed the indicative price of agricultural land @ Rs. 10.00 Lakhs per acre with 11.5% per annum compounded increase for the acquisition of agricultural land vide Notification No.F.9(20)/80/L&B/LA/8822-66 dated 25/7/97.

In view of absence of any documentary evidence on record, I find Rs.11.20 Lakhs per acre to be the most reasonable price for best kind i.e. for 'A' category land. Since the notification u/s 4 was issued on 01.06.98 and the price of the land is to be determined on the date of notification u/s 4 itself, therefore, I accordingly, determine the market value @ Rs.11.20 Lakhs per acre or Rs. 2,33,333 per bigha for category 'A' land and Rs. 2,08,333 per bigha for category 'B' type of land.

The following Khasra nos. have been included in category 'B' with the reasons mentioned thereafter:-

Khasra No.	Area in Bighas & Biswas
10/15	1-6 ✓
16	4-03 ✓
17	1-16 ✓
11/11	4-16 ✓
13	4-15 ✓
20/1	0-13 ✓
20/2	4-3 ✓
23	4-16 ✓
24/1	3-11 ✓
24/2	1-5 ✓
25	4-12 ✓
30/2	4-12 ✓
3	4-16 ✓
4	4-16 ✓
Total	50-00 Bighas

- (a) In Khasra No. 10/16 (4-03), there used to be a Brick Kiln due to which the soil of this Khasra no. has been rendered uncultivable.

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(b) In the rest of the Khasra Nos. as mentioned in the above Table, the land is about 3 ft. below the rest of the Khasra Nos.

In Award No.5/98-99 of village Ghoga which is an adjacent village and which forms a part of this Growth Centre announced by the then LAC (Narela) on 7.1.99 there was a deduction of Rs.1,20,000/- per acre in the market value of "B" Block land from that of "A" Block land. As such I assess the market value of "B" Block land @ Rs.10,00,000/- per acre or Rs.2,08,333/- per bigha.

In addition to the market value fixed above, land owner will be entitled to all other benefits as per the provision of the Act.

TREE:

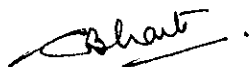
Nil

WELL:

There is one well in Khasra No. 11/26. I allow Rs.2,000/- only as removal charges.

STRUCTURE:

In the Khasra No. 12/26 (0-02) and 29/26 (0-05), there exists an old Pyao and a Kotha. In the Khasra No. 29/1, there exists a samadhi on only a very small area. As already mentioned, there is a Stay Order from the High Court of Delhi on these Khasra Nos.



SOLATIUM:

As per Section 23(2) of Land Acquisition Act, 1894 and as amended as per Land Acquisition (Amendment) Act, 1984, the interested persons will be entitled to 30% solatium on the market value of the land in consideration of compulsory nature of the acquisition.

POSSESSION:

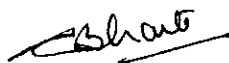
The physical possession of the entire land has been taken over and handed over to the requisitioning department on 06.07.98 except the land bearing Khasra No. 12/21/2 (1-11), 26 (0-02), 29/1 (2-01) and 26 (0-05) totalling an area of 3 bighas and 19 biswas.

ADDITIONAL AMOUNT:

The interest persons are entitled to an additional amount as given in Section 23(1-A) of the Land Acquisition Act @ 12% per annum on the market value of the land for the period of date of notification u/s 4 of the Act till the date of possession of the land. Also as per Sec 28 of LA Act, interest amount applicable is also payable to the claimants.

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, apportionment, the matter would be referred to the Court of ADJ, Delhi, under section 30-31 of the Land Acquisition Act.



LAND REVENUE:

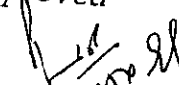
Land revenue is to be assessed and to be deducted from the Khalsa rent roll of the village from the date of taking over possession of the land.

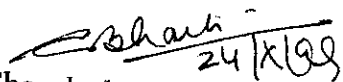
SUMMARY OF THE AWARD:

1.	Market value of land measuring 137-19 bighas of "A" Category @ Rs.2,33,333/- per bigha	3,21,88,287.00
2.	Market value of land measuring 50 bighas of "B" category @ Rs.2,08,333/- per bigha	1,04,16,650.00
	Sub-Total	4,26,04,937.00
3.	30% solatium u/s 23(2) of LA Act.	1,27,81,481.00
4.	12% additional amount on market value of "A" category land w.e.f. 1.6.98 to 5.7.98 for 35 days as per section 23(1-A) of LA Act.	3,70,385.70
5.	12% additional amount on market value of "B" category land w.e.f. 1.6.98 to 5.7.98 for 35 days as per section 23(1-A) of LA Act.	1,19,862.82
6.	9% interest on market value of "A" category land w.e.f. 6.7.98 to 5.7.99 i.e., 365 days.	28,96,945.80
7.	9% interest on market value of "B" category land w.e.f. 6.7.98 to 5.7.99 i.e., 365 days.	9,37,498.50
8.	15% interest on market value of "A" category land w.e.f. 6.7.99 to 24.10.99 (142 days).	18,78,384.96
9.	15% interest on market value of "B" category land w.e.f. 6.7.99 to 24.10.99 (142 days).	6,07,875.74
10.	Removal charges for Well	2,000.00
	Grand Total	6,21,99,371.62 (Say Rupees) 6,21,99,372.00

(Rupees Six Crores Twenty One Lakh Ninety Nine Thousand Three Hundred and Seventy Two only).

"Approved"


Pr. Secretary (Revenue)


(Chandraker Bharti)
Land Acquisition Collector (Narela), Delhi

ENDUM OF AWARD NO:
NAME OF VILLAGE
DATE OF ANNOUNCEMENT

10/1999-2000
SANOTH
24-10-1999

A award bearing No.10/1999-2000 of village Sanoth was announced on 24.10.1999. Under the heading of interest on Market value and Sl.No.8 & 9 i.e. 15% interest on Market value of A & B categories, the interest w.e.f. 6.7.99 to 24.10.99 of 142 days has been calculated(*). The actual total days w.e.f. 6.7.99 to 24.10.99 are 111 days. At the time of preparation of NAKSHA MUTZAMIN it has been found/observed that 142 days has been shown instead of 111 days. This is a totaling mistake and clerical error out of inadvertance only. Now the revised amount of the award is Rs.6,16,56,596/-.

The revised summary of the Award is as under:-

1. Market value of land measuring 137-19 bighas of 'A' category @ Rs.2,33,333/- per bigha	3,21,88,287.00
2. Market value of land measuring 50 bighas of 'B' category @ Rs.2,08,333/- per bigha	1,04,16,650.00
Sub-Total	<u>4,26,04,937.00</u>
3. 30% solatium u/s 23(2) of L.A.Act.	1,27,81,481.00
4. 12% additional amount on market value of 'A' category land W.B.F. 1.6.98 to 5.7.98 for 35 days as per section 23(1-A) of L.A.Act.	3,70,385.70
5. 12% additional amount of market value of 'B' category land w.e.f. 1.6.98 to 5.7.98 for 35 days as per section 23(1-A) of L.A.Act.	1,19,862.82
6. 9% interest on market value of 'A' category land w.e.f. 6.7.98 to 5.7.99 (365 days)	28,96,945.80
7. 9% interest on market value of 'B' category land w.e.f. 6.7.98 to 5.7.99 (365 days)	9,37,498.50
*8. 15% interest on market value of 'A' category land w.e.f. 6.7.99 to 24.10.99 (111-days)	14,68,315.00
*9. 15% interest on market value of 'B' category land w.e.f. 6.7.99 to 24.10.99(111-days).	4,75,170.47
10. Removal charges for Well	2,000.00

Grand Total:

6,16,56,596.29
(Say Rupees)
6,16,56,596/-

(Rs. Six Crores Sixteen Lakh Fifty Six Thousand Five Hundred and Ninety Six only).

Pl check again
checked by

(JITENDRA K.J.)
LAND ACQUISITION COLLECTOR (NARELA)
DELHI