

5/2002-02



SANOTH

OF ACQUISITION: PERMANENT
PURPOSE OF ACQUISITION: FOR SHIFTING OF INDUSTRIAL UNITS FROM
CITY AREA OF DELHI/NEW DELHI.

INTRODUCTORY

These are the proceedings U/S 11 of the Land Acquisition Act, 1894 for determination of compensation in respect of the land measuring 203 bighas 5 biswas in Village Sanoth. The land required by the Govt. for a public purpose namely for shifting industrial units from the city area of Delhi/New Delhi. The lands not filed U/S 4 and 17(1) of the LA Act. vide Notification No. F.10(20)/2000-L&B/LA/6640 dated 7-8-2000. In view of the urgency of the scheme provision 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 F.10(20)/2000-L&B/LA/8578 dated 11-9-2000. Notices U/S 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices claims filed by the interested persons have been mentioned under the heading 'CLAIMS'.

MEASUREMENT

The area to be acquired as given in the declaration U/S 6 is 203 bighas 5 biswas. As such present award confines to an area measuring 203 bighas 5 biswas. Details of the same are as under:-

KHASRA NO AREA (BIGHA-BISWA)

50/5	4-12
51/6 1	3-02
51/6 2	1-10
51/7	4-12
51/8/1	3-15
54/3/2	0-17
54/4/1	2-16
54/4/2	2-00
54/5	4-12
54/6/1	1-06
54/6/2	3-04
54/7/1	1-11
54/7/2	3-01
54/8/1	2-17
54/8/2	1-11
54/9/1	2-06
54/9/2	1-19
54/10	4-16
54/11	4-05
54/12	4-12
54/13	4-12
54/14	4-06
54/15	10-04
54/17	4-16
55/1	



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55/2/1	3-11
55/2/2	1-05
55/3	4-16
55/4/1	3-14
55/6	5-10
55/7/1	2-00
55/7/2	2-16
55/8/1	2-08
55/8/2	3-11
55/8/3	0-17
55/9	4-16
55/10/1	3-04
55/10/2	1-12
55/11	4-16
55/12	4-16
55/13	4-16
55/14	3-08
55/18	1-10
55/19	4-00
55/20/1	0-18
55/20/2	3-18
55/21	1-12
55/26	0-05
56/10/2	0-11
58/1	4-16
58/2	4-12



Contd...4.

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58/3	5-14
58/4	3-03
58/9	3-05
58/10	5-12
58/11	3-08
58/12	5-13
58/13	2-05
59/5	4-16
59/6	4-16
59/7	4-16
59/14	2-11
58/15	3-00
476	1-09
518	1-17

TOTAL	203-05



CLAIMS

S. No.	Name of the Claimants	Khasra Area No.	Claims & Objections
1.	Kamla Devi W/c Nafe Singh	54/21, 58/1, 10	Rs.15000/-per sq.yds. Tree Rs.1000/- Kotha Rs.200000/- Tubewell Rs.500000/-
2.	Sunil Kumar Jain S/c Prem Chand Jain	55/7/2, 14, 6, 56/10/2	Rs.10000/- per sq.yds. Tree Rs.1000/- Kotha Rs.200000/- Tubewell Rs.500000/-

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3.	Ram Kumar S/o Sati	5/21, 54/25	Rs.15000/- per sq. yds. Tree Rs.1000/- Kotha Rs.200000/ Tubewell Rs.500000/-
4.	Mohan Lal S/o Nand Lal	4/5, 6/1, 7, 13/2, 4/1, 14/2, 15, 17/2 8/1, 18/2, 23, 24, 7, 58/3, 4	----do---
5.	Rai Singh S/o Chandgi	8/11, 12, 19	----do---
6.	Rati Ram S/o Jai Lal	4/6/2, 55/10/1, 11 3, 18, 12, 19	----do---
7.	Jai Parkash S/o Indraaj	4/19/2	----do---
8.	Daya Nand S/o Indraaj	4/19/2	----do---
9.	Ved Parkash S/o Indraaj	4/19/2	----do---
10.	Ravi Parkash S/o Indraaj	4/19/2	----do---
11.	Ved Parkash S/o Indraaj	4/19/2	----do---
12.	Rameshwar Singh S/o Jia Lal	54/13/2	----do---
13.	Man Singh S/o Shaloti	54/17/1, 16/2	----do---
14.	Mukesh Kumar S/o Sh. Hari Parkash	54/16/1, 55/20/2	----do---



The above mentioned claimants are the recorded owners as per the revenue record.

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MARKET VALUE:-

While determining the market value of land as on 7-8-2000 i.e. the date of notification under section 4 of the Land Acquisition Act, 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 deed and price policy of the Govt. regarding acquisition of agricultural land are to be taken into consideration.

The land under acquisition is agricultural land and is being used for agriculture.

The interested persons have generally claimed exorbitant prices of their land by making claims from about Rs.15000.00 per sq.yds. to Rs. 10,000.00 per sq.yds. They have, however, not filed any documentary evidence in support of their claims. The claims, therefore can not form the basis of determination of market value.

In a policy announcement which came into effect from the financial year 1999-2000 & 2000-2001 i.e. 1-4-99 & 1-4-2000 the Govt. of National Capital Territory of Delhi fixed the indicative prices of agricultural land @ 12.16 & 13.82 lakh per acre for the acquisition of agricultural land vide their order No. F9(20)/80/L&B/LA/349 dated 11-9-01 which are applicable w.e.f. 1-4-99 and 1-4-2000 respectively.

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In view of the absence of any documentary evidence on record to the contrary, I find Rs. 13.82 lakhs per acre to be the most reasonable price as on 04-04-2000. The notification under section 4 was issued on 7-8-2000 and the price of the land is to be determined as on the date of notification under section 4 itself. I, accordingly, determine the market value of the land @ Rs. 13.82 lakhs per acre or Rs. 287915.00 per bigha.

INTEREST :-

Interest U/S 23 of LA Act will be given on market value + solitium + additional amount as per judgement of Hon'ble Supreme Court of India.

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

CROPS :-

At the time of taking over possession of land on 5-10-2000, there was no Kharif Crop on the whole land. Therefore no need to give the compensation for the crops in the award. Hence, the crop has not been assessed for the purpose of compensation.

TUBEWELL :-

There is 1 tubewell alongwith Kotha in Khasra No. 54/27. Land owners are at liberty to remove the structure/pipes and I allow Rs.2500/- per tubewell-kotha as removal charges.

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BOARING :-

There is 1 boaring in Khasra No. 58/10. Land owner are at liberty to remove the pipes and I allow Rs.2500/- per boaring as removal charges.

WELL :-

There is 1 well in Khasra No. 55/26. I allow Rs. 5000/- only as cost. The well was not in proper use.

TREES :-

There are some trees on the land under acquisition some of trees are in the infancy stage which can not be converted into firewood. Hence, I do not assess any market value of such trees having less than 1 quintal weight. The details of others are as under :-

Khasra No.	Name of trees	No. of tree	Weight (Qtls.)	Value in Rs. @ 60/- per qtls.
54/5	Sisam	1	1	60.00
5/1	Sehtut	1	1	60.00
7	Safede	3	3	180.00
24	Jamun	2	2	120.00
56/10/2	Safede	4	4	240.00
			Total	660.00

STRUCTURES :-

There is 1 Samdhi in Khasra No. 54/19/2.

Contd..9.



SOLATIUM :-

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

POSSESSION :-

The physical possession of the land measuring 203 bigha 5 biswa has been taken over and handed over to the requisitioning department on 5-10-2000.

ADDITIONAL AMOUNT :-

The interested persons are entitled to additional amount under section 23-1-A of the Land Acquisition Act @ 12% per annum 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, apportionment the matter would be referred to the Court of ADJ, Delhi under section 30-31 of the Land Acquisition Act.

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REVENUE:-

Land revenue to be assessed and to be deducted from the Khalsa rent of the Village from the date of taking over the physical possession of land.

SUMMARY OF THE AWARD



1 Market value of land measuring 203.05 bigha @ Rs.13.30 per acre or Rs.287916.66 per bigha.

Rs.5,85,19,062.50

2 30% solatium U/s 3 (2) of the LA Act over the market value Rs. 5,85,19,062.50

Rs.1,75,55,718.75

3 12% intt. P.a U/s 23 (A) of LA Act w.e.f. 7.8.2000 to 4.10.2001 for 59 days

Rs.11,35,109.48

TOTAL

Rs.7,72,09,890.73

4 9% interest U/s 34 of LA Act on market value + solatium + additional amount i.e. Rs.7,72,09,890.73 from 5.10.2000 to 4.10.2001 for 365 days

Rs.69,48,890.16

5 15% interest on market value + solatium + additional amount i.e. Rs.7,72,09,890.73 from 5.10.2001 to 05.12.2002 for 183 days

Rs.58,06,606.85

6 Cost of removal of 1 tubewell and Kotha @ Rs.2500/- each

Rs.2500.00

Cost of removal of trees

Rs.660.00

Cost of removal of well

Rs.5000

5 Cost of removal of Bearing

Rs.2500.00

GRAND TOTAL

9 Rs.8,99,76,047.74

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LESS:-

1	9% intt. w.e.f. 3.11.2000 to 4.10.2001 on Rs.2050533.00 for 136 days in r/o Sh. Virender Kumar	Rs.1,69,885.25
2	15% intt. w.e.f. 5.1.2001 to 5.4.2002 on Rs.2050533.00 for 133 days in r/o Sh. Virender Kumar	Rs.1,54,211.31
3	9% intt. w.e.f.5.1.2001 to 4.10.2001 on Rs.1261866.00 for 92 days in r/o Sh. Mukesh Kumar.	Rs.28,625.34
4	15% intt. w.e.f 5.10.2001 to 5.4.2002 2001 on Rs.1261866.00 for.161 days in r/o Sh. Mukesh Kumar	Rs.94,899.23
5	9% intt. w.e.f. 12.9.2001 to 4,10.2001 on Rs.2972666.00 for 23 days in r/o Sh. Sunil Jain	Rs.16,858.68
6	15% intt. w.e.f 5.1.2001 to 5.4.2002 on Rs.2972666.00 for 183 days in r/o Sh. Sunil Jain	Rs.2,23,560.77
7	15% intt. w.e.f 15.12.2001 to 5.4.2002 for 112 days on Rs.1431733.00 in r/o Sh. Ravi Kanwar	Rs.65,898.94
8	15% intt. w.e.f 24.12.2001 to 5.4.2002 for 103 days on Rs.11708666.00 in r/o Sh. Mohan Lal	Rs.4,95,613.39
9	15% intt. w.e.f 7.1.2002 to 4.3.2002 for 89 days on Rs.94640.00 in r/o Ravi Prakash.	Rs.3,461.49

TOTAL

Rs.12,53,014.40

GRAND TOTAL OF THE AWARD

Rs.8,87,23,033.34

(RUPEES EIGHT CRORE EIGHT SEVEN LACS TWENTY THREE THOUSAND THIRTY THREE AND THIRTY FOUR PAISE ONLY)

(S.R. KATARIA)

Land Acquisition Collector (N-W)

APPROVED

Application No. <u>1-340</u>	Date <u>11/1/02</u>
Prepared by <u>[Signature]</u>	Compared by <u>[Signature]</u>
Name of Applicant <u>[Signature]</u>	Fees <u>7.1</u>
Name of Village <u>[Signature]</u>	

Office Kanroo
Distt. North-West
Delhi.

22-5706

