

AWARD NO.
NAME OF THE VILLAGE:
NATURE OF ACQUISITION:
PURPOSE OF ACQUISITION:

35/2001
SANOTH
PERMANENT
GROWTH CENTRE
PLAN.



INTRODUCTORY

These are the proceedings U/s 11 of the LA Act, 1954 for determination of compensation in respect of land measuring 1 Bigha 14 biswas in Village Sanoth, Delhi.

The Government requires the land for a public purpose namely for Growth Centre under Mini Master Plan at Village Sanoth. The land is notified U/s 4 and 17(1) of the LA Act vide notification No.F.7(3)/98/L&B/LA/1170 dated 26.4.2001. The Delhi Government issued declaration U/s 6 of the Land Acquisition Act vide Notification No.F.7(3)/98/L&B/LA/724 dated 12.4.2002. In view of the urgency of the project, the provisions of section 17(1) of the Act are applicable to this land.

Notices U/s 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices no claim has been received in the office of Land Acquisition Collector, North-West from the interested persons.

MEASUREMENT

The area to be acquired as given in the declaration U/s 6 of the Act is 1 Bigha 14 biswas. The field staff also measured the land under acquisition to be as 1 Bigha 14 Biswas. As such percent award confines to the area measuring 1 Bigha 14 Biswas. The details of the areas are as under:-

Rectangle No.	Khasra No	Area
11	14/1	1-14

The physical possession of the land measuring 1 bigha 14 biswa has been taken over and handed over to the requisitioning department on 04.12.2002.

MARKET VALUE

While determining the market value of the land as on 26.4.2001 i.e the date of notification U/s 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 deeds 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 not filed any claim.

In a policy announcement which came into effect from 1.4.2001 i.e Government of National Capital Territory of Delhi fixed the indicative prices of agricultural land @ 15.70 lacs per acre for the acquisition of agricultural land vide their order No. F.9(20)/80/L&B/LA/666 dated 18.2.2001. which are applicable with effect from 1.4.2001.

In view of the absence of any documentary evidence on record to the contrary, I find Rs.15.70 lacs per acres to be the most reasonable price for the best kind as on 01.4.2001. The notification under section 4 was issued on 26.4.2001 and the price of the land is to be determined as on the date of notification U/s 4 itself. I, accordingly, determine the market value of the land @ Rs.15.70 lacs 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 LA Act.

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 acquisition.

G/W

The interested persons are entitled to the market value of the land @12% per annum on the market value of the land from the date of notification U/s 4 of LA Act i.e. 4.12.2002 till the date of possession which is 4.12.2002.



INTEREST

As the possession of the land has already been taken over on 4.12.2002 before making the award, the rightful claimants are entitled to the payment of interest U/s 34 of the LA Act from the date of possession till date of award.

APPORTIONMENT

Compensation will be paid to the interested persons according to the latest entries in the revenue record. In case of any dispute regarding the title apportionment the matter would be referred to the court of ADJ, Delhi under section 30-31 of the LA Act.

LAND REVENUE

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

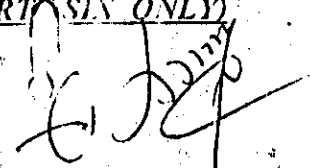
LIST OF THE INTERESTED PERSONS

As per revenue record following are the recorded owner of the land as per details given below: -

S.No.	Name of the interested person	Rect and Kh. No	Area in bigha-biswa	Amount of compensation
1	Sh. Jamma Dass S/o Laxmi Narain	11//14/1 min	1-04	Rs. 5,88,031.68
2	Vijender Gupta S/o Radhey Shyam	11//14/1 min	0-10	Rs. 2,45,013.20
TOTAL				Rs. 8,33,046.00

1	Market value of land measuring 1 bigha 14 biswas @ Rs. 15.70 lacs per acre or Rs. 16354.16 per biswa.	5,56,041.44
2	30% solatium U/s 23 (2) of the LA Act over the market value.	1,66,812.43
3	12% intt. P.a U/s 23(1-A) of LA Act w.e.f. 26.4.2001 to 3.12.2002 for 587 days.	1,07,308.38
4	TOTAL	8,30,162.25
5	80% Amount already received	4,12,532.00
6	Balance amount (Col. 4 - Col. 5)	4,17,630.25
7	9% interest U/s 34 of LA on MV + solatium + additional amount (balance amount) from 4.12.2002 to 31.12.2002 for 28 days.	2,883.36
TOTAL (Col. 5 + Col. 6 + Col. 7)		8,33,045.61 or say Rs. 8,33,046.00

(RUPEES EIGHT LACS THIRTY THREE THOUSAND FORTY SIX ONLY)



(S.R. KATARIA)
LAND ACQUISITION COLLECTOR (N-W)

APPROVED

[Handwritten signature]
Div. Com.

Award announced on 31/12/02

Application No. R-1036 Dated 2/6/03
Prepared by P. C. Chaudhary Checked by Record Keeper
Name of Copy Chaudhary Bhaloo S.
Name of Village Sanath

32/9/03
05/06/03

W. K. Kataria
Tehsil Saranand
31/12/02