

AWARD NO.

1
2

/2006-07/DC (NW)

NAME OF THE VILLAGE

SINGHU

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

FOR PUBLIC PURPOSE NAMELY FOR
CONSTRUCTION OF GURU TEG BAHADUR
MEMORIAL AT SINGHU BORDER, DELHI.

INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of Land Acquisition Act, 1894 in respect of land measuring 38 bighas and 10 biswas in village Singhu, Delhi. The land is required by the Government for a public purpose namely for construction of Guru Teg Bahadur Memorial at Singhu Border, Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification no. F.11 (109)/04/L&B/LA/8744 dated 14-10-2005. The Land & Building Department issued a declaration under section 6 of Land Acquisition Act in respect of the aforesaid land vide notification no. F.11 (109)/04/L&B/LA/12255 dated 9.1.2006.

In pursuance of the said notification, notices under section 9 & 10 of the Land Acquisition Act, 1894 were issued to the interested persons. In response to the notices issued, claims filed by the claimants/interested persons have been discussed under the heading "CLAIMS".

MEASUREMENT

The area to be acquired for construction of Guru Teg Bahadur Memorial at Singhu Border, Delhi, and declared under section 4 & 6 of LA Act, 1894 is 38 bighas & 10 biswas. However, on verification/totaling of Khasra Nos. it is found that total of Land is 37 bigha 10 biswa in lieu of 38 bigha 10 biswa. The field staff measured the land to be 37 bighas & 10 biswa on verification from the revenue records. The Revenue staff measured the land on the spot and found it to be 37 Bigha 10 Biswas. Thus, the present award is for 37 Bighas and 10 Biswas as per details given as under: -

Rect. No.	Khasra No.	Area in Bigha-Biswa
21	22 min	0-08
	23	4-16
	24/1	0-13
23	1	1-18
	2	4-06
	3	4-16
	4/1	0-18

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23	7/2	1-11
	8	4-16
	9	4-16
	10	2-00
	11/1	0-10
	11/2	0-12
	12/1	1-16
	12/2	0-18
	13/1	1-16
	14/1	0-16
	19/1	0-04
	Total	37-10

CLAIMS:

In response to the notices issued u/s 9 and 10 of Land Acquisition Act 1894, following persons have filed their claims.

	Name of the Party	Khasra No.	Nature of the claims	Remarks
1.	P.P. Resorts (P) Ltd. Through Its Director Kawal Kumar	23// 8, 9, 10, 13/1,	M. V. @ Rs. 89,000/- per Sq. Mtr., 50% Solatium, Interest @ 24 % , Alternative Plot, Rs. 1,77,400 as sanctioning of building plans, Rs. 27,943/- as electricity charges, Rs. 1 Crore as advance money to M/s R.P. Real Build Pvt. Ltd. For construction of the Motel, Rs. 37, 42,800/- as permission charges from MCD, all other Statuory benefits as per law.	No Proof enclosed
2.	Ganga Bishan S/o Sh. Kali Ram	23// 11, 12	M.V. @ 5,000/- per sq. yrd. Timber cost @ 1,000/- per Sq. Qtl., Alternative plot & shop, all other statuory benefits as per law.	-do-
3.	Pawan Kumar Garg S/o Sh. Ganga Bishan	21// 22/2,	- do -	-do-
4.	Bajrang Lal S/o Sh. Kali Ram	21// 23	-do-	-do-

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5.	Pyare Lal S/o Sh. Bhartu	21// 23, 24	M.V. @ 10,000/- per Sq. Yrd., Rs. 25,000/- as loss of agricultural income, alternative plot, service in D.D.A., all other statutory benefits as per law.	-do-
6.	Chand Roop S/o Lal Singh	23//11, 12,	-do-	-do-
7.	Om Parkash , Ramesh Chand, Jagdish Chand, Krishan Kumar All sons of Sh. Shame singh	21// 24 min	-do-	-do-
8.	Anil Kumar, Sunil Kumar, Rajesh Kumar All sons of Sh. Tara Chand	23// 7 min	- do-	-do-
9.	Devi Singh, Randhir Singh, Charan Singh, Mahender Singh, Attar Singh All sons of Rishal Singh	23// 7 min	-do-	-do-
10.	Dharam Pal S/o Bhartu	21//23, 24,	M. V. @ 10,000/- per sq. yrd., 30 % Solatium, Int. @ 24 %, alternative plot, value of trees @ 1,000/- Per Qtl., standing crops @ 1,00,000/- per acre, well @ 2,00,000/-, T/ well 5 Lac, Room/Kotha @ 2 Lac, all statutory benefits as per law	-do-
11.	Ram Kishan S/o Kheema	23// 3, 4,	M.V. @ 3,000/- per sq. yrd., Rs. 54 Lac,	-do-
12.	Ram Gopal , Ram Kishan, Ram Phool, Ram Phal, all sons of Sh. Kheema@ Khem Chand	23// 7,	M. V. @ 10,000/- per sq. yrd., 30 % Solatium, Int. @ 24 %, alternative plot, value of trees @ 1,000/- Per Qtl., standing crops @ 1,00,000/- per acre, well @ 2,00,000/-, T/ well 5 Lac, Room/Kotha @ 2 Lac, all statutory benefits as per law	

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13.	Darshna Devi W/o Bir Singh	23// 11, 12,	M. V. @ 10,000/- per sq. yrd., alternative plot, Rs. 25,000/- as loss of agricultural income, all statutory benefits as per law	-do-
14.	Partap, Attar Singh, Dharam Pal, Wazir Singh, all sons of Roop Chand	23// 11, 12,	- do -	-do-
15.	Inder Singh S/o Hoshiyar Singh	21// 24,	-do-	-do-
16.	Bishno W/o Sh. Chander, Braham Parkash S/o Chander	21// 23, 24,	Compensation as per law.	-do-
17.	Randhir Singh S/o Rishal Singh	23// 7	M.V. @ 5,000/- sq. yrd. All others statutory benefits as per law.	-do-

MARKET VALUE

While determining the market value of the land as on 14.10.2005, i.e. the date of notification U/s 4 of the Land Acquisition Act, 1894, 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, sales deeds and price policy of the government regarding acquisition of agricultural land are to be taken into consideration.

Although interested persons have claimed exorbitant price of land @ of Rs.89,000/- per Sq. mt. but no documentary evidence with regard to any sale/purchase transaction of the Land has been produced. As such no evidence is there to fix the market value of the land under acquisition.

In a policy announcement which came into effect from the financial year 2005-06, the Government of Delhi fixed the indicative prices of agricultural land @ Rs.17,58,400/- per acre for the acquisition of agricultural land vide their order No. F.9(20)/80/L&B/LA/6720 dated 30/8/2005 which are applicable with effect from 30/8/2005.

In view of the absence of any documentary evidence on record to the contrary, and in light of the discussion, I find Rs.17,58,400/- per acre to be the most reasonable price for the agricultural land as on 14.10.2005. The notification under section 4 was issued on 14.10.2005 and the price of the land is to be determined as on the date of notification under section 4 of Land Acquisition Act itself. Hence, in view of the above facts I find Rs.17,58,400/- per acre to be the most reasonable price for the land as on 14.10.2005. I, accordingly, determine the market value of the land @ Rs.17,58,400/- per acre.

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In addition to the market value fixed above, land owners will be entitled to all other statutory benefits as per the provisions of the Land Acquisition Act, 1894

SOLATUM

As provided under sub-section 2 of section 23 of the Land Acquisition (amendment) Act, 1984, solatium @ 30% shall be paid to the interested persons on the market value of the land.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount @ 12% p.a. on the market value of the land as per the provisions of section 23(1-A) of the Land Acquisition Act, 1894 from the date of notification under section 4 i.e. 14.10.2005 till date of possession or announcement of the award whichever is earlier as per the provision of the Land Acquisition Act, 1894.

POSSESSION

There are two writ petitions which are pending before Hon'ble High Court of Delhi bearing no. CWP no. 2919/2006 titled as "P.P.Resorts Pvt. Ltd.V/S UOI & others" and CWP No.4517/2006 titled as "Shammi Chawla V/S UOI & others". Hon'ble High Court has directed that the parties shall maintain status quo with regard to title and possession. Accordingly, possession of land covered under these writ petitions will be taken subject to the orders of the Hon'ble High Court of Delhi. In respect of remaining land physical possession will be taken over and handed over to requisitioning department after announcement of the award.

TUBEWELL

There are 2 tube wells reported to be existing in Khasra No. 23//2 & 23//9. I allow Rs 5,000/- per tube well as removal charges.

BORING

There is one Boring reported to be existing in Khasra No. 23//9. I allow Rs. 2,500/- as removal charges.

TREES

There are some trees on the Land which is sought to be acquired. Some trees are in infancy stage, which cannot be converted into firewood. Hence, I do not assess any market value of such trees having less than one-quintal weight. Pipal and Banyan trees have not been assessed. The details of other trees are as under-

Rect No.	Khasra No.	Name of trees	No. of trees	Weight in quintal	Market value @ Rs. 100.00 per quintal (in Rs.)
23	3	Safeda	1	2	200

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23	2	Guava	1	1	100
		Shetut/Mulberry	9	8	800
		Jamun	1	1	100
		Ashok	2	1	100
		Bakan	1	2	200
		Neem	2	2	200
		Safeda	21	40	4000
23	1	Safeda	7	10	1000
		Ashok	12	10	1000
23	10	Shetut/Mulberry	1	2	200
23	9	Safeda	1	2	200
		Neem	1	3	300
		Shetut/Mulberry	3	4	400
23	12	Shisham	1	3	300
		Total		97	9,700

APPORTIONMENT

Compensation will be paid to the land owners as per the latest entries in the revenue record. In case of any dispute regarding title, apportionment of compensation, the matter will be referred to the concerned court of Additional District Judge, Delhi under section 30-31 of the LA Act, 1894. The details of apportionment are as under:

No.	Name	Rect no.	Kh. No.	Area in Bigha-biswa	Compensation (in Rs.)
1.	Pawan Kumar S/o Ganga Bishan Gupta(Full Share)	21	22/2	0-8	2,03,934.08
2.	Pyare S/o Bhartu (1/3 Share)	21	23 min	1-0	1,95,436.82
			24 min	0-3	
			Total	1-3	
3.	Chander S/o Bhartu (1/3 Share)				1,95,436.82
4.	Dharam Pal S/o Bhartu (1/3 Share)				1,95,436.82
5.	Bajrang S/o Kali Ram Bhartu (Full Share)	21	23 min	3-16	19,37,373.76
6.	Inder Singh S/o Hoshier Singh (Full Share)	21	24 min	0-5	1,27,458.8

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7.	Ramesh Chand S/o Samey Singh (1/4 Share)	21	24 min	0-5	31,864.70
8.	Jagdish Chand S/o Samey Singh (1/4 Share)				31,864.70
9.	Kishan Kumar S/o Samey Singh (1/4 Share)				31,864.70
10.	Om Prakash S/o Samey Singh (1/4 Share)				31,864.70
11.	Shammi Chawla S/o A.C.Chawla (Full Share) Tubewell Trees	23	1/2 2/2 3 min 4 min Total	1-18 4-6 4-0 0-15 10-19	55,95,995.44
12.	Ram Kishan S/o Khema (Full Share)		3 min 4 min Total	0-16 0-3 0-19	4,84,343.44
13.	Ram Kishan S/o Khema @ Khem Chand (1/4 Share)	23	7 min	0-13	82,848.22
14.	Ram Gopal S/o Khema @ Khem Chand (1/4 Share)				82,848.22
15.	Ram Phool S/o Khema @ Khem Chand (1/4 Share)				82,848.22
16.	Ram Phal S/o Khema @ Khem Chand (1/4 Share)				82,848.22
17.	Anil S/o Tara Chand (1/18 Share)	23	7 min	0-13	18,410.71
18.	Sunil S/o Tara Chand (1/18 Share)				18,410.71

55,95,995.44

19.	Rajesh S/o Tara Chand (1/18 Share)				18,410.71
20.	Devi Singh S/o Risal (1/6 Share)				55,232.14
21.	Charan Singh S/o Risal (1/6 Share)				55,232.14
22.	Randhir Singh S/o Risal (1/6 Share)				55,232.14
23.	Mahender Singh S/o Risal (1/6 Share)				55,232.14
24.	Attar Singh S/o Risal (1/6 Share)				55,232.14
25.	M/S P.P. Resorts Pvt. Ltd. Through its Director Praveen W/o Naresh Kumar (Full Share) Tubewell Boring Trees	23	8 9 10 13/1 min Total	4-16 4-16 2-0 1-16 13-8	68,40,391.68
26.	Parmal India Pvt. Ltd. Through its Director Mahesh Chand (Full Share) Trees	23	11 min 12 min Total	0-11 1-7 1-18	9,68,986.88
27.	Deep Chand S/o Lal Singh (40/2613 Share)	23	11 min 12 min Total	0-11 1-7 1-18	14,828.73
28.	Darshna W/o Veer Singh (559/2613 Share)				2,07,231.52
29.	Chanderbhan S/o Lal Singh (205/2613 Share)				75,997.24
30.	Partap Singh S/o Roop Chand (479/3484 Share)				1,33,180.54
31.	Attar Singh S/o Roop Chand (479/3484 Share)				1,33,180.54

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32.	Dharam Pal S/o Roop Chand (479/3484 Share)				1,33,180.54
33.	Wazir Singh S/o Roop Chand (479/3484 Share)				1,33,180.54
34.	Ganga Bishan S/o Kali Ram (65/871 Share)				72,290.06
35.	Raj Manchanda W/o Rajendra Nath (59/1742 Share) Loan of Rs. 10 lac pending in J & K Bank Ltd.				32,808.56
36.	Raj Bala W/o Suraj Bhan Aggarwal (59/1742 Share)				32,808.56
37.	Suraj Bhan S/o Chandgi (1/9 Share)	23	14 min	0-16	45,318.68
38.	Raj Kumar S/o Ram Chander (1/9 Share)				45,318.68
39.	Raj Pal S/o Kartar Singh (1/36 Share)				11,329.67
40.	Rajender S/o Kartar Singh (1/36 Share)				11,329.67
41.	Vijay S/o Kartar Singh (1/36 Share)				11,329.67
42.	Surender S/o Kartar Singh (1/36 Share)				11,329.67
43.	Krishan Kumar S/o Risal Singh (1/12 Share)				33,989.01
44.	Dayanand S/o Risal Singh (1/12 Share)				33,989.01
45.	Vineet Kumar S/o Kishan Kumar (1/12 Share)				33,989.01
46.	Amit Kumar S/o Dayanand (1/12 Share)				33,989.01

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47.	Karamveer S/o Zile Singh (1/12 Share)				33,989.01
48.	Dharam Pal S/o Zile Singh (1/12 Share)				33,989.01
49.	DharamVeer S/o Zile Singh (1/12 Share)				33,989.01
50.	Roshni W/o Zile Singh (1/12 Share)				33,989.01
51.	Joginder Rani Bajaj W/o Pindi Dass Bajaj (1/2 Share)	23	19 min	0-3	38,237.64
52.	Rajni Sanpal W/o Mahender Kumar Sanpal (1/2 Share)				38,237.64
53.	Ajay Gupta S/o Dayanand Gupta (16/76 Share)	23	19 min	0-1	5,366.68
54.	Ranju Gupta W/o Raj Kumar Gupta (20/76 Share)				6,708.35
55.	Santosh Aggarwal W/o O.P. Gupta (20/76 Share)				6,708.35
56.	Om Prakash Gupta S/o Mani Ram Gupta (20/76 Share)				6,708.35
57.	Gram Sabha	23	7 min	0-05	1,27,458.80

LAND REVENUE

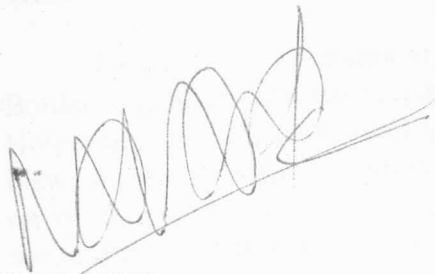
The land revenue is assessed and deducted from the Khalsa rent roll of village from the date of taking over the possession of the land.

C. Saini

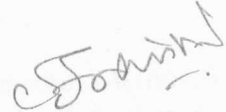
SUMMARY OF AWARD

1	Market value of land measuring 37 bighas 10 biswas @ Rs.17,58,400/- per acre or say @ Rs.18,316.66/- per biswa	1,37,37,495
2	Solatium @ 30% on the Market value under section 23(2) of LA Act 1894	41,21,248.50
3	Additional amount @12% p.a. on the Market value w.e.f.14-10-2005 to 20-7-2006 for 279 days U/s 23(1-A) of LA Act 1894.	12,60,085.84
4.	TOTAL (COL. 1+2+3)	1,91,18,829.34
5.	Cost of Trees	9,700
6.	Cost of removal of 2 tubewells @ Rs. 5,000 per Tubewell	10,000
7.	Cost of removal of Boring @ Rs. 2,500 per boring	2,500
8.	Total Col (4+5+6+7)	1,91,41,029.34 or say 1,91,41,029

(Rs. One crore Ninety one lacs Fourty one thousand and twenty nine only.)




APPROVED
SECRETARY (Revenue)



(C. ARVIND)
Land Acquisition Collector (N-W)

Award announced in Open Court today 20th July 2006


20/7/2006
(KRISHAN KUMAR)

ग्राम सिंधू

अवार्ड नं 2/06-07/DC(NW)

आज दिनांक 13/12/06 को ~~हैं~~ निर्धारित कार्यक्रम के अनुसार आदेशानुसार भूमि अधिग्रहण अधिकारी (LAC/ADM) (NW) बखर पत्र संख्या 2544 अथवा 13/12/06 के संदर्भ में ग्राम सिंधू की भूमि जो उपरोक्त अवार्ड से अधिग्रहीत है का कब्जा लेने/देने बादमराह श्री अमित पटवारी मौके पर पहुँचा। महकमा भूमि एवं भवन की तरफ से श्री सुरेन्द्र वशिष्ठ काबूतगी, महकमा Ministry of Urban Development (UD) की तरफ से हरविन्द कुमार (Assistant Director), श्री एस नेगी (Asstt Account Officer), कन्हैयालाल (Statistical Officer) थाना अलीपुर से S.M.O. श्री जगजीत सिंह, हल्का पटवारी विमल राय, फील्ड काबूतगी रामकुमार मिश्र रिकार्ड हाज़िर मिले। सभी दाजारेग की उपस्थिति में कुल अधिग्रहीत भूमि 37 बीघा एवं 10 बिस्वा का मौका मुआयना किया गया। खसरा नं 21 22min (0-8) 23 (पन 6)


24/1 (0-13) 23 1 (न 8) 2 (प-6) 3 (पन 6) 4/1 (0-8) 5/2 (न 1) 8 (पन 6) 9 (पन 6) 10 (2-0) 11/1 (0-10) 11/2 (0-2) 12/1 (न 6) 12/2 (0-8) 13/1 (न 6) 14/1 (0-6) 19/1 (0-4) कुल (37-10) इन खसरा नम्बरों में से खसरा नं.

पर कमरेजाल/कौठेजाल बने हुए हैं। 13.12.06 23 2min (0-3) 23 3min (0-2)

विध्वंसक दस्ता न होने की वजह से विध्वंस कार्य नहीं किया जा सका जो की बाद में किया जाएगा। व खसरा नं 23 8 (0-5) में लगभग 5 फुट चौड़ी हुई मिट्टी पाई गई जो की 23 9min (1-0)

— Contd —

वहीं पर डाली हुई है। इस प्रकार कुल रकबा (37-10)
का कब्जा भूमि एवं भवन विभाग के गुमास्टे श्री सुरेन्द्र
वशिष्ठ काबूतगी के हवाले ज्यों का त्यों किया गया।
अतः भूमि एवं भवन के गुमास्टे श्री सुरेन्द्र वशिष्ठ काबूतगी
ने दीवारों और पर दी ज्यों का त्यों ^{कब्जा} महकमा
Urban Development के Assistant Director हरविन्द
उमार के हवाले किया गया। कब्जा कार्यवाही सम्पूर्ण
हुई।


13.12.06

 குமார குமார
 ADM / LAE, ஸ்ரீஹ (NW),

अभिषेक
(LA branch)

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 13/1/08
 सुरेन्द्र वशिष्ठ, कानूनी,
 श्री लखन विभाग

M. M. L.
1.8.12/106
ए. ए. वि. कृष्ण, Assistant Director,
Ministry of Urban Development,
Delhi Govt.

13/12/06
A. एस. नेगी, Asstt A/C Officer
Ministry of Urban Development
Delhi Govt.

Bimal Kumar
Put
12/11/2016
विमल शर्मा, एलवा पटवारी,

Kumar Kalyan Statistical
officer, Ministry of Urban
Development, Delhi Govt

रामचन्द्र
13-12-06
रामचन्द्र, किलड काठवासी

Dogar
 13/10/2020
 विष्णु शर्मा
 S DM गोरगा

अज्ञात $\frac{1}{2}E$, 940
अनीय 2161