

AWARD NO.

5<sup>1</sup>/2008-09/DC(NW)

48/c

NAME OF THE VILLAGE

SINGHU

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

FOR PUBLIC PURPOSE NAMELY FOR  
DEVELOPMENT OF NARELA PHASE-I  
PROJECT UNDER PLANNED DEVELOPMENT  
OF DELHI

### INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of Land Acquisition Act, 1894 in respect of land measuring 2 Bighas in village Singhu. The land is required by the Government for a public purpose namely for Development of Narela Phase-I Project under Planned Development of Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification No.F.11(92)/2004/L&B/LA/14103 dated 23.2.2006. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F.11(92)/2004/L&B/LA/17513 dated 22.2.2007.

In pursuance of the said notification, notices under section 9 & 10 of the LA Act, 1894 were issued to the interested persons. Also notice U/s 50 of the LA Act, 1894 was issued to the requisitioning department. In response to the notices issued, claims filed by the claimants/interested persons/requisitioning department have been discussed under the heading "CLAIMS".

### MEASUREMENT

The area to be acquired as given in the notification and declaration under section 4 and 6 of the LA Act is 2 Bighas out of Khasra no 10//24 (2-00) for Development of Narela Phase-I Project under Planned Development of Delhi. The revenue staff compared the area with revenue records and found it to be correct.

Thus, the present award is for 2 bighas land as per details given below: -

Rect. No.	Kh. No.	Area Bigha-biswa-biswansi
10	24	2-00

### CLAIMS

In response to the notices issued under section 9 and 10 to the interested persons and under section 50 of the LA act to the requisitioning department following persons/department have filed their claims:

*gudh*

Sl .No.	Name	Kh No	Claims	Remarks
1	Gyan chand s/o prabhu dayal sharma	10//24	Rs.2 crores for land, Rs 2 crores for building, Rs 4 crores for running bussniss, Rs 4 crores for lose of earning, Rs 4 crores for veternity Hospital, Rs 2 crores for retrenchment on account of closure of Hospital	No proof enclosed.
2	Gram Sabha through BDO (NW)	10//24	Compensation be paid in favour of Gram Sabha (Singhu)	Revenue record enclosed
3	DDA through Dy. Director (NL)	10//24	The rate of compensation may be fixed at the minimum as fixed by Govt. of NCT of Delhi in respect of agricultural land.	No proof enclosed.

### MARKET VALUE

While determining the market value of the land as on the date of notification u/s 4 i.e.23-02-2006, several factors such as location of the land, nature of soil, awards announced in the recent past of the same or adjoining villages, pronouncements of different courts, claims filed by the interested persons, sale deeds, and price policy of the Government regarding acquisition of the agricultural land are to be taken into consideration.

The land under award is basically agricultural in nature and is exclusively used for agriculture. The interested person namely Sh. Gyan chand s/o Sh. Prabhu Dayal Sharma has claimed exorbitant prices in worth crores of Rs for his land, building, hospital etc. However, no documentary evidence in support of his claim has been led. Hence these claims cannot form the basis for the fixation of market value of the land. Notice u/s 50 of LA act was issued to the requisitioning department i.e. Delhi Development Authority (DDA) which in reply has stated that the rate of compensation may be fixed at the minimum as fixed by Govt. of NCT of Delhi in respect of agricultural land. The valuation of unauthorized construction on agricultural land may not be considered in view of Delhi Land Reform Act,1954.

The status of land under acquisition is agriculture land as per entry in the Revenue Records. However, on survey done by the staff of Land Acquisition branch, it is found that the land under acquisition is built up in the form of 3 Godowns and 49 commercial shops. These structures in the form of Godowns and commercial shops are contrary to the provisions of Delhi Land Reforms Act 1954 since the land under DLR Act 1954 can only be used for agricultural purposes only. Consequently, the land under acquisition is agricultural and the rates as specified by Govt. of NCT Delhi can only be applied.

In a policy announcement which came into effect from the financial year 2005-2006, Government of National Capital Territory of Delhi fixed the indicative

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prices of agricultural land @Rs.17,58,400 per acre for the acquisition of agricultural land vide letter no F9(20)/80/L&B/LA/6720 dated 30-8-2005 which are applicable from 30-8-2005.

In view of absence of any documentary evidence on record and in the light of above discussion I find Rs.17,58,400 per acre to be the most reasonable price for the agricultural land as on 23-2-2006. The notification under section 4 was issued on 23-2-2006 and the price of land is to be determined as on the date of notification u/s 4 of the LA act itself. **I, accordingly, determine the market value of the land @Rs.17,58,400 per acre.**

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

#### **SOLATIUM**

As provided under sub-section 2 of section 23 of the Land Acquisition Act, 1894, 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. 23-2-2006 till the date of possession or announcement of the award whichever is earlier.

#### **POSSESSION**

Physical possession of the land under acquisition will be taken after announcement of award.

#### **APPORTIONMENT/ NAKSHA MUTJAMIN**

Compensation will be paid to the land owners as per the latest entries in the revenue record. In case of any dispute regarding title or 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 :

Sl. No	Name & Share	Khasra No.	Area	Market Value	Solatium 30%	Addl. Amt. @ 12% pa 23/2/2006 to 20/6/2008 849 Days	G. Total
1	RAVINDER NATH S/o LEKH RAM - 1/1	10//24 min	0-10-0 A 0-10-0	183166.66	54950	51126.08	289242.75

	R/O MAMUR PUR						
2	GYAN CHAND S/o PARBH U DAYAL SHARMA - 1/1	10//24 mi n	0-10-0 A <b>0-10-0</b>	183166.66	54950	51126.08	289242.75
	R/o G.T ROAD, KUNDLI, SONIPAT, HARYANA						
3	GRAM SABHA S/o BDO OFFICE - 1/1	10//24 mi n	1-0-0 A <b>1-0-0</b>	366333.33	109900	102252.16	578485.49
	BDO OFFICE COMPLEX ALIPUR DELHI						
<b>Gross Total</b>			<b>2-0-0</b>	<b>732666.66</b>	<b>219800</b>	<b>204504.33</b>	<b>1156970.98</b>

### LAND REVENUE

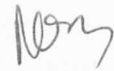
The land revenue being assessed shall be deducted from the Khalsa rent roll of village from the date of taking over the possession of the land.

### SUMMARY OF AWARD

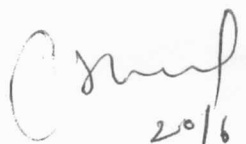
1.	Market Value of land measuring 2 Bigha @ Rs.17,58,400/- per Acre Or say @ Rs.3,66,333.33 per Bigha	7,32,666.66
2.	Solatium @ 30% on the Market Value U/s 23(2) of LA Act 1894	2,19,799.99
3.	Additional Amount @ 12% P.A. U/s 23(1-A) of LA Act 1894 on the market value w.e.f. 23/2/06 to 20/6/2008 849 days	2,04,504.32
4	<b>GRAND TOTAL(1+2+3)</b>	11,56,970.97 Or Say 11,56,971.00

(Rs. Eleven Lac Fifty Six Thousand Nine Hundred and Seventy One Only)

  
LAND ACQUISITION COLLECTOR (N-W)  
KANJHAWALA, DELHI

APPROVED   
Secretary (Revenue)

*Award announced in open court*

  
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