

Before the Sub Divisional Officer (C)-cum-Collector, Land Acquisition , Bhanupalli-Bilaspur-Berri,new B.G. Railway line, Bilaspur, District Bilaspur H.P.

Land acquisition Case/Award No. 1 of 2026 (Manwa) .

Date of Award made: 7th April, 2026

Name of Project: Bhanupalli-Bilaspur-Berri, new BG Railway line.

Award of Compensation under Section 23 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" for acquisition of land for the construction of Bhanupalli-Bilaspur-Railway line (from Km. 20.0 to 52.0) i.e. upto Badhyat, District Bilaspur HP) Village **Manwa** Hadbast No. 221 Tehsil Sadar, District Bilaspur HP.

I. NUMBER AND DATE OF NOTIFICATIONS & DECLARATION UNDER WHICH THE LAND IS TO BE ACQUIRED:

1. The Rail Vikas Nigam Ltd. under the Ministry of Railway, Govt. of India proposed acquisition of land belonging to private owners of village **Manwa**, Tehsil Sadar, District Bilaspur HP for the 'Construction of Bhanupalli-Bilaspur-Berri, new B.G. Railway line (from Km. 20.0 To 52.0) i.e. upto Badhyat' (hereinafter to be referred as **Railway line**). Accordingly, the land acquisition process has been initiated.
2. The Assistant Commissioner to Deputy Commissioner, Bilaspur has been appointed as Land Acquisition Officer (Railway), Bilaspur HP for carrying out the land acquisition work of Railway line vide Notification No.Per(A-IV)-B(6)-1/2022 (Part) dated 22.07.2022 issued by the Government of Himachal Pradesh. Govt. of Himachal Pradesh vide notification No. Per(A-IV)-B(6)-1/2022(Part) dated 09th May, 2023 ordered Sub Divisional Officer (C),Sadar to hold the charge of Land Acquisition Officer (Railway), Bilaspur. The Government of Himachal Pradesh, Department of Transport vide Notification No.TPT-F(2)4/2019-III dated 18.02.2022 under the provisions of Section 43(1) of RFCTLARR Act, 2013 has appointed Additional Deputy Commissioner, Bilaspur as Administrator and Divisional Commissioner, Mandi HP

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as Commissioner for Rehabilitation and Resettlement respectively for the above Project.

3. The Government of Himachal Pradesh, Department of Transport in exercise of powers conferred by rule 3 of the "Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015" (hereinafter to be referred as HP RFCTLARR -SIA & Consent **Rules, 2015**), read with Section 4 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013"(hereinafter to be referred as RFCTLARR, Act 2013) vide Additional Chief Secretary (Transport) to the Government of Himachal Pradesh has issued Notification No. TPT-F(2)-4/2019-II dated 30.06.2021 declaring its intention to acquire the land for the construction of Railway line in respect of revenue estate Manwa H.B. No. 221. The substance of the Notification was published in "Rajpatra" on 15.07.2021, "Divya Himachal" and "The Tribune" newspaper on dated 17 July, 2021.
4. Under the provisions of Section 4(2) of RFCTLARR Act, 2013, the copies of above notification was sent to concerned Gram Panchayat, Deputy Commissioner/ADM/SDM/ Tehsildar Office for wide publicity amongst the general public in addition to pasting one copy on the Notice Boards of above offices on dated 07th July, 2021.
5. Under the provisions of Section 5, the dates for public hearing by the SIAU were fixed and intimation was sent to the general public through concerned Gram Panchayat vide letter dated 03.09.2021 and dated 22.09.2021.
6. The Social Impact Assessment study was conducted by the SIAU and under the provisions of Section 6, copies of SIA report were sent to the concerned Gram Panchayat amongst others by the SIAU.
7. The Government of Himachal Pradesh, Revenue Department under the provisions of Section 7(1) of RFCTLARR Act, 2013 vide Notification No. Rev.B-A(3)-3/2014-IV dated 01.11.2021 has constituted Multidisciplinary Expert Group for appraisal of Social Impact Assessment report relating to acquisition of land for the above Railway project.
8. The Multidisciplinary Expert Group under the provisions of Section 7(5) of RFCTLARR Act, 2013 prepared the Appraisal report of SIA study and submitted the same to the Government of

H.P., Revenue department vide letter No.BLS.LAO(Rail)4/2020 dated 23.12.2021.

The copies of the Appraisal report of SIA study were circulated vide letter dated 31.12.2021 in the concerned Panchayat through Pradhan/Secretary amongst others as provided in Section 7(6) of ibid Act.

9. The Government of Himachal Pradesh, Department of Transport after considering the Appraisal report of SIA study, issued Notification No. TPT-F(2)-4/2019-III dated **02.02.2022** under the provisions of Section 8(2) of RFCTLARR Act, 2013.
10. The Government of Himachal Pradesh, Department of Transport under the provisions of Section 11 read with Section 12 & 15 of RFCTLARR Act, 2013 issued Preliminary Notification No. TPT-F(2)-4/2019-IV dated **19.02.2022**. The copies of the Notification were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-149-175 dated 22.02.2022 and Press note was also released in Dainik Savera news paper on dated 05.03.2022.

Further, the above notification has been published in Rajpatra on dated 19.02.2022, "Amar Ujala" and "The Tribune" newspaper on dated 02.03.2022.

11. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS.LAO(Railway)-7(2)/2021-51 dated 10.02.2023 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
12. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur, after preparation of Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner -cum-Commissioner (R&R,Railway). The Commissioner, after according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-(R&R)-2023-801 dated 10.02.2023 and copies of the same were circulated amongst the concerned Gram Panchayats vide letter dated 10.02.2023.
13. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-V dated **01.03.2023** under the provisions of Section 19 of RFCTLARR Act,

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2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-285-309 dated 02.03.2023 and above notification has been published in Rajpatra on dated 18.03.2023, "Amar Ujala" and "The Tribune" newspaper on dated 07.03.2023.
14. The declaration U/S 19 of Act of 2013 was challenged in the Hon'ble High Court of Himachal Pradesh in LPA No. 6 and 38 of 2024 seeking relief that declaration U/S 19 deemed to be rescinded by Section 19(7) of the Act being not issued within twelve months, prepare and enact the resettlement and rehabilitation plan as per mandate of the Act qua the petitioners. The Hon'ble High Court of Himachal Pradesh has granted relief and allowed LPA as regards the land and houses of the petitioners. As per above judgment/order of Hon'ble High Court of Himachal Pradesh, the Preliminary Notification U/S 11 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in respect of land and houses etc. of appellants in LPA No. 6 and 38 of 2024 is required to be issued afresh and accordingly afresh Preliminary Notification U/S 11 of ibid Act was issued vide No. TPT-F(2)-4/2019-VI dated 15.01.2025. The copies of above notification was circulated amongst the concerned Panchayats vide letter No. BLS.LAO(Railway)-1/2024-59-63 dated 17.01.2025. The above Notification was published in the Rajpatra, Govt. of H.P. on 23.01.2025, in The Tribune (English) and Himachal Dastak (Hindi) on 01.02.2025.
15. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS..RAIL.1(1)/2024-679 dated 11.07.2025 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
16. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur conducted public hearing on 28.02.2025 & 01.03.2025 and after verification from the Revenue Agency, prepared Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner -cum-Commissioner (R & R, Railway). The Commissioner, after according approval, submitted the same to the Govt. under the

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provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-BBB-Railway (R&R)-2023-5229 dated 18.09.2025 and copies of the same were circulated amongst the concerned Gram Panchayats/M.C. vide letter dated 20.09.2025.

17. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-VII dated 06.01.2026 under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.RAIL-1(1)/2024-1069-72 dated 08.01.2026 and above notification has been published in Rajpatra on dated 09.01.2026, "Divya Himachal" and "The Tribune" newspaper on dated 13.01.2026.
18. Under the provisions of Section 21 of Act, 2013, Notices were issued to the interested persons to submit their claims/objections within 30 days. As per provisions of Section 23 of ibid Act, the objections filed by the interested persons were heard on 20.02.2026.

II. Situation and extent of the land in bighas, the number of field plots on the survey map, the village in which situated with the number of mile plan if any (measurement of land)

There is no objection with regard to the measurement of the land as recorded in the revenue record.

The area depicted in Notification issued under Section 19 of the RFCTLARR Act, 2013 comprises of **3-15 bigha** of land is under acquisition. The Khasra number wise detail of the land has been given in **Annexure-A**.

III. Description of the land, i.e. whether fallow, cultivated, homestead, etc. if cultivated, how cultivated? Source of irrigation.

The detail of acquired land is as under:-

Type of land	Area in bigha		
Barani	2-9	Cultivated	2-9
Banjar Kadim	0-6	Uncultivated	1-6
Bid Khadyatar	0-2		
Gair mumkin	0-18		

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Total	3-15	Total	3-15
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IV. Names of persons interested in the land and the nature of their respective interests.

The list of interested persons/landowners is attached as **Annexure-A**.

In pursuance of Notification U/S 19 of the Act, necessary notice as required U/S 21 of RFCTLARR Act, 2013 were issued to the persons interested as well as public notice through Panchayat Pradhan/Secretary & Patwari halqua for wide publicity among the general public. The notices were issued on 08.01.2026 stating the Government intention to take over possession of the land, and the claims to compensations and rehabilitation and resettlement for all interested in such land was to be made to LAO (Railway), Bilaspur. The date of hearing was fixed for 20.02.2026 in respect of villages of Tehsil Sadar, District Bilaspur HP.

The interested persons namely Shri Sada Ram S/O Shri Bhagtu and Smt. Kamla D/O Nikda, Rs/O Manwa, Tehsil Sadar, Distt. Bilaspur HP filed claims/ suggestions /objections on 29.01.2026. Shri R.L. Chauhan, Ms. Neha Chauhan & Shri Divesh Kanga, Ld. Advocates for the claimants are present and heard.

Section 23 read as “.....On the day so fixed, or any other day to which the enquiry has been adjourned, the Collector shall proceed to enquire into the objections (if any) which any person interested has stated pursuant to a notice given under section 21, to the measurements made under section 20, and into the value of the land at the date of the publication of the notification, and into the respective interests of the persons claiming the compensation and rehabilitation and resettlement, shall make an award under hand of....”

The objections concerning filing objections U/S 11 & 15(2) of RFCTLARR Act, 2013 and not making any report and order is concerned, the above objections of the objectors were heard on 08.07.2025 and observations/report was submitted to the Government as per provisions of Section 15(2) of ibid Act on 21.07.2025 and after considering the report the notification U/S 19 of Act, 2013 was issued by

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the Government. The objection of assessment of buildings or houses are rejected as the evaluation has been done in accordance with the provisions of **Section 29** of RFCTLARR Act, 2013- houses/structures by the Executive Engineer, HPPWD Division No.1, evaluation of trees by Divisional Forest Officer and fruit bearing trees/plants by Dy. Director, Horticulture.

The objections of non preparation of R&R plan are baseless as the R&R plan has been prepared and approved by the Commissioner-cum-Divisional Commissioner, Mandi and copies of the same has been circulated in the concerned Gram Panchayats as well as the summary of the R&R plan has been published in the Notification of Declaration.

As far as the objection of determination of compensation on lower rate of land is concerned, the objection has been considered and compensation has been determined as per the provisions of Section 26 of RFCTLARR Act, 2013.

As far as sale deeds of February, 2022 of Rs. 60 lac per bigha are concerned in village Manwa, land for the above Project has been taken/acquired through outright purchase by way of negotiation and Rs. 49 lac per bigha has been given by taking into account all the benefits to be provided under the provisions of Section 26 to 30, first and IInd schedule of the Act of 2013, while in the present Award, the compensation and other benefits have been determined separately.

Explanation -3 of Section 26 of RFCTLARR Act, 2013: "any price paid as compensation for land acquired under the provisions of this Act on an early occasion in the District shall not be taken into consideration".

The Ld. Advocates for interested persons have submitted that as per the judgment passed by the Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively, in which the

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Hon'ble High Court has directed the Government that factor 3 is to be given to the person whose land has been acquired for the purpose of Railway.

In fact the above judgment has been passed in case of acquisition of land for Sunni Dam Hydro Electric Project and the Satluj Jal Vidyut Nigam Ltd.. The Hon'ble High Court of H.P. in para No. 17 of above judgment held; *"....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be two and when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area."* to notify the multiplier of **two** in terms of provisions of the Act with respect to the area in question." The Government of Himachal Pradesh has not notified factor -2 for compensation award. The land under acquisition is closest to the urban area, and as per above judgment and as per provision of Ist. schedule of the RFCTLARR Act, 2013, the land being closest to the Urban area, compensation under factor one has been determined.

They have also submitted photo copy of Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land for sale consideration value of Rs. 3,50,00,000/-. Another document of Agreement to Sell No. 46/2024 dated 29.07.2024 in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated 02.08.2024 in between Pyar Singh of Khansra & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- were submitted.

They have contended that as per above judgment of Hon'ble High Court of H.P. the compensation be awarded with factor 3 and the above sale deed and Agreement to Sell may be considered while determining the value of the land for awarding compensation.

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As far Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land in village **Manwa** for sale consideration value of Rs. 3,50,00,000/- is concerned, the sale deeds pertaining to the period **16.01.2022 to 15.01.2025** have been considered as per provision of Section 26, Explanation-1. The above sale deed has been executed after lapse of period of more then 2 months from the date of notification of Section 11 of Act, 2013 and the value of the land is also not indicative of actual prevailing market value, thus the above sale deed can not be considered for determination value of land for the award of compensation, hence discounted under the provisions of Section 26-Explanation-4.

As far Agreement to Sell No. 46/2024 dated **29.07.2024** in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated **02.08.2024** in between Pyar Singh of **Khansra** & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- are concerned, these agreements seems to have been executed to escalate the market value of the land for getting more compensation. Shri Sada Ram S/O Shri Bhagat Ram R/O Manwa is the interested party whose land is under acquisition. In both these agreements the value of the land is not indicative of actual prevailing market value. In this village, the circle rate beyond 100 meter from the NH is Rs. 4,35,860/- per bigha and on the basis of 50% highest value sale deeds numbering 16, out of total considered 31 Nos. sale deeds, the per bigha value comes to Rs. 21,48,460/- per bigha and there is lot of difference in the rates, thus the above agreements are discounted for the purposes of calculating market value under the provisions of Section 26-Explanation-4.

As far as updating entries of building/structures is concerned, the house/structures which are under acquisition has been counted and evaluated properly as per provisions of the Act.

V. Aadhaar No. of such persons:

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Most of the land owners have refused in verbal to supply their Aadhaar Nos. and those land owners who have supplied their Aadhar numbers have been detailed in the Award statement.

VI. Amount allowed for the land itself, without trees, buildings etc. if any (Market value of the land):

1. The land owners and interested persons are entitled for the land rates as compensation as per the provisions of Section 26 of RFCTLARR Act, 2013 which has been explained as below:-

i. *Section 26 to 30 of ibid Act which envisage that the Collector shall adopt the following criteria in assessing and determining the market value of the land;*

(a) *Section 26.(1) the market value, if any specified in the Indian Stamps Act, 1899 (2) of 1899 for the registration of sale deeds or agreements to sell as the case may be, in the area, where the land is situated;*

(b) *The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or*

(c) *Consented amount of compensation as agreed upon under sub Sec (2) of Sec. 2 in case of acquisition of lands for private companies or for public private partnership projects; whichever is higher.*

Explanation -1- *The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.*

Explanation-2- *For determining the average sale price referred to in Explanation 1, one half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.*

Explanation-3- *While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the District shall not be taken into consideration.*

Explanation -4- *While determining the market value under this Section and the average sale price referred to in Explanation 1*

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or Explanation 2, any price paid which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purpose of calculating market value.

Section 26(1)(c) envisage "Provided that the date for determination of market value shall be the date on which the notification has been issued under Section 11 of RFCTLARR Act, 2013." And for this particular project, notification has been issued on **15.01.2025**.

For determination of market value of land for the purpose of stamp duty to be levied for registration of sale deeds, the Collector, Sadar, Bilaspur notified Rs. 1,75,189/- per biswa i.e. Rs. 35,03,780/- per bigha within the distance of 100 Meters from the National Highway and Rs. **21,793/- per biswa i.e. Rs. 4,35,860/-** per bigha for the land beyond 100 Meters from the National Highway for village **Manwa**. The land under acquisition falls about 500 Meters (by crow fly way) from the National Highway, hence the circle rate notified by the Collector Sadar @ 4,35,860/- per bigha has been taken as Collector/ circle rate for determination of market value for the purpose of acquisition of the proposed land.

The sale deed No. 294/2025 dated 21.03.2025 of village Manwa has been registered after issuance of Notification U/S 11 of RFCTLARR Act and only sale deeds for the period of 16.01.2022 to 15.01.2025 are required to be counted and this sale deeds has not been taken into account. The Agreement to sell No. 46/2024 dated 29.07.2024 of Manwa has been made by Shri Sada Ram whose land is under acquisition and this agreement has been seems to be made only to escalate the value of the land. Like wise Agreement to sell No. 48/2024 dated 02.08.2024 of Khansra, which is not relevant to this village has been made just to escalate the value of the land. The 31 Nos. of sale deeds clearly shows that the sale value shown in these agreements are much high and are not justified. So these Agreements have been discounted under Explanation--4 of Section 26 of the RFCTLARR Act, 2013. ,

I have gone through the three years average value of the land & three years 50% highest value sale deeds of

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village **Manwa** i.e. from 16.01.2022 to 15.01.2025 and market value fixed by the Collector, Sadar Bilaspur for the purpose of stamp duty to be levied for registration of sale deeds, for the year 2024-25. , (detail given in Annexure-B-1, B-2, B-3) , which are as under:-

1	Market value on the basis of 3 years sale deeds of the preceding 3 years i.e. 16.01.2022 to 15.01.2025.	Total No. of sale deeds=	31
		Total land of sale deeds=	19-18 bigha
		Average per bigha	11,13,060/-
2	Market value on the basis of 3 years 50% highest value sale deeds of the preceding 3 years i.e. 16.01.2022 to 15.01.2025.	Total No. of sale deeds=	16
		Total land of sale deeds=	8-3 bigha
		Average per bigha	21,48,460/-
3	Market value fixed by the Collector for the year 2024-25	Beyond 100 Mtrs of the N.H.	4,35,860/-
		Other roads	0

For determination of market value under the provisions of Section 26 of RFCTLARR Act, 2013, out of above table, the market rates for the payment of compensation has to be considered whichever is higher and the market rate on the basis of 50% highest value sale deeds of preceding 3 year i.e. 16.01.2022 to 15.01.2025 which comes to Rs. **21,48,460/-** per bigha being highest average value of the village is considered for determination of compensation.

VII. Amount allowed out of such sum as compensation for the tenants interested in the land.

In this village no land exist under tenancy. The landowners/tenants are required to decide apportionment or to got decide apportionment of compensation in between the landowner and tenant from the Ld. District Judge-cum-Presiding Officer of the Authority, Bilaspur. The compensation amount will be withhold till the compromise arrive in between the parties or till the matter is decided by the District Judge-cum-

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Presiding Officer of the Authority and will be disbursed as per the order of the Hon'ble Authority.

VIII. Basis of calculation:

The compensation has been determined under the provisions of Section 26 to 30 of RFCTLARR Act, 2013. As per Section 26(2) of RFCTLARR Act, 2013, the market value so calculated is to be multiplied by a factor to be specified in the first schedule of Act, 2013. The Government of Himachal Pradesh, Department of Revenue issued notification No. Rev.B.A.(3)3/2014-1 dated 01.04.2015 in this behalf which reads as "*In exercise of the powers conferred by Sub Section (2) of Section 30 of the RFCTLARR Act, 2013, read with FIRST SCHEDULE appended to said Act, the Governor of Himachal Pradesh for the purpose by which the market value of land is to be multiplied in the case of rural areas is pleased to notify the factor as 1.00 (one) under serial no. 2 of the said SCHEDULE*". The Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively held that "*....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be **two** and **when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area.***" The land under acquisition is nearest to the urban area, therefore, the multiplication factor in this case has been taken as 1.00.

IX. Amount allowed for trees, houses or any other immoveable property :

1. HOUSE STRUCTURES:

For houses/structures existing on the land under acquisition in village **Manwa**, the evaluation of the houses/structures has been done by the Executive Engineer, H.P.PWD Division No.1. On the basis of the evaluation reports, the compensation of said

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houses/structures is awarded to the house/structure owners, the detail of which is given in the Award statement.

1. Trees:

The evaluation of the standing trees/plants standing on the land under acquisition has been conducted by the Divisional Forest Officer, Bilaspur. On the basis of evaluation reports, the compensation of said trees is awarded to the land owners, the detail of which is given in the Award statement.

2. Fruit bearing trees/plants:

The evaluation of fruit bearing trees/plants has been conducted by the Dy. Director, Horticulture Bilaspur. On the basis of evaluation reports, the compensation of said fruit bearing trees/plants is awarded to the land owners, the detail of which is given in the Award statement..

X. Amount allowed for crops.

No extra compensation is required to be given for the crop.

XI. Additional compensation on the market value under Section 30(3).

i. Section 30(3) of the RFCTLARR Act envisage that; *"in addition to the market value of the land provided under section 26, the Collector shall, in every case, award an amount calculated at the rate of twelve per cent per annum on such market value for the period commencing on and from the date of the publication of the notification of the SIA study under sub section (2) of Section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, which ever is earlier."*

ii. Therefore as per the provisions of Section 30(3) of the Act, 2013, the land owners/persons interested are entitled for Additional amount @ 12% per annum in addition to the market value of the land provided under section 26, w.e.f. 15.07.2021 i.e. date of publication of the Notification U/S 4 in the Rajpatra till date of Award i.e. 07.04.2026 (1728 days).

XII. Damages under section 28 of Act 30 of 2013.


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No damage has been caused and the land owners are not entitled for any damage, as per the provisions of Section 28.

XIII. SOLATIUM U/S 30(1) OF THE RFCTLARR ACT:

Solatium at the rate of 100% as provided under section 30(1) of the RFCTLARR Act, 2013 is awarded to the land owners on the value of the land, house/ structures, trees & fruit bearing trees/plants.

XIV. TOTAL OF AMOUNT(COMPENSATION):

The compensation determined for the acquisition of land is as under:-

S.No.	Particulars	Amount (in Rs.)
1	Value of land (3-15 bigha) @21,48,460/- per bigha.	80,56,725.00
2	Value of houses /Structures	69,09,220.00
3	Value of trees	2,37,342.87
4	Value of fruit bearing trees/plants	66,226.00
	Total compensation (1 to 4)	1,52,69,513.87
5	Solatium 100%	1,52,69,513.87
6	Total	3,05,39,027.74
7	Additional Market value @ 12% (payable at Sr.1 for 1728 days i.e. from 15.07.2021 to 07.04.2026)	45,77,102.73
	Total compensation payable by this Award	3,51,16,130.47

Say Rs. **3,51,16,130/-**.

The Rehabilitation & Resettlement Award is attached separately on Form VII(Rule-11).

XV. Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect.

The land revenue of Rs. 1.28 paise was levied on the acquired land and the abatement will take effect from the date of announcement of award.

XVI. Apportionment of the amount of compensation:

The apportionment of compensation has been made as per shares recorded in the revenue record and individual wise compensation detail has been attached in Annexure-A/1.

XVII. Date on which possession was taken under section 38(1)/

Mode of payment:

Rajendra
Collector
Land Acquisition (Railway),
District Bilaspur MP.

Payment will be made to the land owners and interested persons according to their shares and rights recorded in the ownership columns of the latest Jamabandi.

However, on account of death, the compensation and R&R benefits will be paid to the legal heirs of the deceased.

In case of mortgaged land, the payment of mortgaged amount will be made to the mortgagee and the remaining amount will be paid to the mortgagor.

Under the provisions of Section 64 of the RFCTLARR Act, 2013, Any person interested who has not accepted the award may, by written application to the Collector, require that the matter be referred by the Collector for the determination of the Authority, as the case may be, whether has objection be to the measurement of the land, the amount of the compensation, the person to whom it is payable, the rights of Rehabilitation and Resettlement under Chapters V and VI or the apportionment of the compensation among the persons interested.

In case of any dispute of title, as to the apportionment of the compensation or any part thereof, or as to the persons to whom the same or any part thereof is payable, the payment of compensation will be detained/deposited in FDRs or with the Competent Authority under the provisions of Section 76 and 77 of the RFCTLARR Act, 2013 and the same shall be released in accordance with the compromise arrived between the parties or orders passed by the competent Court of law/Authority.

The entire amount of the compensation payable to each person interested is reflected in the Award Statement as Annexure-A.

The proprietary rights of the acquired land, under this award, shall henceforth absolutely vest with Central Govt./Northern Railway/RVNL, free from all encumbrances from the date of Award.

Possession of the land affected by this Award will be taken from the land owners, possession holders as per the provisions of Section 38 of RFCTLARR Act, 2013.

Representatives of Northern Railway is authorized to get the mutations attested as a representative of the Central

Govt./Northern Railway. It shall be ensured that mutations are attested in favour of the Central Govt. /Northern Railway.

If any land /property or other aspect is not covered/included in assessment for compensation, it shall be assessed and compensation will be paid for the same after due inspection or inquiry by the Land Acquisition Collector (Railway), Bilaspur.

The compensation/amount paid to any individual by mistake shall be recovered alongwith the rate of interest of the Bank as prevailing at the relevant time from him/her by the Land Acquisition Collector (Railway), Bilaspur. Similarly, in the eventuality of any subsequent orders passed by the competent Court of law, having bearing on the compensation amount already released to the landowners/shareholders as per present award, the same shall also be recovered alongwith the rate of interest of the bank as prevailing at the relevant time and will be paid in accordance with the decision of the Court.

This Award has been made and announced on 7th day of April, 2026 in the Court of Collector-cum-Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP

Dated: 07.04.2026

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Land Acquisition Collector,
Bhanupali Bilaspur Berri new BG
Railway Land Acquisition (Railway)
District Bilaspur HP. Bilaspur,
Distt. Bilaspur HP

Form No. VII (See rule 11)- Award for Rehabilitation and Resettlement

1	Name of the project	Bhanupali-Bilaspur-Beri New BG Rail Line, Phase-II
2	Number and date of declaration under which the land is to be acquired	Declaration issued by the Govt. of H.P. vide Principal Secretary (Tpt.) Notification No. TPT-F(2)-4/2019-V dated 01.03.2023.
3	Situation and extent of the land in bigha, the number of field plots on the survey map, the village in which situated with the number of mile plan if any.	Muhal :- Manwa Hadbast No.: 221 Tehsil:- Sadar Distt., Bilaspur HP. Description of Khata/khataoni, khasra number with land given Annexure-A
4	Description of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.	As given in Annexure-A/1
5	Name /Names of persons interested in the land and the nature of their respective claim for rehabilitation and resettlement.	As given in Annexure-A

Annexure-A

क्र०	नाम हकदार	न० खेवट / खसरा न० / रकवा	हिस्सा	रकवा (बिघों में)	मुआवजा			जोड़ (6+7+8+9)	तोषण (Solatium) 100% (अधीन धारा 30, भू-अर्जन अधिनियम 2013 के प्रारम्भानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 07.04. 2026= 1728 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 2148460/ प्रति बीघा)	पेड़ पौधे									मकान ईत्यादि
						फलदार	गैरफलदार								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	सुदराम पुत्र भगतू पुत्र शिवसरन स्थानीय वासी	29 मिन/ 39/1, 42, 46, 49/1 किता 4 रकवा 1-15 बीघा	सालम	1-15	3759805.00	36831.00	106235.00	0.00	3902871.00	3902871.00	7805742.00	2135981.27	9941723.27	0.58	
		31 मिन/ 45, रकवा 0-15 बीघा	1/2	0-8	805672.50	0.00	19726.00	2382256.00	3207654.50	3207654.50	6415309.00	457710.27	6873019.27	0.18	
		262 मिन/ 54, रकवा 1-12 बीघा का 6/32 भाग बकदर 0-6 बीघा	5/6	0-5	537115.00	0.00	18754.06	0.00	555869.06	555869.06	1111738.12	305140.18	1416878.30	0.00	
		जोड़-		2-8	5102592.50	36831.00	144715.06	2382256.00	7666394.56	7666394.56	15332789.12	2898831.73	18231620.84	0.76	
2	श्रीमती कमलेश पुत्री निकडा पुत्र शिवसरन स्थानीय वासी	30 मिन/ 41, 43/1, किता 2 रकवा 0-19 बीघा	सालम	0-19	2041037.00	29395.00	69151.00	4526964.00	6666547.00	6666547.00	13333094.00	1159532.69	14492626.69	0.35	
		31 मिन/ 45, रकवा 0-15 बीघा	1/2	0-7	805672.50	0.00	19726.00	0.00	825398.50	825398.50	1650797.00	457710.27	2108507.27	0.17	
		262 मिन/ 54, रकवा 1-12 बीघा का 6/32 भाग बकदर	1/6	0-1	107423.00	0.00	3750.81	0.00	111173.81	111173.81	222347.62	61028.04	283375.66	0.00	
		जोड़-		1-7	2954132.50	29395.00	92627.81	4526964.00	7603119.31	7603119.31	15206238.62	1678271.00	16884509.62	0.52	
	कुल जोड़:-			3-15	8056725.00	66226.00	237342.87	6909220.00	15269513.87	15269513.87	30539027.74	4577102.73	35116130.47	1.28	

खासगी भू-अर्जन
रेलवे बिलासपुर डि००।

नायब महसिलदार भू-अर्जन
रेलवे बिलासपुर डि००।

Collector
Land Acquisition (Railways)
District Bilaspur HP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Annexure-A/1:- Description of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.															
S.No.	Name of person with Bank A/C & AADHAR No.	Particular of house to be allotted/ grant.	Land to be allotted.	Offer for development land.	Anunity employment.	Subsistence grant.	Transportation cost, housing allowances.	Cattle shed/ petty shop.	One time grant to artisan, small traders & certain others.	Fishing rights.	One time resettlement allowance.	Stamp duty and registration fee.	Remarks/Total		
1	सदराम पुत्र भगतू पुत्र शिवसरन स्थानीय वासी	150000	N.A.	N.A.	500000	36000	50000	25000	0	N.A.	50000	N.A.			
2	श्रीमती कमलेश पुत्री निकडा पुत्र शिवसरन स्थानीय वासी	150000	N.A.	N.A.	500000	36000	50000	25000	25000	N.A.	50000	N.A.			
	जोड़:-	300000			1000000	72000	100000	50000	25000		100000		1647000		
	Amount Land, trees, structures												35116130.47		
	G.T.	300000	0	0	1000000	72000	100000	50000	25000	0	100000	0	36763130.47		

i.e. 36763130

Q82
फानूमगो पू-अर्जन
रेलवे बिलासपुर डि०प्र०।

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नायब तहसीलदार पू-अर्जन
रेलवे बिलासपुर डि०प्र०।

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Collector
Land Acquisition (Railways)
District Bilaspur HP.

Before the Sub Divisional Officer (C)-cum-Collector, Land Acquisition , Bhanupalli-Bilaspur-Berri,new B.G. Railway line, Bilaspur, District Bilaspur H.P.

Land acquisition Case/Award No. 02 of 2026 (Rampur) .

Date of Award made: 07.04.2026

Name of Project: Bhanupalli-Bilaspur-Berri,new BG Railway line.

Award of Compensation under Section 23 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" for acquisition of land for the construction of Bhanupalli-Bilaspur-Railway line (from Km. 20.0 to 52.0) i.e. upto Badhyat, District Bilaspur HP) Village **Rampur** Hadbast No. 220 Tehsil Sadar, District Bilaspur HP.

I. NUMBER AND DATE OF NOTIFICATIONS & DECLARATION UNDER WHICH THE LAND IS TO BE ACQUIRED:

1. The Rail Vikas Nigam Ltd. under the Ministry of Railway, Govt. of India proposed acquisition of land belonging to private owners of village **Rampur**, Tehsil Sadar, District Bilaspur HP for the 'Construction of Bhanupalli-Bilaspur-Berri, new B.G. Railway line (from Km. 20.0 To 52.0) i.e. upto Badhyat' (hereinafter to be referred as **Railway line**). Accordingly, the land acquisition process has been initiated.
2. The Assistant Commissioner to Deputy Commissioner, Bilaspur has been appointed as Land Acquisition Officer (Railway), Bilaspur HP for carrying out the land acquisition work of Railway line vide Notification No.Per(A-IV)-B(6)-1/2022 (Part) dated 22.07.2022 issued by the Government of Himachal Pradesh. Govt. of Himachal Pradesh vide notification No. Per(A-IV)-B(6)-1/2022(Part) dated 09th May, 2023 ordered Sub Divisional Officer (C),Sadar to hold the charge of Land Acquisition Officer (Railway), Bilaspur. The Government of Himachal Pradesh, Department of Transport vide Notification No.TPT-F(2)4/2019-III dated 18.02.2022 under the provisions of Section 43(1) of RFCTLARR Act, 2013 has appointed Additional Deputy

Deep Singh
Collector
Land Acquisition (Railway)
District Bilaspur HP.

Commissioner, Bilaspur as Administrator and Divisional Commissioner, Mandi HP as Commissioner for Rehabilitation and Resettlement respectively for the above Project.

3. The Government of Himachal Pradesh, Department of Transport in exercise of powers conferred by rule 3 of the "Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015 (hereinafter to be referred as HP RFCTLARR - SIA & Consent **Rules, 2015**)", read with Section 4 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013"(hereinafter to be referred as RFCTLARR, Act 2013) vide Additional Chief Secretary (Transport) to the Government of Himachal Pradesh has issued Notification No. TPT-F(2)-4/2019-II dated 30.06.2021 declaring its intention to acquire the land for the construction of Railway line in respect of revenue estate Rampur H.B. No. 220. The substance of the Notification was published in "Rajpatra" on dated 15.07.2021, "Divya Himachal" and "The Tribune" newspaper on dated 17 July, 2021.
4. Under the provisions of Section 4(2) of RFCTLARR Act, 2013, the copies of above notification was sent to concerned Gram Panchayat, Deputy Commissioner/ADM/SDM/ Tehsildar Office for wide publicity amongst the general public in addition to pasting one copy on the Notice Boards of above offices on 07th July, 2021.
5. Under the provisions of Section 5, the dates for public hearing by the SIAU were fixed and intimation was sent to the general public through concerned Gram Panchayat vide letter dated 03.09.2021 and dated 22.09.2021.
6. The Social Impact Assessment study was conducted by the SIAU and under the provisions of Section 6, copies of SIA report were sent to the concerned Gram Panchayat amongst others by the SIAU.
7. The Government of Himachal Pradesh, Revenue Department under the provisions of Section 7(1) of

*Received
Smt*
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RFCTLARR Act, 2013 vide Notification No. Rev.B-A(3)-3/2014-IV dated 01.11.2021 has constituted Multidisciplinary Expert Group for appraisal of Social Impact Assessment report relating to acquisition of land for the above Railway project.

8. The Multidisciplinary Expert Group under the provisions of Section 7(5) of RFCTLARR Act, 2013 prepared the Appraisal report of SIA study and submitted the same to the Government of H.P., Revenue department vide letter No.BLS.LAO(Rail)4/2020 dated 23.12.2021.

The copies of the Appraisal report of SIA study were circulated vide letter dated 31.12.2021 in the concerned Panchayat through Pradhan/Secretary amongst others as provided in Section 7(6) of ibid Act.

9. The Government of Himachal Pradesh, Department of Transport after considering the Appraisal report of SIA study, issued Notification No. TPT-F(2)-4/2019-III dated **02.02.2022** under the provisions of Section 8(2) of RFCTLARR Act, 2013.

10. The Government of Himachal Pradesh, Department of Transport under the provisions of Section 11 read with Section 12 & 15 of RFCTLARR Act, 2013 issued Preliminary Notification No. TPT-F(2)-4/2019-IV dated **19.02.2022**. The copies of the Notification were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-149-175 dated 22.02.2022 and Press note was also released in Dainik Savera news paper on dated 05.03.2022.

Further, the above notification has been published in Rajpatra on dated 19.02.2022, "Amar Ujala" and "The Tribune" newspaper on dated 02.03.2022.

11. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS.LAO(Railway)-7(2)/2021-51 dated 10.02.2023 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.


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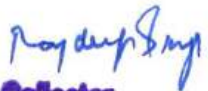
12. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur, after preparation of Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner –cum-Commissioner (R & R, Railway). The Commissioner, after according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-(R&R)-2023-801 dated 10.02.2023 and copies of the same were circulated amongst the concerned Gram Panchayats vide letter dated 10.02.2023.
13. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-V dated **01.03.2023** under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-285-309 dated 02.03.2023 and above notification has been published in Rajpatra on dated 18.03.2023, “Amar Ujala” and “The Tribune” newspaper on dated 07.03.2023.
14. The declaration U/S 19 of Act of 2013 was challenged in the Hon’ble High Court of Himachal Pradesh in LPA No. 6 and 38 of 2024 seeking relief that declaration U/S 19 deemed to be rescinded by Section 19(7) of the Act being not issued within twelve months, prepare and enact the resettlement and rehabilitation plan as per mandate of the Act qua the petitioners. The Hon’ble High Court of Himachal Pradesh has granted relief and allowed LPA as regards the land and houses of the petitioners. As per above judgment/order of Hon’ble High Court of Himachal Pradesh, the Preliminary Notification U/S 11 of “The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in respect of land and houses etc. of appellants in LPA No. 6 and 38 of 2024 is required to be

Paydeep Singh

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Land Acquisition (Railway)
District Bilaspur HR

issued afresh and accordingly afresh Preliminary Notification U/S 11 of ibid Act was issued vide No. TPT-F(2)-4/2019-VI dated 15.01.2025. The copies of above notification was circulated amongst the concerned Panchayats vide letter No. BLS.LAO(Railway)-1/2024-59-63 dated 17.01.2025. The above Notification was published in the Rajpatar, Govt. of H.P. on 23.01.2025, in The Tribune (English) and Himachal Dastak (Hindi) on 01.02.2025.

15. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS..RAIL.1(1)/2024-679 dated 11.07.2025 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
16. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur conducted public hearing on 28.02.2025 & 01.03.2025 and after verification from the Revenue Agency, prepared Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner -cum-Commissioner (R & R, Railway). The Commissioner, after according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-BBB-Railway (R&R)-2023-5229 dated 18.09.2025 and copies of the same were circulated amongst the concerned Gram Panchayats/M.C. vide letter dated 20.09.2025.
17. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-VII dated 06.01.2026 under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.RAIL-1(1)/2024-1069-72 dated 08.01.2026 and above notification has been published


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in Rajpatra on dated 09.01.2026, "Divya Himachal" and "The Tribune" newspaper on dated 14.01.2026.

18. Under the provisions of Section 21 of Act, 2013, Notices were issued to the interested persons to submit their claims/objections within 30 days. As per provisions of Section 23 of ibid Act, the objections filed by the interested persons were heard on 20.02.2026.

II. Situation and extent of the land in bighas, the number of field plots on the survey map, the village in which situated with the number of mile plan if any (measurement of land)

There is no objection with regard to the measurement of the land as recorded in the revenue record.

The area depicted in Notification issued under Section 19 of the RFCTLARR Act, 2013 comprises of **2-9 bigha** of land which is under acquisition. The Khasra number wise detail of the land has been given in Annexure-A.

III. Description of the land, i.e. whether fallow, cultivated, homestead, etc. if cultivated, how cultivated? Source of irrigation.

The detail of acquired land is as under:-

Type of land	Area in bigha		
Barani	1-9	Cultivated	1-9
Banjar Kadim	0-0	Uncultivated	1-0
Khadyatar	1-0		
Gair mumkin	0-0		
Total	2-9	Total	2-9

IV. Names of persons interested in the land and the nature of their respective interests.

The list of interested persons/landowners is attached as Annexure-A.

In pursuance of Notification U/S 19 of the Act, necessary notice as required U/S 21 of RFCTLARR Act, 2013 were issued to the persons interested as well as public notice through Panchayat Pradhan/Secretary & Patwari

Rajdeep Singh
Collector
Land
Distt

Pradip Pradhan
Pradhan
Panchayat

halqua for wide publicity among the general public. The notices were issued on 08.01.2026 stating the Government intention to take over possession of the land, and the claims to compensations and rehabilitation and resettlement for all interested in such land was to be made to LAO (Railway), Bilaspur. The date of hearing was fixed for 20.02.2026 in respect of villages of Tehsil Sadar, District Bilaspur HP.

The interested persons namely Shri Amarjeet, Shri Surjeet Ss/O, Asha Devi wife of late Shri Sada Ram Rs/O village Rampur, PO Raghunathpura, Tehsil Sadar, Distt. Bilaspur HP filed claims/ suggestions /objections on 29.01.2026. Shri R.L. Chauhan, Ms. Neha Chauhan & Shri Divesh Kanga, Ld. Advocates for the claimants are present and heard.

Section 23 read as “.....On the day so fixed, or any other day to which the enquiry has been adjourned, the Collector shall proceed to enquire into the objections (if any) which any person interested has stated pursuant to a notice given under section 21, to the measurements made under section 20, and into the value of the land at the date of the publication of the notification, and into the respective interests of the persons claiming the compensation and rehabilitation and resettlement, shall make an award under hand of....”

The objections concerning filing objections U/S 11 & 15(2) of RFCTLARR Act, 2013 and not making any report and order is concerned, the above objections of the objectors were heard on 08.07.2025 and observations/report was submitted to the Government as per provisions of Section 15(2) of ibid Act on 21.07.2025 and after considering the report the notification U/S 19 of Act, 2013 was issued by the Government. The objection of assessment of buildings or houses are rejected as the evaluation has been done in accordance with the provisions of **Section 29** of RFCTLARR Act, 2013- houses/structures by the Executive Engineer, HPPWD Division No.1, evaluation of trees by Divisional Forest Officer and fruit bearing trees/plants by

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Land Acquisition (Railway),
District Bilaspur HP.

Dy. Director, Horticulture. The houses/structures of the claimants are not under acquisition.

As far as the objection of determination of compensation on lower rate of land is concerned, the objection has been considered and compensation has been determined as per the provisions of Section 26 of RFCTLARR Act, 2013.

As far as sale deeds of February, 2022 of Rs. 60 lac per bigha are concerned in village, land for the above Project has been taken/acquired through outright purchase by way of negotiation and Rs. 60 lac per bigha has been given by taking into account all the benefits to be provided under the provisions of Section 26 to 30, first and IIInd schedule of the Act of 2013, while in the present Award, the compensation and other benefits have been determined separately.

Explanation -3 of Section 26 of RFCTLARR Act, 2013: "any price paid as compensation for land acquired under the provisions of this Act on an early occasion in the District shall not be taken into consideration".

The Ld. Advocates for interested persons have submitted that as per the judgment passed by the Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively, in which the *Hon'ble High Court has directed the Government that factor 3 is to be given to the person whose land has been acquired for the purpose of Railway.*

In fact the above judgment has been passed in case of acquisition of land for Sunni Dam Hydro Electric Project and the Satluj Jal Vidyut Nigam Ltd.. The Hon'ble High Court of H.P. in para No. 17 of above judgment held; *"....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it*

explicitly clear that in rural areas, the multiplier factor is required to be two and when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area.” to notify the multiplier of two in terms of provisions of the Act with respect to the area in question.”

The Government of Himachal Pradesh has not notified factor -2 for compensation award. The land under acquisition is closest to the urban area, and as per above judgment and as per provision of Ist. schedule of the RFCTLARR Act, 2013, the land being closest to the Urban area, compensation under factor one has been determined.

They have also submitted photo copy of Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land for sale consideration value of Rs. 3,50,00,000/-. Another document of Agreement to Sell No. 46/2024 dated 29.07.2024 in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated 02.08.2024 in between Pyar Singh of Khansra & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- were submitted.

They have contended that as per above judgment of Hon'ble High Court of H.P. the compensation be awarded with factor 3 and the above sale deed and Agreement to Sell may be considered while determining the value of the land for awarding compensation.

As far Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land in village **Manwa** for sale consideration value of Rs. 3,50,00,000/- is concerned, the sale deeds pertaining to the period **16.01.2022 to 15.01.2025** have been considered as per provision of Section 26, Explanation-1. The above sale deed has been executed after lapse of period of more then 2 months from the date of notification of Section 11 of Act, 2013 and the value of the land is also not indicative of actual prevailing market value, thus the above

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District Bileasur HP.

sale deed can not be considered for determination value of land for the award of compensation, hence discounted under the provisions of Section 26-Explanation-4.

As far Agreement to Sell No. 46/2024 dated **29.07.2024** in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated **02.08.2024** in between Pyar Singh of **Khansra** & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- are concerned, these agreements seems to have been executed to escalate the market value of the land for getting more compensation. Shri Sada Ram S/O Shri Bhagat Ram R/O Manwa is the interested party whose land is under acquisition. In both these agreements the value of the land is not indicative of actual prevailing market value. Moreover, these sale deeds does not pertain to this village and on this account also these sale deeds are not accountable for determination of compensation. In this village, the circle rate within 100 meter from the other road is Rs. 11,66,000/- per bigha and there is no sale deed for the preceding 3 years of this village.

The interested persons have submitted that as per the judgment passed by the Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively, in which the Hon'ble High Court has directed the Government that factor 3 is to be given to the person whose land has been acquired for the purpose of Railway.

In fact the above judgment has been passed in case of acquisition of land for Sunni Dam Hydro Electric Project and the Satluj Jal Vidyut Nigam Ltd.. The Hon'ble High Court of H.P. in para No. 17 of above judgment held; *"....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area.*

Pyar Singh
Collector
and Acquisition (Railway)
District Bilaspur HP.

*This makes it explicitly clear that in rural areas, the multiplier factor is required to be **two** and when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area.” to notify the multiplier of **two** in terms of provisions of the Act with respect to the area in question.”* The land under acquisition is closest to the urban area, and as per above judgment and as per provision of Ist. schedule of the RFCTLARR Act, 2013, the land being closest to the Urban area compensation under factor one has been given.

They have also submitted photo copy of Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land for sale consideration value of Rs. 3,50,00,000/-. Another document of Agreement to Sell No. 46/2024 dated 29.07.2024 in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated 02.08.2024 in between Pyar Singh of Khansra & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- were submitted.

They have contended that as per above judgment of Hon'ble High Court of H.P. the compensation be awarded with factor two and the above sale deed and Agreement to Sell may be considered while determining the value of the land for awarding compensation.

As far Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land in village **Manwa** for sale consideration value of Rs. 3,50,00,000/- is concerned, the sale deeds pertaining to the period **16.01.2022 to 15.01.2025** have been considered as per provision of Section 26, Explanation-1. The above sale deed has been executed after lapse of period of more then 2 months from the date of notification of Section 11 of Act, 2013 and the value of the land is also not indicative of actual prevailing market value, thus the above

Raydeep Singh
Collector
Land Acquisition (Railway),
District Jammu HP.

sale deed can not be considered for determination value of land for the award of compensation, hence discounted under the provisions of Section 26-Explanation-4.

As far Agreement to Sell No. 46/2024 dated **29.07.2024** in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated **02.08.2024** in between Pyar Singh of **Khansra** & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- are concerned, these agreements seems to have been executed to escalate the market value of the land for getting more compensation. Shri Sada Ram S/O Shri Bhagat Ram R/O Manwa is the interested party whose land is under acquisition. In both these agreements the value of the land is not indicative of actual prevailing market value and are of separate village and thus discounted for the purposes of calculating market value under the provisions of Section 26-Explanation-4.

As far as updating entries of building/structures is concerned, the entries of house/structures of the claimants has been updated.

The objections of non preparation of R&R plan are baseless as the R&R plan has been prepared and approved by the Commissioner-cum-Divisional Commissioner, Mandi and copies of the same has been circulated in the concerned Gram Panchayats as well as the summary of the R&R plan has been published in the Notification of Declaration.

V. Aadhaar No. of such persons:

Most of the land owners have refused in verbal to supply their Aadhaar Nos. and those land owners who have supplied their Aadhar numbers have been detailed in the Award statement.

VI. Amount allowed for the land itself, without trees, buildings etc. if any (Market value of the land):

Prakash Singh

**Collector
Land Acquisition (Railways)
District Bilaspur HP.**

1. The land owners and interested persons are entitled for the land rates as compensation as per the provisions of Section 26 of RFCTLARR Act, 2013 which has been explained as below:-

i. *Section 26 to 30 of ibid Act which envisage that the Collector shall adopt the following criteria in assessing and determining the market value of the land;*

(a) **Section 26.(1)** *the market value, if any specified in the Indian Stamps Act, 1899 (2) of 1899 for the registration of sale deeds or agreements to sell as the case may be, in the area, where the land is situated;*

(b) *The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or*

(c) *Consented amount of compensation as agreed upon under sub Sec (2) of Sec. 2 in case of acquisition of lands for private companies or for public private partnership projects; whichever is higher.*

Explanation -1- *The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.*

Explanation-2- *For determining the average sale price referred to in Explanation 1, one half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.*

Explanation-3- *While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier*

Paydeep Singh
Collector
Land Acquisition (Railway),
District: ...

occasion in the District shall not be taken into consideration.

Explanation -4- *While determining the market value under this Section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purpose of calculating market value.*

Section 26(1)(c) envisage "Provided that the date for determination of market value shall be the date on which the notification has been issued under Section 11 of RFCTLARR Act, 2013." And for this particular project, notification has been issued on **15.01.2025**.

Determination of market value of land for the purpose of stamp duty to be levied for registration of sale deeds, the Collector, Sadar, Bilaspur notified Rs. 58,333/- per biswa i.e. Rs. 11,66,660/- per bigha within the distance of 100 Meters from the other road and Rs. 25,333/- per biswa i.e. Rs. **5,06,660/- per bigha for the land beyond 100 Meters** from the other road for village **Rampur**. The land under acquisition falls under category-II, above 100 meters away from other road, hence the circle rate notified by the Collector Sadar @ **5,06,660/- per bigha** has been taken as Collector/ circle rate for determination of market value for the purpose of acquisition of the proposed land.

I have gone through the market value fixed by the Collector, Sadar Bilaspur for the purpose of stamp duty to be levied for registration of sale deeds, for the year 2024-25. During preceding 3 years i.e. from 16.01.2022 to 15.01.2025 no sale deed has been executed in this village. The detail is given as under:-

1	Market value on the basis of 3 years sale deeds of the preceding	Total No. of sale deeds=	-
		Total land of sale deeds=	-

Deep Singh
Collector
Land Acquisition (Railways)
District Bilaspur HP.

	3 years i.e. 16.01.2022 to 15.01.2025.	Average per bigha	-
2	Market value on the basis of 3 years 50% highest value sale deeds of the preceding 3 years i.e. 16.01.2022 to 15.01.2025.	Total No. of sale deeds=	-
		Total land of sale deeds=	-
		Average per bigha	-
3	Market value fixed by the Collector for the year 2024-25	Beyond 100 Mtrs of the other road.(Rs. 25333 per biswaX20)	5,06,660/-

No transaction took place in this village during preceding three years.

For determination of market value under the provisions of Section 26 of RFCTLARR Act, 2013, out of above table, the market rate which is higher has to be considered for the payment of compensation and the market rate on the basis of market value fixed by the Collector for the purpose of stamp duty is Rs. 5,06,660/- . No sale deed took place in this village in the preceding three years from the date of notification.

Under the provisions of Section 26(1)(b), the average sale price for similar type of land situated in the nearest village or nearest vicinity area can be taken for the purpose of compensation. The village Manwa is adjacent to village Rampur. In view of these circumstances, the value of land @ Rs. 5,06,660/- per bigha beyond the distance of 100 Meters from the National Highway seems to be on lower side, as in village Manwa, the land value (on the basis of preceding three years 50% highest sale deeds) is Rs. 21,48,460/- per bigha. Therefore, under the provisions of Section 26(1)(b) of the RFCTLARR Act, 2013, the value of land

Pradeep Singh
Collector
Land Acquisition (Railway),
District Bhiainpur HP.

for village Rampur is considered @ Rs. 21,48,460/- per bigha.

VII. Amount allowed out of such sum as compensation for the tenants interested in the land.

In this village no land exist under tenancy. In case of tenancy, the landowners/tenants are required to decide apportionment or to got decide apportionment of compensation in between the landowner and tenant from the Ld. District Judge-cum-Presiding Officer of the Authority, Bilaspur. The compensation amount will be withhold till the compromise arrive in between the parties or till the matter is decided by the District Judge-cum-Presiding Officer of the Authority and will be disbursed as per the order of the Hon'ble Authority.

VIII. Basis of calculation:

The compensation has been determined under the provisions of Section 26 to 30 of RFCTLARR Act, 2013. As per Section 26(2) of RFCTLARR Act, 2013, the market value so calculated is to be multiplied by a factor to be specified in the first schedule of Act, 2013. The Government of Himachal Pradesh, Department of Revenue issued notification No. Rev.B.A.(3)3/2014-1 dated 01.04.2015 in this behalf which reads as " *In exercise of the powers conferred by Sub Section (2) of Section 30 of the RFCTLARR Act, 2013, read with FIRST SCHEDULE appended to said Act, the Governor of Himachal Pradesh for the purpose by which the market value of land is to be multiplied in the case of rural areas is pleased to notify the factor as 1.00 (one) under serial no. 2 of the said SCHEDULE*". The Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively held that "....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be **two** and when

Payal Singh

rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area." The land under acquisition is nearest to the urban area, therefore, the multiplication factor in this case has been taken as 1.00.

IX. Amount allowed for trees, houses or any other immoveable property :

The value of things attached to land or building has been determined as per provisions of Section 29(1)(2)(3) of RFCTLARR Act, 2013

1. HOUSE STRUCTURES:

In village Rampur no house/structure is under acquisition. In case of house/structure, the evaluation of the houses/structures have been done by the Executive Engineer, H.P.PWD Division No.1. On the basis of the evaluation reports, the compensation of said houses/structures is awarded to the house/structure owners.

2. Trees:

The evaluation of the standing trees/plants standing on the land under acquisition has been conducted by the Divisional Forest Officer, Bilaspur. On the basis of evaluation reports, the compensation of said trees is awarded to the land owners, the detail of which is given in the Award statement.

3. Fruit bearing trees/plants:

No fruit bearing tree/plant is standing on the land under acquisition. In case of fruit bearing tree/plant, evaluation of fruit bearing trees/plants has been conducted by the Dy. Director, Horticulture Bilaspur. On the basis of evaluation reports, the compensation of said fruit bearing trees/plants is awarded to the land owners.

X. Amount allowed for crops.

No extra compensation is required to be given for the crop.

Rajdeep Singh
Collector
Land Acquisition (Railway)
District Bilaspur H.P.

IX. Additional compensation on the market value under Section 30(3).

- i. Section 30(3) of the RFCTLARR Act envisage that;
"in addition to the market value of the land provided under section 26, the Collector shall, in every case, award an amount calculated at the rate of twelve per cent per annum on such market value for the period commencing on and from the date of the publication of the notification of the SIA study under sub section (2) of Section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, which ever is earlier."
- ii. Therefore as per the provisions of Section 30(3) of the Act, 2013, the land owners/persons interested are entitled for Additional amount @ 12% per annum in addition to the market value of the land provided under section 26, w.e.f. 15.07.2021 i.e. date of publication of the Notification U/S 4 in the Rajpatra till date of Award i.e. 07.04.2026 (1728 days).

X. Damages under section 28 of Act 30 of 2013.

No damage has been caused and the land owners are not entitled for any damage, as per the provisions of Section 28.

XI. SOLATIUM U/S 30(1) OF THE RFCTLARR ACT:

Solatum at the rate of 100% as provided under section 30(1) of the RFCTLARR Act, 2013 is awarded to the land owners on the value of the land, house/ structures, trees & fruit bearing trees/plants.

XII. TOTAL OF AMOUNT(COMPENSATION):

The compensation determined for the acquisition of land is as under:-

S.No.	Particulars	Amount (in Rs.)
1	Value of land (2-9 bigha) @21,48,460/- per bigha.	52,63,727.00
2	Value of houses /Structures	

		0.00
3	Value of trees	1,17,484.00
4	Value of fruit bearing trees/plants	0.00
	Total compensation (1 to 4)	53,81,211.00
5	Solatum 100%	53,81,211.00
6	Total	1,07,62,422.00
7	Additional Market value @ 12%(payable at Sr.1 for 1728 days i.e. from 15.07.2021 to 07.04.2026)	29,90,373.78
	Total compensation payable by this Award	1,37,52,795.78

Say Rs. 1,37,52,796/-

The Rehabilitation & Resettlement Award is attached separately on Form VII(Rule-11).

XIII. Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect.

The land revenue of Rs. 0.58 paise was levied on the acquired land and the abatement will take effect from the date of announcement of award.

XIV. Apportionment of the amount of compensation:

The apportionment of compensation has been made as per shares recorded in the revenue record and individual wise compensation detail has been attached in **Annexure-A**.

XV. Date on which possession was taken under section 38(1)/ Mode of payment:

Payment will be made to the land owners and interested persons according to their shares and rights recorded in the ownership column of the latest Jamabandi.

Rajdeep Singh
Collector
Land Acquisition (Railway),
District Bhatnagar HP

However, on account of death, the compensation will be paid to the persons who have inherited the land of the deceased.

For the mortgaged land, the payment of mortgaged amount will be made to the mortgagee and the remaining amount will be paid to the mortgagor.

Under the provisions of Section 64 of the RFCTLARR Act, 2013, Any person interested who has not accepted the award may, by written application to the Collector, require that the matter be referred by the Collector for the determination of the Authority, as the case may be, whether has objection be to the measurement of the land, the amount of the compensation, the person to whom it is payable, the rights of Rehabilitation and Resettlement under Chapters V and VI or the apportionment of the compensation among the persons interested.

In case of any dispute of title, as to the apportionment of the compensation for any part thereof, or as to the persons to whom the same or any part thereof is payable, the payment of compensation will be detained/deposited in FDRs or with the Competent Authority under the provisions of Section 64, 76 and 77 of the RFCTLARR Act, 2013 and the same shall be released in accordance with the compromise arrived between the parties or orders passed by the competent Court of law/Authority.

The entire amount of the compensation payable to each person interested is reflected in the Award Statement as Annexure-A.

The proprietary rights of the acquired land, under this award, shall henceforth absolutely vest with Central Govt./Northern Railway/RVNL, free from all encumbrances w.e.f. today (i.e. from the date of announcement of Award).

Possession of the land affected by this Award will be taken from the land owners, possession holders as per the provisions of Section 38 of RFCTLARR Act, 2013.

Request for

Collector
Land Acquisition (Railways)
District Bilaspur HR

Representatives of Northern Railway is authorized to get the mutations attested as a representative of the Central Govt./Northern Railway. It shall be ensured that mutations are attested in favour of the Central Govt./Northern Railway.

If any land /property or other aspect is not covered/included in assessment for compensation, it shall be assessed and compensation will be paid for the same after due inspection or inquiry by the Land Acquisition Collector (Railway), Bilaspur.

The compensation/amount paid to any individual by mistake shall be recovered from him/her by the competent Authority alongwith the rate of interest of the Bank as prevailing at the relevant time. Similarly, in the eventuality of any subsequent orders passed by the competent Court of law, having bearing on the compensation amount already released to the landowners/shareholders as per present award, the same shall also be recovered alongwith the rate of interest of the bank as prevailing at the relevant time and will be paid in accordance with the decision of the Court.

This Award has been made and announced on 7th April, 2026 in the Court of Collector-cum-Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP
Dated 07-04-2026

Ray deep Singh
Land Acquisition Collector,
Bilaspur
Bilaspalli Bilaspur Berri, new
Land Acquisition (Railway)
District Bilaspur HP
Distt. Bilaspur HP

Supplementary Form No. VII (See rule 11)- Award for Rehabilitation and Resettlement

1	Name of the project	Bhanupali-Bilaspur-Beri New BG Rail Line, Phase-II
2	Number and date of declaration under which the land is to be acquired.	Declaration issued by the Govt. of H.P. vide Principal Secretary (Tpt.) Notification No. TPT-F(2)-4/2019-V dated 01.03.2023.
3	Situation and extent of the land in bigha, the number of field plots on the survey map, the village in which situated with the number of mile plan if any.	Muhal :- Rampur Hadbast No.: 220 Tehsil:- Sadar Distt., Bilaspur HP. Description of Khata/khataoni, khasra number with land given in Annexure-A
4	Desecription of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.	As given in Annexure-A/1
5	Name /Names of persons interested in the land and the nature of their respective claim for rehabilitation and resettlement.	As given in Annexure-A

Annexure-A

क्र०	नाम हकदार	न० खेवट /खसरा न० /रकवा	हिस्सा	रकवा (बिघों में)	मुआवजा			जोड़ (6+7+8+9)	तोषण (Solatium) 100% (अधीन धारा 30, भू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 07.04.2026 = 1728 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 2148460 / प्रति बीघा)	पेड़ पौधे									मकान ईत्यादि
						फलदार	गैरफलदार								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	सुरजीत पुत्र सदा राम पुत्र नरैणू स्थानीय वासी	4/5 मिन 47/42/15/1 रकवा 2-9 बीघा	1/3	0-17	1754575.67	0.00	39161.33	0.00	1793737.00	1793737.00	3587474.00	996791.26	4584265.26	0.20	
2	अमरजीत पुत्र सदा राम पुत्र नरैणू स्थानीय वासी		1/3	0-16	1754575.67	0.00	39161.33	0.00	1793737.00	1793737.00	3587474.00	996791.26	4584265.26	0.19	
3	श्रीमती आशा देवी विधवा सदा राम पुत्र नरैणू स्थानीय वासी		1/3	0-16	1754575.67	0.00	39161.33	0.00	1793737.00	1793737.00	3587474.00	996791.26	4584265.26	0.19	
	कुल जोड़:-			2-9	5263727.00	0.00	117484.00	0.00	5381211.00	5381211.00	10762422.00	2990373.78	13752795.78	0.58	

कानूनमगो भू-अर्जन
ऐलमे बिलासपुर डि०प्र०।

जायब सहस्रीलदार भू-अर्जन
ऐलमे बिलासपुर डि०प्र०।

Collector
Land Acquisition (Railways)
District Bilaspur HP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Annexure-A/1:- Description of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.															
S.No.	Name of person with Bank A/C & AADHAR No.	Particular of house to be allotted/ grant.	Land to be allotted.	Offer for development land.	Anunity employment.	Subsistence grant.	Transportation cost, housing allowances.	Cattle shed/ petty shop.	One time grant to artisan, small traders & certain others.	Fishing rights.	One time resettlement allowance.	Stamp duty and registration fee.	Remarks.		
1	सुरजीत पुत्र सदा राम पुत्र नरैणू स्थानीय वासी	N.A.	N.A.	N.A.	166667	0	0	0	0	N.A.	50000	N.A.			
2	अमरजीत पुत्र सदा राम पुत्र नरैणू स्थानीय वासी	N.A.	0	0	166667	0	0	0	0	0	50000	0			
3	श्रीमती आशा देवी विधवा सदा राम पुत्र नरैणू स्थानीय वासी	N.A.	N.A.	N.A.	166666	0	0	0	0	N.A.	50000	N.A.			
	जोड़:-	0	0	0	500000	0	0	0	0	0	150000	0	650000		
Amount of Land etc.													13752795.78		
G.T.		0	0	0	500000	0	0	0	0	0	150000	0	14402795.78		

i.e. 14402796

Q82
 कप्तान भू-अर्जन
 रेलवे बिलासपुर डि०प्र०।

E
 नायब तहसीलदार भू-अर्जन
 रेलवे बिलासपुर डि०प्र०।

Collector
 Land Acquisition (Railways)
 District Bilaspur H.R.

Before the Sub Divisional Officer (C)-cum-Collector, Land Acquisition, Bhanupalli-Bilaspur-Berri, new B.G. Railway line, Bilaspur, District Bilaspur H.P.

Land acquisition Case/Award No. 03 of 2026 (Khansra) .

Date of Award made: 7th April, 2026

Name of Project: Bhanupalli-Bilaspur-Berri, new BG Railway line.

Award of Compensation under Section 23 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" for acquisition of land for the construction of Bhanupalli-Bilaspur-Railway line (from Km. 20.0 to 52.0) i.e. upto Badhyat, District Bilaspur HP) Village **Khansra** Hadbast No. 219 Tehsil Sadar, District Bilaspur HP.

I. NUMBER AND DATE OF NOTIFICATIONS & DECLARATION UNDER WHICH THE LAND IS TO BE ACQUIRED:

1. The Rail Vikas Nigam Ltd. under the Ministry of Railway, Govt. of India proposed acquisition of land belonging to private owners of village **Khansra**, Tehsil Sadar, District Bilaspur HP for the 'Construction of Bhanupalli-Bilaspur-Berri, new B.G. Railway line (from Km. 20.0 To 52.0) i.e. upto Badhyat' (hereinafter to be referred as **Railway line**). Accordingly, the land acquisition process has been initiated.
2. The Assistant Commissioner to Deputy Commissioner, Bilaspur has been appointed as Land Acquisition Officer (Railway), Bilaspur HP for carrying out the land acquisition work of Railway line vide Notification No.Per(A-IV)-B(6)-1/2022 (Part) dated 22.07.2022 issued by the Government of Himachal Pradesh. Govt. of Himachal Pradesh vide notification No. Per(A-IV)-B(6)-1/2022(Part) dated 09th May, 2023 ordered Sub Divisional Officer (C),Sadar to hold the charge of Land Acquisition Officer (Railway), Bilaspur. The Government of Himachal Pradesh, Department of Transport vide Notification No.TPT-F(2)4/2019-III dated 18.02.2022 under the provisions of Section 43(1) of RFCTLARR Act, 2013 has appointed Additional Deputy Commissioner, Bilaspur as Administrator

Collector
Land Acquisition (Railway),
District Bilaspur HP.

and Divisional Commissioner, Mandi HP as Commissioner for Rehabilitation and Resettlement respectively for the above Project.

3. The Government of Himachal Pradesh, Department of Transport in exercise of powers conferred by rule 3 of the "Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015 (hereinafter to be referred as HP RFCTLARR -SIA & Consent **Rules, 2015**)", read with Section 4 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013"(hereinafter to be referred as RFCTLARR, Act 2013) vide Additional Chief Secretary (Transport) to the Government of Himachal Pradesh has issued Notification No. TPT-F(2)-4/2019-II dated 30.06.2021 declaring its intention to acquire the land for the construction of Railway line in respect of revenue estate **Khansra** H.B. No. 219. The substance of the Notification was published in "Rajpatra" on dated 15.07.2021, "Divya Himachal" and "The Tribune" newspaper on dated 17 July, 2021.
4. Under the provisions of Section 4(2) of RFCTLARR Act, 2013, the copies of above notification was sent to concerned Gram Panchayat, Deputy Commissioner/ADM/SDM/ Tehsildar Office for wide publicity amongst the general public in addition to pasting one copy on the Notice Boards of above offices on dated 07th July, 2021.
5. Under the provisions of Section 5, the dates for public hearing by the SIAU were fixed and intimation was sent to the general public through concerned Gram Panchayat vide letter dated 03.09.2021 and dated 22.09.2021.
6. The Social Impact Assessment study was conducted by the SIAU and under the provisions of Section 6, copies of SIA report were sent to the concerned Gram Panchayat amongst others by the SIAU.
7. The Government of Himachal Pradesh, Revenue Department under the provisions of Section 7(1) of RFCTLARR Act, 2013 vide Notification No. Rev.B-A(3)-3/2014-IV dated 01.11.2021 has constituted Multidisciplinary Expert Group for appraisal of

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Social Impact Assessment report relating to acquisition of land for the above Railway project.

8. The Multidisciplinary Expert Group under the provisions of Section 7(5) of RFCTLARR Act, 2013 prepared the Appraisal report of SIA study and submitted the same to the Government of H.P., Revenue department vide letter No.BLS.LAO(Rail)4/2020 dated 23.12.2021.

The copies of the Appraisal report of SIA study were circulated vide letter dated 31.12.2021 in the concerned Panchayat through Pradhan/Secretary amongst others as provided in Section 7(6) of ibid Act.

9. The Government of Himachal Pradesh, Department of Transport after considering the Appraisal report of SIA study, issued Notification No. TPT-F(2)-4/2019-III dated **02.02.2022** under the provisions of Section 8(2) of RFCTLARR Act, 2013.
10. The Government of Himachal Pradesh, Department of Transport under the provisions of Section 11 read with Section 12 & 15 of RFCTLARR Act, 2013 issued Preliminary Notification No. TPT-F(2)-4/2019-IV dated **19.02.2022**. The copies of the Notification were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-149-175 dated 22.02.2022 and Press note was also released in Dainik Savera news paper on dated 05.03.2022.

Further, the above notification has been published in Rajpatra on dated 19.02.2022, "Amar Ujala" and "The Tribune" newspaper on dated 02.03.2022.

11. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS.LAO(Railway)-7(2)/2021-51 dated 10.02.2023 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
12. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur, after preparation of Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner -cum-Commissioner (R&R,Railway). The Commissioner, after

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according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-(R&R)-2023-801 dated 10.02.2023 and copies of the same were circulated amongst the concerned Gram Panchayats vide letter dated 10.02.2023.

13. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-V dated **01.03.2023** under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-285-309 dated 02.03.2023 and above notification has been published in Rajpatra on dated 18.03.2023, "Amar Ujala" and "The Tribune" newspaper on dated 07.03.2023.
14. The declaration U/S 19 of Act of 2013 was challenged in the Hon'ble High Court of Himachal Pradesh in LPA No. 6 and 38 of 2024 seeking relief that declaration U/S 19 deemed to be rescinded by Section 19(7) of the Act being not issued within twelve months, prepare and enact the resettlement and rehabilitation plan as per mandate of the Act qua the petitioners. The Hon'ble High Court of Himachal Pradesh has granted relief and allowed LPA as regards the land and houses of the petitioners. As per above judgment/order of Hon'ble High Court of Himachal Pradesh, the Preliminary Notification U/S 11 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in respect of land and houses etc. of appellants in LPA No. 6 and 38 of 2024 is required to be issued afresh and accordingly afresh Preliminary Notification U/S 11 of ibid Act was issued vide No. TPT-F(2)-4/2019-VI dated 15.01.2025. The copies of above notification was circulated amongst the concerned Panchayats vide letter No. BLS.LAO(Railway)-1/2024-59-63 dated 17.01.2025. The above Notification was published in the Rajpatra, Govt. of H.P. on 23.01.2025, in The Tribune (English) and Himachal Dastak (Hindi) on 01.02.2025.

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15. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS..RAIL.1(1)/2024-679 dated 11.07.2025 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
16. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur conducted public hearing on 28.02.2025 & 01.03.2025 and after verification from the Revenue Agency, prepared Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner -cum-Commissioner (R & R, Railway). The Commissioner, after according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-BBB-Railway (R&R)-2023-5229 dated 18.09.2025 and copies of the same were circulated amongst the concerned Gram Panchayats/M.C. vide letter dated 20.09.2025.
17. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-VII dated 06.01.2026 under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.RAIL-1(1)/2024-1069-72 dated 08.01.2026 and above notification has been published in Rajpatra on dated 09.01.2026, "Divya Himachal" and "The Tribune" newspaper on dated 13.01.2026.
18. Under the provisions of Section 21 of Act, 2013, Notices were issued to the interested persons to submit their claims/objections within 30 days. As per provisions of Section 23 of ibid Act, the objections filed by the interested persons were heard on 20.02.2026.

II. Situation and extent of the land in bighas, the number of field plots on the survey map, the village in which situated with the number of mile plan if any (measurement of land)

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There is no objection with regard to the measurement of the land as recorded in the revenue record.

The area depicted in Notification issued under Section 19 of the RFCTLARR Act, 2013 comprises of **2-3 bigha** of land. The Khasra number wise detail of the land has been given in Annexure-A/1.

III. Description of the land, i.e. whether fallow, cultivated, homestead, etc. if cultivated, how cultivated? Source of irrigation.

The detail of acquired land is as under:-

Type of land	Area in bigha		
Barani	1-19	Cultivated	1-19
Banjar Kadim	0-0	Uncultivated	0-4
Bid Khadyatar	0-4		
Gair mumkin	0-0		
Total	2-3	Total	2-3

IV. Names of persons interested in the land and the nature of their respective interests.

The list of interested persons/landowners is attached as Annexure-A.

In pursuance of Notification U/S 19 of the Act, necessary notice as required U/S 21 of RFCTLARR Act, 2013 were issued to the persons interested as well as public notice through Panchayat Pradhan/Secretary & Patwari halqua for wide publicity among the general public. The notices were issued on 08.01.2026 stating the Government intention to take over possession of the land, and the claims to compensations and rehabilitation and resettlement for all interested in such land was to be made to LAO (Railway), Bilaspur. The date of hearing was fixed for 20.02.2026 in respect of villages of Tehsil Sadar, District Bilaspur HP.

The interested persons namely Smt.Roshani @ Jai Dei D/O Heeru, Mukesh S/O Rajesh Rs/O village Khansra, Tehsil Sadar, Distt. Bilaspur HP filed claims/ suggestions

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/objections on 29.01.2026. Shri R.L. Chauhan, Ms. Neha Chauhan & Shri Divesh Kanga, Ld. Advocates for the claimants are present and heard.

Section 23 read as ".....On the day so fixed, or any other day to which the enquiry has been adjourned, the Collector shall proceed to enquire into the objections (if any) which any person interested has stated pursuant to a notice given under section 21, to the measurements made under section 20, and into the value of the land at the date of the publication of the notification, and into the respective interests of the persons claiming the compensation and rehabilitation and resettlement, shall make an award under hand of...."

The objections concerning filing objections U/S 11 & 15(2) of RFCTLARR Act, 2013 and not making any report and order is concerned, the above objections of the objectors were heard on 08.07.2025 and observations/report was submitted to the Government as per provisions of Section 15(2) of ibid Act on 21.07.2025 and after considering the report the notification U/S 19 of Act, 2013 was issued by the Government. The objections concerning assessment of buildings or houses are rejected as the evaluation has been done in accordance with the provisions of **Section 29** of RFCTLARR Act, 2013- houses/structures by the Executive Engineer, HPPWD Division No.1, evaluation of trees by Divisional Forest Officer and fruit bearing trees/plants by Dy. Director, Horticulture.

As far as the objection of determination of compensation on lower rate of land is concerned, the objection has been considered and compensation has been determined as per the provisions of Section 26 of RFCTLARR Act, 2013.

As far as sale deeds of February, 2022 of Rs. 60 lac per bigha are concerned in village, land for the above Project has been taken/acquired through outright purchase by way of negotiation and Rs. 60 lac per bigha has been given by taking into account all the benefits to be provided under the provisions of Section 26 to 30, first and IIInd

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schedule of the Act of 2013, while in the present Award, the compensation and other benefits have been determined separately.

Explanation -3 of Section 26 of RFCTLARR Act, 2013: "any price paid as compensation for land acquired under the provisions of this Act on an early occasion in the District shall not be taken into consideration".

The Ld. Advocates for interested persons have submitted that as per the judgment passed by the Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively, in which the *Hon'ble High Court has directed the Government that factor 3 is to be given to the person whose land has been acquired for the purpose of Railway.*

In fact the above judgment has been passed in case of acquisition of land for Sunni Dam Hydro Electric Project and the Satluj Jal Vidyut Nigam Ltd.. The Hon'ble High Court of H.P. in para No. 17 of above judgment held; *"....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be two and when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area."* to notify the multiplier of **two** in terms of provisions of the Act with respect to the area in question." The Government of Himachal Pradesh has not notified factor -2 for compensation award. The land under acquisition is closest to the urban area, and as per above judgment and as per provision of Ist. schedule of the RFCTLARR Act, 2013, the land being closest to the Urban area, compensation under factor one has been determined.

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They have also submitted photo copy of Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land for sale consideration value of Rs. 3,50,00,000/-. Another document of Agreement to Sell No. 46/2024 dated 29.07.2024 in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated 02.08.2024 in between Pyar Singh of Khansra & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- were submitted.

They have contended that as per above judgment of Hon'ble High Court of H.P. the compensation be awarded with factor 3 and the above sale deed and Agreement to Sell may be considered while determining the value of the land for awarding compensation.

As far Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land in village **Manwa** for sale consideration value of Rs. 3,50,00,000/- is concerned, the sale deeds pertaining to the period **16.01.2022 to 15.01.2025** have been considered as per provision of Section 26, Explanation-1. The above sale deed has been executed after lapse of period of more then 2 months from the date of notification of Section 11 of Act, 2013 and the value of the land is also not indicative of actual prevailing market value, thus the above sale deed can not be considered for determination value of land for the award of compensation, hence discounted under the provisions of Section 26-Explanation-4.

As far Agreement to Sell No. 46/2024 dated **29.07.2024** in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated **02.08.2024** in between Pyar Singh of **Khansra** & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- are concerned, these agreements seems to have been executed to escalate the market value of the land for getting more

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compensation. Shri Sada Ram S/O Shri Bhagat Ram R/O Manwa is the interested party whose land is under acquisition. In both these agreements the value of the land is not indicative of actual prevailing market value. Moreover, these sale deeds does not pertain to this village and on this account also these sale deeds are not accountable for determination of compensation. In this village, the circle rate within 100 meter from the other road is Rs. 11,66,000/- per bigha and there is no sale deed for the preceding 3 years of this village.

The interested persons have submitted that as per the judgment passed by the Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively, in which the Hon'ble High Court has directed the Government that factor 3 is to be given to the person whose land has been acquired for the purpose of Railway.

In fact the above judgment has been passed in case of acquisition of land for Sunni Dam Hydro Electric Project and the Satluj Jal Vidyut Nigam Ltd.. The Hon'ble High Court of H.P. in para No. 17 of above judgment held; *"....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be two and when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area."* to notify the multiplier of two in terms of provisions of the Act with respect to the area in question." The land under acquisition is closest to the urban area, and as per above judgment and as per provision of Ist. schedule of the RFCTLARR Act, 2013, the land being closest to the Urban area compensation under factor one has been given.

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District Bिलासपुर HP.

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They have contended that as per above judgment of Hon'ble High Court of H.P. the compensation be awarded with factor two and the above sale deed and Agreement to Sell may be considered while determining the value of the land for awarding compensation.

As far Sale deed No. 294/2025 dated **21.03.2025** of 3-2 bigha of land in village **Manwa** for sale consideration value of Rs. 3,50,00,000/- is concerned, the sale deeds pertaining to the period **16.01.2022 to 15.01.2025** have been considered as per provision of Section 26, Explanation-1. The above sale deed has been executed after lapse of period of more then 2 months from the date of notification of Section 11 of Act, 2013 and the value of the land is also not indicative of actual prevailing market value, thus the above sale deed can not be considered for determination value of land for the award of compensation, hence discounted under the provisions of Section 26-Explanation-4.

As far Agreement to Sell No. 46/2024 dated **29.07.2024** in between Sada Ram of **Manwa** & Virender of Khansra for 00-10-00 bigha of land for consideration value of Rs. 60,00,000/- and document of Agreement to Sell No. 48/2024 dated **02.08.2024** in between Pyar Singh of **Khansra** & Rajender Pal Thakur of Parnali for 00-10-00 bigha of land for consideration value of Rs. 85,00,000/- are concerned, these agreements seems to have been executed to escalate the market value of the land for getting more

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District Bilaspur MR

compensation. Shri Sada Ram S/O Shri Bhagat Ram R/O Manwa is the interested party whose land is under acquisition. In both these agreements the value of the land is not indicative of actual prevailing market value and are of separate village and thus discounted for the purposes of calculating market value under the provisions of Section 26-Explanation-4.

As far as updating entries of building/structures is concerned, the entries of house/structures of the claimants has been updated.

The objections of non preparation of R&R plan are baseless as the R&R plan has been prepared and approved by the Commissioner-cum-Divisional Commissioner, Mandi and copies of the same has been circulated in the concerned Gram Panchayats as well as the summary of the R&R plan has been published in the Notification of Declaration.

V. Aadhaar No. of such persons:

Most of the land owners have refused in verbal to supply their Aadhaar Nos. and those land owners who have supplied their Aadhar numbers have been detailed in the Award statement.

VI. Amount allowed for the land itself, without trees, buildings etc. if any (Market value of the land):

1. The land owners and interested persons are entitled for the land rates as compensation as per the provisions of Section 26 of RFCTLARR Act, 2013 which has been explained as below:-

i. *Section 26 to 30 of ibid Act which envisage that the Collector shall adopt the following criteria in assessing and determining the market value of the land;.*

(a) Section 26.(1) the market value , if any specified in the Indian Stamps Act, 1899 (2) of 1899 for the registration of sale deeds or agreements to sell as

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the case may be, in the area, where the land is situated;

(b) The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or

(c) Consented amount of compensation as agreed upon under sub Sec (2) of Sec. 2 in case of acquisition of lands for private companies or for public private partnership projects; whichever is higher.

Explanation -1- The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.

Explanation-2- For determining the average sale price referred to in Explanation 1, one half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.

Explanation-3- While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the District shall not be taken into consideration.

Explanation -4- While determining the market value under this Section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purpose of calculating market value.

Section 26(1)(c) envisage "Provided that the date for determination of market value shall be the date

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on which the notification has been issued under Section 11 of RFCTLARR Act, 2013." For this particular project, notification has been issued on **15.01.2025**.

Determination of market value of land for the purpose of stamp duty to be levied for registration of sale deeds, the Collector, Sadar, Bilaspur notified Rs. 11,66,660/- per bigha within the distance of 100 Meters from the National Highway/other road and Rs. **5,06,660/- for the land beyond 100 Meters** from the National Highway/other road for village **Khansra**. The land under acquisition falls about 500 Meters (by crow fly way) from the National Highway, hence the circle rate notified by the Collector Sadar @ **5,06,660/-** per bigha has been taken as Collector/ circle rate for determination of market value for the purpose of acquisition of the proposed land.

I have gone through the market value fixed by the Collector, Sadar Bilaspur for the purpose of stamp duty to be levied for registration of sale deeds, for the year 2024-25, three years average value of the land & three years 50% highest value sale deeds of village **Khansra** i.e. from 19.02.2019 to 18.02.2022. In this village no sale deed has been executed during preceding 3 years. The copy of Collector rate is attached as Annexure A/1.

1	Market value on the basis of 3 years sale deeds of the preceding 3 years i.e. 16.01.2022 to 15.01.2025.	Total No. of sale deeds=	-
		Total land of sale deeds=	-
		Average per bigha	-
2	Market value on the basis of 3 years 50% highest value sale deeds of the preceding 3 years i.e.	Total No. of sale deeds=	-
		Total land of sale deeds=	-
		Average per bigha	-

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	16.01.2022 to 15.01.2025.		
3	Market value fixed by the Collector, Sadar Sub Div.Bilaspur for the year 2024-25	Upto 100 Mtrs of the other roads.(58333X20) Beyond 100 Mtrs of the other roads (25333X20)	11,66,660/- 5,06,660/-

For determination of market value under the provisions of Section 26 of RFCTLARR Act, 2013, out of above table, the market rate which is higher has to be considered for the payment of compensation and the market rate on the basis of market value fixed by the Collector for the purpose of stamp duty is Rs. 5,06,660/- . No transaction took place in this village in the preceding three years from the date of notification.

Under the provisions of Section 26(1)(b), the average sale price for similar type of land situated in the nearest village or nearest vicinity area can be taken for the purpose of compensation. The village Manwa is adjacent to village **Khansra** and the land of village **Khansra & Manwa** are of same category and geographically as well as comparable to each other. In view of these circumstances, the value of land @ Rs. 5,06,660/- per bigha beyond the distance of 100 Meters from the other road is on lower side, as in village Manwa, the land value (on the basis of preceding three years 50% highest sale deeds) is Rs. **21,48,460/-** per bigha. Therefore, under the provisions of Section 26(1)(b) of the RFCTLARR Act, 2013, the value of land for village Khansra is considered @ Rs. **21,48,460/-** per bigha.

VII. Amount allowed out of such sum as compensation for the tenants interested in the land.

In case of any tenancy on land, the apportionment will be made with the consent of landlord and tenant and if the landowners/tenants are not agreed, the

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matter for apportionment of compensation in between the landowner and tenant, either of party can prefer reference before the District Judge-cum-Presiding Officer of the Authority, Bilaspur. The compensation amount as decided by the District Judge-cum-Presiding Officer of the Authority will be disbursed as per the order of the Authority/Presiding Officer.

VIII. Basis of calculation:

The compensation has been determined under the provisions of Section 26 to 30 of RFCTLARR Act, 2013. As per Section 26(2) of RFCTLARR Act, 2013, the market value so calculated is to be multiplied by a factor to be specified in the first schedule of Act, 2013. The Government of Himachal Pradesh, Department of Revenue issued notification No. Rev.B.A.(3)3/2014-1 dated 01.04.2015 in this behalf which reads as "*In exercise of the powers conferred by Sub Section (2) of Section 30 of the RFCTLARR Act, 2013, read with FIRST SCHEDULE appended to said Act, the Governor of Himachal Pradesh for the purpose by which the market value of land is to be multiplied in the case of rural areas is pleased to notify the factor as 1.00 (one) under serial no. 2 of the said SCHEDULE*". The Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively held that "*....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be **two** and **when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area.***" The land under acquisition is nearest to the urban area, therefore, the multiplication factor in this case has been taken as 1.00.

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IX. Amount allowed for trees, houses or any other immoveable property :

The value of things attached to land or building has been determined as per provisions of Section 29(1)(2)(3) of RFCTLARR Act, 2013

1. HOUSE STRUCTURES:

For houses/structures existing on the land under acquisition in village **Khansra**, evaluation of the houses/structures have been done by the Executive Engineer, H.P.PWD Division No.1. On the basis of the evaluation reports, the compensation of said houses/structures is awarded to the house/structure owners, the detail of which is given in the Award statement.

2. Trees:

For trees/plants standing on the land under acquisition evaluation has been conducted by the Divisional Forest Officer, Bilaspur. On the basis of evaluation reports, the compensation of said trees is awarded to the land owners, the detail of which is given in the Award statement.

3. Fruit bearing trees/plants:

The evaluation of fruit bearing trees/plants has been conducted by the Dy. Director, Horticulture Bilaspur. On the basis of evaluation reports, the compensation of said fruit bearing trees/plants is awarded to the land owners, the detail of which is given in the Award statement..

X. Amount allowed for crops.

No extra compensation is required to be given for the crop.

XI. Additional compensation on the market value under Section 30(3).

- i. Section 30(3) of the RFCTLARR Act envisage that;
"in addition to the market value of the land provided under section 26, the Collector shall, in every case, award an amount calculated at the rate of twelve per

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cent per annum on such market value for the period commencing on and from the date of the publication of the notification of the SIA study under sub section (2) of Section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, which ever is earlier."

- ii. Therefore as per the provisions of Section 30(3) of the Act, 2013, the land owners/persons interested are entitled for Additional amount @ 12% per annum in addition to the market value of the land provided under section 26, w.e.f. 15.07.2021 i.e. date of publication of the Notification U/S 4 in the Rajpatra till date of Award i.e. 07.04.2026 (1728 days).

XII. Damages under section 28 of Act 30 of 2013.

No damage has been caused and the land owners are not entitled for any damage, as per the provisions of Section 28.

XIII. SOLATIUM U/S 30(1) OF THE RFCTLARR ACT:

Solatum at the rate of 100% as provided under section 30(1) of the RFCTLARR Act, 2013 is awarded to the land owners on the value of the land, house/ structures, trees & fruit bearing trees/plants.

XIV. TOTAL OF AMOUNT(COMPENSATION):

The compensation determined for the acquisition of land is as under:-

S.No.	Particulars	Amount (in Rs.)
1	Value of land (2-3 bigha) @ 21,48,460/- per bigha.	46,19,189.00
2	Value of houses /Structures	5,61,477.00
3	Value of trees	1,84,067.00
4	Value of fruit bearing trees/plants	2,93,051.00
5	Total compensation (1 to 4)	56,57,784.00
6	Solatum 100%	56,57,784.00
7	Total	1,13,15,568.00
8	Additional Market value @ 12%(payable at Sr.1 for 1728 days i.e. from 15.07.2021 to 07.04.2026)	26,24,205.56

Deep Singh

Collector
Land Acquisition (Railway)
District Bilaspur HR

9	Total compensation payable by this Award	1,39,39,773.56
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Say Rs. 1,39,39,774/-

The Rehabilitation & Resettlement Award is attached separately on Form VII(Rule-11).

XV. Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect.

The land revenue of Rs. 0.85 paise was levied on the acquired land and the abatement will take effect from the date of announcement of award.

XVI. Apportionment of the amount of compensation:

The apportionment of compensation has been made as per shares recorded in the revenue record and individual wise compensation detail has been attached in **Annexure-A/1**.

XVII. Date on which possession was taken under section 38(1)/ Mode of payment:

Payment will be made to the land owners and interested persons according to their shares and rights recorded in the ownership column of the latest Jamabandi.

However, on account of death, the compensation will be paid to the legal heirs of the deceased.

For the mortgaged land, the payment of mortgaged amount will be made to the mortgagee and the remaining amount will be paid to the mortgagor.

Under the provisions of Section 64 of the RFCTLARR Act, 2013, Any person interested who has not accepted the award may, by written application to the Collector, require that the matter be referred by the Collector for the determination of the Authority, as the case may be, whether has objection be to the measurement of the land, the amount of the compensation, the person to whom it is payable, the rights of Rehabilitation and Resettlement under Chapters V and VI

Pradeep Singh
Collector
Land Acquisition (Railway),
District Bhiainpur HP.

or the apportionment of the compensation among the persons interested.

In case of any dispute of title, as to the apportionment of the compensation or any part thereof, or as to the persons to whom the same or any part thereof is payable, the payment of compensation will be tendered by way of pledged FDRs and the interested parties are at liberty to file Reference to decide the compensation from the District Judge-cum-Competent Authority under the provisions of Section 64, 76 and 77 of the RFCTLARR Act, 2013 and the same shall be released in accordance with the compromise arrived between the parties or orders passed by the competent Court of law/Authority.

The entire amount of the compensation payable to each person interested is reflected in the Award Statement as Annexure-A.

The proprietary rights of the acquired land, under this award, shall henceforth absolutely vest with Central Govt./Northern Railway/RVNL, free from all encumbrances from the date of Award.

Possession of the land affected by this Award will be taken from the land owners, possession holders as per the provisions of Section 38 of RFCTLARR Act, 2013.

Representatives of Northern Railway is authorized to get the mutations attested as a representative of the Central Govt./Northern Railway. It shall be ensured that mutations are attested in favour of the Central Govt. /Northern Railway.

If any land /property or other aspect is not covered/included in assessment for compensation, it shall be assessed and compensation will be paid for the same after due inspection or inquiry by the competent Authority.

The compensation/amount paid to any individual by mistake shall be recovered from him/her by the competent Authority alongwith the rate of interest of the Bank as prevailing at the relevant time. Similarly, in the

Raydeep Singh
Collector
Land Acquisition (Railway)
District Bilaspur H.B.

eventuality of any subsequent orders passed by the competent Court of law, having bearing on the compensation amount already released to the landowners/shareholders as per present award, the same shall also be recovered alongwith the rate of interest of the bank as prevailing at the relevant time and will be paid in accordance with the decision of the Court.

Announced on 7th April, 2026 in the Court of Collector-cum-Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP
Dated: 07.04.2026

Rajdeep Singh
Land Acquisition Collector,
Bhanupalli, Bilaspur Berri, new
BG Railway line, Bilaspur,
Distt. Bilaspur HP

Form No. VII (See rule 11)- Award for Rehabilitation and Resettlement

1	Name of the project	Bhanupali-Bilaspur-Beri New BG Rail Line, Phase-II
2	Number and date of declaration under which the land is to be acquired	Declaration issued by the Govt. of H.P. vide Principal Secretary (Tpt.) Notification No. TPT-F(2)-4/2019-V dated 01.03.2023.
3	Situation and extent of the land in bigha, the number of field plots on the survey map, the village in which situated with the number of mile plan if any.	Muhal :- Khansra Hadbast No.: 219 Tehsil:- Sadar Distt., Bilaspur HP. Description of Khata/khataoni, khasra number with land given in Annexure-A
4	Description of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.	As given in Annexure-A/1
5	Name /Names of persons interested in the land and the nature of their respective claim for rehabilitation and resettlement.	As given in Annexure-A

Annexure-A

क्र०	नाम हकदार	न० खेवट / खसरा न० / रकवा	हिस्सा	रकवा (बिघों में)	मुआवजा			जोड़ (6+7+8+9)	तोषण (Solatium) 100% (अधीन धारा 30, यू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 07.04.2026 = 1728 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 2148460 / प्रति बीघा)	पेड़ पौधे									मकान ईत्यादि
						फलदार	गैरफलदार								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	श्रीमती रोशनी उर्फ जय दई पुत्री हीरू पुत्र कपूर स्थानीय वासी	11/11 मिन, 12/14 मिन सोयम, 40, 41/1 किता 2 रकवा 1-19 बीघा	सालम	1-19	4189497.00	148068.00	118193.00	0.00	4455758.00	4455758.00	8911516.00	2380093.42	11291609.42	0.7	
2	मुकेश कुमार पुत्र राजेश उर्फ लेहलो पुत्र कुन्दू स्थानीय वासी	18/26 मिन 35 रकवा 0-4 बीघा	सालम	0-4	429692.00	144983.00	65874.00	561477.00	1202026.00	1202026.00	2404052.00	244112.15	2648164.15	0.1	
	कुल जोड़:-			2-3	4619189.00	293051.00	184067.00	561477.00	5657784.00	5657784.00	11315568.00	2624205.56	13939773.56	0.85	

Annexure-A/1:- Description of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.

S.No.	Name of person with Bank A/C & AADHAR No.	Particular of house to be allotted/ grant.	Land to be allotted.	Offer for development land.	Annuity employment.	Subsistence grant.	Transportation cost, housing allowances.	Cattle shed/ petty shop.	One time grant to artisan, small traders & certain others.	Fishing rights.	One time resettlement allowance.	Stamp duty and registration fee.	Remarks/Total
1	श्रीमती रोशनी उर्फ जय दई पुत्री हीरू पुत्र कपूर स्थानीय वासी	N.A.	N.A.	N.A.	500000	0	0	0	0	N.A.	50000	N.A.	

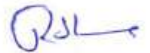
कानूनी भू-अर्जन
रेलवे बिलासपुर डि०प्र०।

नारयण तहसीलदार भू-अर्जन
रेलवे बिलासपुर डि०प्र०।

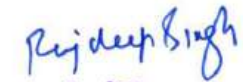
Raydeep Singh
Collector
Land Acquisition (Railway),
District Bilaspur HP.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2	मुकेश कुमार पुत्र राजेश उर्फ लेहलो पुत्र कुन्दू स्थानीय वासी	150000	N.A.	N.A.	500000	36000	50000	0	0	N.A.	50000	N.A.			
	जोड़:-	150000			1000000	36000	50000	0	0	0	100000	0	1336000		
	Land and other amount.												13939773.56		
	G.T.	150000	0	0	1000000	36000	50000	0	0	0	100000	0	15275773.56		

i.e. **15275774**


कानूमी भू-अर्जन
रेलवे बिलासपुर हि०प्र०।


नायब तहसीलदार भू-अर्जन
रेलवे बिलासपुर हि०प्र०।


Collector
Land Acquisition (Railways)
District Bhispur HP.

Before the Sub Divisional Officer (C)-cum-Collector, Land Acquisition , Bhanupalli-Bilaspur-Berri, new B.G. Railway line, Bilaspur, District Bilaspur H.P.

Land acquisition Case/Award No. 04 of 2026 (Badhyat) .

Date of Award made: 07th April, 2026

Name of Project: Bhanupalli-Bilaspur-Berri, new BG Railway line.

Award of Compensation under Section 23 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" for acquisition of land for the construction of Bhanupalli-Bilaspur-Railway line (from Km. 20.0 to 52.0) i.e. upto Badhyat, District Bilaspur HP) **village Badhyat** Hadbast No. 176 Tehsil Sadar, District Bilaspur HP.

I. NUMBER AND DATE OF NOTIFICATIONS & DECLARATION UNDER WHICH THE LAND IS TO BE ACQUIRED:

1. The Rail Vikas Nigam Ltd. under the Ministry of Railway, Govt. of India proposed acquisition of land belonging to private owners of **village Badhyat**, Tehsil Sadar, District Bilaspur HP for the 'Construction of Bhanupalli-Bilaspur-Berri, new B.G. Railway line (from Km. 20.0 To 52.0) i.e. upto Badhyat' (hereinafter to be referred as **Railway line**). Accordingly the land acquisition process has been initiated.
2. The Assistant Commissioner to Deputy Commissioner, Bilaspur has been appointed as Land Acquisition Officer (Railway), Bilaspur HP for carrying out the land acquisition work of Railway line vide Notification No.Per(A-IV)-B(6)-1/2022 (Part) dated 22.07.2022 issued by the Government of Himachal Pradesh. Govt. of Himachal Pradesh vide notification No. Per(A-IV)-B(6)-1/2022(Part) dated 09th May, 2023 ordered Sub Divisional Officer (C),Sadar to hold the charge of Land Acquisition Officer (Railway), Bilaspur. The Government of Himachal Pradesh, Department of Transport vide Notification No.TPT-F(2)4/2019-III dated 18.02.2022 under the provisions of Section 43(1) of RFCTLARR Act, 2013 has appointed Additional

Paydeep Singh

**Collector
Land Acquisition (Railway),
District Bilaspur HP.**

Deputy Commissioner, Bilaspur as Administrator and Divisional Commissioner, Mandi HP as Commissioner for Rehabilitation and Resettlement respectively for the above Project.

3. The Government of Himachal Pradesh, Department of Transport in exercise of powers conferred by rule 3 of the "Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015 (hereinafter to be referred as HP RFCTLARR -SIA & Consent **Rules, 2015**), read with Section 4 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013"(hereinafter to be referred as RFCTLARR, Act 2013) vide Additional Chief Secretary (Transport) to the Government of Himachal Pradesh has issued Notification No. TPT-F(2)-4/2019-II dated 30.06.2021 declaring its intention to acquire the land for the construction of Railway line in respect of revenue estate **village Badhyat**. The substance of the Notification was published in "Rajpatra" on dated 15.07.2021, "Divya Himachal" and "The Tribune" newspaper on dated 17 July, 2021.
4. Under the provisions of Section 4(2) of RFCTLARR Act, 2013, the copies of above notification was sent to concerned Gram Panchayat, Deputy Commissioner/ADM/SDM/ Tehsildar Office for wide publicity amongst the general public in addition to pasting one copy on the Notice Boards of above offices on dated 07th July, 2021.
5. Under the provisions of Section 5, the dates for public hearing by the SIAU were fixed and intimation was sent to the general public through concerned Gram Panchayat/M.C. vide letter dated 03.09.2021 and dated 22.09.2021.
6. The Social Impact Assessment study was conducted by the SIAU and under the provisions of Section 6, copies of SIA report were sent to the concerned Gram Panchayat amongst others by the SIAU.
7. The Government of Himachal Pradesh, Revenue Department under the provisions of Section 7(1) of RFCTLARR Act, 2013 vide Notification No. Rev.B-A(3)-3/2014-IV dated 01.11.2021 has constituted Multidisciplinary Expert Group for appraisal of Social Impact Assessment report relating to acquisition of land for the above Railway project.

Mayank Singh

Collector
Land Acquisition (Railways)
District Bilaspur HP

8. The Multidisciplinary Expert Group under the provisions of Section 7(5) of RFCTLARR Act, 2013 prepared the Appraisal report of SIA study and submitted the same to the Government of H.P., Revenue department vide letter No.BLS.LAO(Rail)4/2020 dated 23.12.2021.

The copies of the Appraisal report of SIA study were circulated vide letter dated 31.12.2021 in the concerned Panchayat/M.C. through Pradhan/Secretary amongst others as provided in Section 7(6) of ibid Act.

9. The Government of Himachal Pradesh, Department of Transport after considering the Appraisal report of SIA study, issued Notification No. TPT-F(2)-4/2019-III dated **02.02.2022** under the provisions of Section 8(2) of RFCTLARR Act, 2013.
10. The Government of Himachal Pradesh, Department of Transport under the provisions of Section 11 read with Section 12 & 15 of RFCTLARR Act, 2013. issued Preliminary Notification No. TPT-F(2)-4/2019-IV dated **19.02.2022** The copies of the Notification were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-149-175 dated 22.02.2022 and Press note was also released in Dainik Savera news paper on dated 05.03.2022.

Further, the above notification has been published in Rajpatra on dated 19.02.2022, "Amar Ujala" and "The Tribune" newspaper on dated 02.03.2022.

11. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS.LAO(Railway)-7(2)/2021-51 dated 10.02.2023 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
12. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur, after preparation of Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner -cum-Commissioner (R&R,Railway). The Commissioner, after according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-(R&R)-2023-801 dated 10.02.2023 and copies of the

Neelam Singh

Collector
Land Acquisition (Railway)
District Bilaspur HP

same were circulated amongst the concerned Gram Panchayats/M.C. vide letter dated 10.02.2023.

13. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-V dated **01.03.2023** under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-285-309 dated 02.03.2023 and above notification has been published in Rajpatra on dated 18.03.2023, "Amar Ujala" and "The Tribune" newspaper on dated 07.03.2023.
14. The declaration U/S 19 of Act of 2013 was challenged in the Hon'ble High Court of Himachal Pradesh in LPA No. 6 and 38 of 2024 seeking relief that declaration U/S 19 deemed to be rescinded by Section 19(7) of the Act being not issued within twelve months, prepare and enact the resettlement and rehabilitation plan as per mandate of the Act qua the petitioners. The Hon'ble High Court of Himachal Pradesh has granted relief and allowed LPA as regards the land and houses of the petitioners. As per above judgment/order of Hon'ble High Court of Himachal Pradesh, the Preliminary Notification U/S 11 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in respect of land and houses etc. of appellants in LPA No. 6 and 38 of 2024 is required to be issued afresh and accordingly afresh Preliminary Notification U/S 11 of ibid Act was issued vide No. TPT-F(2)-4/2019-VI dated 15.01.2025. The copies of above notification was circulated amongst the concerned Panchayats vide letter No. BLS.LAO(Railway)-1/2024-59-63 dated 17.01.2025. The above Notification was published in the Rajpatra, Govt. of H.P. on 23.01.2025, in The Tribune (English) and Himachal Dastak (Hindi) on 01.02.2025.
15. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS..RAIL.1(1)/2024-679 dated 11.07.2025 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
16. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur conducted public hearing on 28.02.2025 &

Rajdeep Singh

**Collector
Land Acquisition (Railway),
District Bilaspur HP.**

01.03.2025 and after verification from the Revenue Agency, prepared Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner -cum-Commissioner (R & R, Railway). The Commissioner, after according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-BBB-Railway (R&R)-2023-5229 dated 18.09.2025 and copies of the same were circulated amongst the concerned Gram Panchayats/M.C. vide letter dated 20.09.2025.

17. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-VII dated 06.01.2026 under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.RAIL-1(1)/2024-1069-72 dated 08.01.2026 and above notification has been published in Rajpatra on dated 09.01.2026, "Divya Himachal" and "The Tribune" newspaper on dated 13.01.2026.
18. Under the provisions of Section 21 of Act, 2013, Notices were issued to the interested persons to submit their claims/objections within 30 days. As per provisions of Section 23 of ibid Act, the objections filed by the interested persons were heard on 20.02.2026.

II. Situation and extent of the land in bighas, the number of field plots on the survey map, the village in which situated with the number of mile plan if any (measurement of land)

There is no objection with regard to the measurement of the land as recorded in the revenue record.

The area depicted in Notification issued under Section 19 of the RFCTLARR Act, 2013 comprises of **2-13 bigha** of land. The rest of required land has been acquired by way of negotiation. The Khasra number wise detail of the land has been

given in Annexure-A.

Neelam Singh
Collector
Land Acquisition (Railway)
District Bilaspur MP.

III. Description of the land, i.e. whether fallow, cultivated, homestead, etc. if cultivated, how cultivated? Source of irrigation.

The detail of acquired land is as under:-

Type of land	Area in bigha		
Barani	2-3	Cultivated	2-3
Banjar Kadim	0	Uncultivated	0-10
Khadyatar	0-7		
Gair mumkin	0-3		
Total	2-13	Total	2-13

IV. Names of persons interested in the land and the nature of their respective interests.

The list of interested persons/landowners is attached as Annexure-A.

In pursuance of Notification U/S 19 of the Act, necessary notice as required U/S 21 of RFCTLARR Act, 2013 were issued to the persons interested as well as public notice through Panchayat Pradhan/Secretary/M.C. for wide publicity among the general public. The notices were issued on **08.01.2026** stating the Government intention to take over possession of the land, and the claims to compensations and rehabilitation and resettlement for all interested in such land was to be made to LAO (Railway), Bilaspur. The date of hearing was fixed for 20.02.2026 in respect of villages of Tehsil Sadar, District Bilaspur HP.

The interested person namely Shri Vikram Singh S/O Shri Karm Singh R/O Badhyat filed claims/ suggestions /objections on 10.02.2026. On 20.02.2026, Shri Vikram Singh is present alongwith his Counsel and they were heard.

Section 23 read as “.....On the day so fixed, or any other day to which the enquiry has been adjourned, the Collector shall proceed to enquire into the objections (if any) which any person interested has stated pursuant to a notice given under section 21, to the measurements made under section 20, and into the value of the land at the date of the publication of the notification, and - into the respective interests of the persons claiming the compensation and rehabilitation and resettlement, shall make an award under hand of....”

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Collector
Land Acquisition (Railway)
District Bilaspur HP

The objection regarding having share in the joint land of 2-10 bigha comprised in khewat No. 4 min, khataoni No. 6 min, khasra No. 40/1, 40/1/1, 96/1 and 96/2 laying within the periphery of 100 meters of S.H. is wrong, as the land under acquisition is more than 100 meters away from the N.H. The land has been marked and the boundary pillars are existing on the spot. The structures have been properly marked and measured by the concerned authority i.e. H.P.PWD Division No.1 and objections concerning assessment of buildings or houses, are rejected as the evaluation has been done in accordance with the provisions of **Section 29** of RFCLARR Act, 2013- by the Executive Engineer, HPPWD Division No.1, evaluation of trees by Divisional Forest Officer and fruit bearing trees/plants by Dy. Director, Horticulture. As far the income of the claimant from selling milk, selling vegetables and from tuition centre etc. is only imaginary as the claimant has not tendered any proof with regard to above income. The process has been made in accordance with the Act, 2013. Due compensation on the basis of basis of evaluation made by the concerned department for the standing trees etc. will be made. The claimant has not submitted any proof of multiple displacement.

The structures shown in the claim have been measured and evaluated by the H.P.PWD Div. I, Bilaspur. As far the loss of future income shown in the claims/objection, no proof has been given and seems to be imaginary.

As far as the objection of determination of compensation on different rates of land in three villages is concerned, as per provisions of Section 26, the village wise value of the land is required to be taken into consideration for determination of compensation. The geography condition and value of adjoining villages of Badhyat is totally different from other villages.

As far as claim of the land owner regarding circle rate of village Kothi is concerned, village Kothi falls on the other side of the bridge Behal Kandaila-Kothi and number of commercial activities are existing in village Kothi, while the village Badhyat is falling much away from village Kothi. As far rates of village Behal Kandaila are concerned, the District road is crossing from village Behal Kandaila. As far lower downing the

Raydya

rate of village Badhyat is concerned, the circle rates are being fixed by the Collector and if the claimant was having any objection he should have contest the same before the Collector but during approving the circle rates, the claimant might have not contested the same. As far the sale deeds of Feb. 2022 for Rs. 80 lac are concerned, the land has been acquired by way of negotiation and the above rate is inclusive of all benefits like solatium, additional amount U/S 30, R&R benefits etc. of the Act, 2013. It is clear under the provisions of Section 26 (1) Explanation-3, that *"any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration."* Hence, this objection of the claimant is not tenable.

In the present award the market value, additional amount under Section 30(3) @ 12% per annum, First & second schedule monetary benefits are being awarded separately.

The Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively held that *"....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be two and when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area."* The land under acquisition is nearest to the urban area, therefore, the multiplication factor in this case has been taken as 1.00.

V. Aadhaar No. of such persons:

Most of the land owners have refused in verbal to supply their Aadhaar Nos. and those land owners who have supplied their Aadhar numbers have been detailed in the Award statement.

Raydeep Singh
Collector
Land Acquisition (Railways)
Dehra Dun HP.

VI. Amount allowed for the land itself, without trees, buildings etc. if any (Market value of the land):

1. The land owners and interested persons are entitled for the land rates as compensation as per the provisions of Section 26 of RFCTLARR Act, 2013 which has been explained as below:-

i. *Section 26 to 30 of ibid Act which envisage that the Collector shall adopt the following criteria in assessing and determining the market value of the land;*

(a) *Section 26.(1) the market value , if any specified in the Indian Stamps Act, 1899 (2) of 1899 for the registration of sale deeds or agreements to sell as the case may be , in the area, where the land is situated;*

(b) *The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or*

(c) *Consented amount of compensation as agreed upon under sub Sec (2) of Sec. 2 in case of acquisition of lands for private companies or for public private partnership projects;*

whichever is higher.

Explanation -1- *The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.*

Explanation-2- *For determining the average sale price referred to in Explanation 1, one half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.*

Explanation-3- *While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the District shall not be taken into consideration.*

Explanation -4- *While determining the market value under this Section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purpose of calculating market value.*

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Section 26(1)(c) envisage "Provided that the date for determination of market value shall be the date on which the notification has been issued under Section 11 of RFCTLARR Act, 2013" and for this particular project, notification has been issued on **15.01.2025**.

For determination of market value of land for the purpose of stamp duty to be levied for registration of sale deeds, the Collector, Sadar, Bilaspur notified Rs. **7,40,000/-** for the land beyond 100 Meters from the National Highway for village Badhyat. The land under acquisition falls about **400 Meters** (by crow fly way) from the National Highway, hence the circle rate notified by the Collector Sadar @ **7,40,000/-** per bigha has been taken as Collector/ circle rate for determination of market value for the purpose of acquisition of the proposed land.

In village Badhyat, during three preceding years, **5 number** of sale deeds have been registered. As per 3 years average value of sale deeds, the value of land comes to Rs. **11,01,639/-** per bigha (Annexure-B-1) and for determination value on the basis of 50% highest sale deeds numbering 3, the value of land comes to Rs. **15,55,556/-** per bigha (Annexure B-2).

I have gone through the market value fixed by the Collector, Sadar Bilaspur for the purpose of stamp duty to be levied for registration of sale deeds, for the year 2024-25, three years average value of the land & three years 50% highest value sale deeds of village Badhyat (**detail given in Annexure-B-1 to B-3**) i.e. from 16.01.2022 to 15.01.2025, which are as under:-

Table-1:

1	Market value on the basis of 3 years sale deeds of the preceding 3 years i.e. 16.01.2022 to 15.01.2025.	Total No. of sale deeds=	5
		Total land in bigha of sale deeds=	3-1
		Average per bigha	11,01,639/-

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Land Acquisition (Railways)
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2	Market value on the basis of 3 years 50% highest value sale deeds of the preceding 3 years i.e. 16.01.2022 to 15.01.2025.	Total No. of sale deeds=	3
		Total land of sale deeds=	1-7
		Average per bigha	15,55,560/-
3	Market value fixed by the Collector for the year 2024-25	Beyond 100 Mtrs of the National Highway per bigha (37000X20).	7,40,000/-
		Others roads	0

The land under acquisition in village Badhyat falls about **400 meters** away from the National Highway in crow fly way, which is beyond 100 Mtrs. distance (category-II >100 mtrs.), for which the rate of 7,40,000/- has been fixed. The market rate which is higher has to be considered for the payment of compensation and the market rate on the basis of 3 years highest sale deed which comes to Rs. **15,55,560/-** has been considered for determination of compensation.

VII. Amount allowed out of such sum as compensation for the tenants interested in the land.

In this village no land exist under tenancy.

VIII. Basis of calculation:

IX. The compensation has been determined under the provisions of Section 26 to 30 of RFCTLARR Act, 2013. As per Section 26(2) of RFCTLARR Act, 2013, the market value so calculated is to be multiplied by a factor to be specified in the first schedule of Act, 2013. The Government of Himachal Pradesh, Department of Revenue issued notification No. Rev.B.A.(3)3/2014-1 dated 01.04.2015 in this behalf which reads as " *In exercise of the powers conferred by Sub Section (2) of Section 30 of the RFCTLARR Act, 2013, read with FIRST SCHEDULE appended to said Act, the Governor of Himachal Pradesh for the purpose by which the market value of land is to be multiplied in the case of rural areas is pleased to notify the factor as 1.00 (one) under serial no. 2 of the said SCHEDULE*". The Hon'ble High Court of

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Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively held that *"....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be two and when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area."* The land under acquisition is nearest to the urban area, therefore, the multiplication factor in this case has been taken as 1.00.

X. Amount allowed for trees, houses or any other immoveable property :

1. HOUSE STRUCTURES:

For house/structure evaluation of the houses/structures have been done by the Executive Engineer, H.P.PWD Division No.1. On the basis of the evaluation reports, the compensation of said houses/structures is awarded to the house/structure owners.

1. Trees:

The evaluation of the standing trees/plants standing on the land under acquisition have been conducted by the Divisional Forest Officer, Bilaspur. On the basis of evaluation reports, the compensation of said trees is awarded to the land owners, the detail of which is given in the Award statement.

2. Fruit bearing trees/plants:

The evaluation of fruit bearing trees/plants has been conducted by the Dy. Director, Horticulture Bilaspur. On the basis of evaluation reports, the compensation of said fruit bearing trees/plants is awarded to the land owners, the detail of which is given in the Award statement..

XI. Amount allowed for crops.

No extra compensation is required to be given for the crop.

XII. Additional compensation on the market value under

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Collector
Land Acquisition (Railways)
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Section 30(3).

- i. Section 30(3) of the RFCTLARR Act envisage that; "in addition to the market value of the land provided under section 26, the Collector shall, in every case, award an amount calculated at the rate of twelve per cent per annum on such market value for the period commencing on and from the date of the publication of the notification of the SIA study under sub section (2) of Section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, which ever is earlier."
- ii. Therefore as per the provisions of Section 30(3) of the Act, 2013, the land owners/persons interested are entitled for Additional amount @ 12% per annum in addition to the market value of the land provided under section 26, w.e.f. 15.07.2021 i.e. date of publication of the Notification U/S 4 in the Rajpatra till date of Award i.e. 07.04.2026 (1728 days).

XIII. Damages under section 28 of Act 30 of 2013.

No damage has been caused and the land owners are not entitled for any damage, as per the provisions of Section 28.

XIV. SOLATIUM U/S 30(1) OF THE RFCTLARR ACT:

Solatum at the rate of 100% as provided under section 30(1) of the RFCTLARR Act, 2013 is awarded to the land owners on the value of the land, house/ structures, trees & fruit bearing trees/plants.

XV. TOTAL OF AMOUNT(COMPENSATION):

The compensation determined for the acquisition of land is as under:-

S.N o.	Particulars	Amount (in Rs.)
1	Value of land 2-13 bigha @ 15,55,560/- per bigha.	41,22,234.00
2	Value of houses /Structures	41,16,219.00
3	Value of trees	93,891.67
4	Value of fruit bearing trees/plants	22,738.67
5	Total compensation (1 to 4)	83,55,083.34

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6	Solatium 100%	83,55,083.34
6	Total	1,67,10,166.68
7	Additional Market value @ 12%(payable at Sr.1 for 1728 days i.e. from 15.07.2021 to 07.04.2026)	23,41,880.66
	Total compensation payable by this Award	1,90,52,047.34

Say ; Rs. 1,90,52,047/- only.

The Rehabilitation & Resettlement Award is attached separately on Form VII(Rule-11).

XVI. Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect.

The land revenue of Rs. 0.99 paise was levied on the acquired land and the abatement will takes effect from the date of making of award.

XVII. Apportionment of the amount of compensation:

The apportionment of compensation has been made as per shares recorded in the revenue record and individual wise compensation detail has been attached in **Annexure-A**.

XVIII. Date on which possession was taken under section 38(1)/ Mode of payment:

Payment will be made to the land owners and interested persons according to their shares and rights recorded in the ownership column of the latest Jamabandi.

However, on account of death, the compensation & other R&R benefits will be paid to the legal heirs of the deceased.

In case mortgage of the land, the payment of mortgaged amount will be made to the mortgagee and the remaining amount will be paid to the mortgagor.

Under the provisions of Section 64 of the RFCTLARR Act, 2013, Any person interested who has not accepted the award may, by written application to the Collector, require that the matter be referred by the Collector for the determination of the Authority, as the case may be, whether has objection be to the measurement of the land, the amount of the compensation, the person to whom it is payable, the rights of Rehabilitation and Resettlement under Chapters V and VI or the

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Land Acquisition (Railways)
District Bhiampur HP.**

apportionment of the compensation among the persons interested.

In case of any dispute of title, as to the apportionment of the compensation for any part thereof, or as to the persons to whom the same or any part thereof is payable, the payment of compensation will be detained/deposited in the shape of FDR or will be deposited with the Competent Authority under the provisions of Section 64, 76 and 77 of the RFCTLARR Act, 2013 and the same shall be released in accordance with the compromise arrived between the parties or orders passed by the competent Court of law/Authority.

The entire amount of the compensation payable to each person interested is reflected in the Award Statement as Annexure-A.

The proprietary rights of the acquired land, under this award, shall henceforth absolutely vest with Central Govt./Northern Railway/RVNL, free from all encumbrances w.e.f. today (i.e. date of announcement of Award).

Possession of the land affected by this Award will be taken from the land owners, possession holders as per the provisions of Section 38 of RFCTLARR Act, 2013.

Representative of Northern Railway is authorized to get the mutations attested as a representative of the Central Govt./Northern Railway. It shall be ensured that mutations are attested in favour of the Central Govt. /Northern Railway.

If any land /property or other aspect is not covered/included in assessment for compensation, it shall be assessed and compensation will be paid for the same after due inspection or inquiry by the Land Acquisition Officer (Railway).

The compensation/amount paid to any individual by mistake shall be recovered from him/her by the Land Acquisition Officer (Railway), Bilaspur alongwith the rate of interest of the Bank as prevailing at the relevant time. Similarly, in the eventuality of any subsequent orders passed by the competent Court of law, having bearing on the compensation amount already released to the landowners/shareholders as per present award, the same shall also be recovered alongwith the

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**Collector
Land Acquisition (Railway),
District Bilaspur HP.**

rate of interest of the bank as prevailing at the relevant time and will be paid in accordance with the decision of the Court.

This Award has been made and announced on 07th April, 2026 in the Court of Collector-cum - Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP
Dated: 07.04.2026



Rajesh S.
Land Acquisition Collector,
Bhanupalli, Bilaspur Berri, new BG
Railway, Distt. Bilaspur HP

Form No. VII (See rule 11)- Award for Rehabilitation and Resettlement

1	Name of the project	Bhanupali-Bilaspur-Beri New BG Rail Line, Phase-II
2	Number and date of declaration under which the land is to be acquired	Declaration issued by the Govt. of H.P. vide Principal Secretary (Tpt.) Notification No. TPT-F(2)-4/2019-V dated 01.03.2023.
3	Situation and extent of the land in bigha, the number of field plots on the survey map, the village in which situated with the number of mile plan if any.	Muhal :- Badhyat Hadbast No.: 176 Tehsil:- Sadar Distt., Bilaspur HP. Description of Khata/khataoni, khasra number with land given in Annexure-A
4	Description of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.	As given in Annexure-A/1
5	Name /Names of persons interested in the land and the nature of their respective claim for rehabilitation and resettlement.	As given in Annexure-A

Annexure-A

क्र०	नाम हकदार	न० खेवट / खसरा न० / रकवा	हिस्सा	रकवा (बिघों में)	मुआवजा			जोड़ (6+7+8+9)	तोषण (Solatium) 100% (अधीन धारा 30, भू-अर्जन अधिनियम 2013 के प्राक्मानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 07.04.2026 = 1728 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 1555560/ प्रति बीघा)	पेड़ पौधे									मकान ईत्यादि
						फलदार	गैरफलदार								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	बिक्रम सिंह पुत्र कर्म सिंह पुत्र पोहलो स्थानीय वासी	4/6 मिन 40/1 6-19 40/1/1 0-9 96/1 0-1 96/2 0-1 कित्ता 4 रकवा 7-10 बीघा का 1/3 भाग सकदर 2-10 बीघा।	सालम	2-10	3888900.00	22738.67	93891.67	4116219.00	8121749.34	8121749.34	16243498.68	2209321.38	18452820.06	0.99	
2	वैटनरी डिस्पेंसरी बध्यात	94/97 321/49 रकवा 0-3 बीघा	सालम	0-3	233334.00	0.00	0.00	0.00	233334.00	233334.00	466668.00	132559.28	599227.28	0.00	
	कुल जोड़:-			2-13	4122234.00	22738.67	93891.67	4116219.00	8355083.34	8355083.34	16710166.68	2341880.66	19052047.34	0.99	

RSK
कानूनी भू-अर्जन
रेलवे बिलासपुर डिप्टो।

E K
नियंत्रण तालिका भू-अर्जन
रेलवे बिलासपुर डिप्टो।

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Land Acquisition (Railway)
District Bilaspur HR

Annexure-A/1:- Description of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.

S.No.	Name of person with Bank A/C & AADHAR No.	Particular of house to be allotted/ grant.	Land to be allotted.	Offer for development land.	Annuity employment.	Subsistence grant.	Transportation cost, housing allowances.	Cattle shed/ petty shop.	One time grant to artisan, small traders & certain others.	Fishing rights.	One time resettlement allowance.	Stamp duty and registration fee.	Remarks.
1	बिक्रम सिंह पुत्र कर्म सिंह पुत्र पोहलो स्थानीय वासी आधार न० खाता न०	150000	N.A.	N.A.	500000	36000	50000	25000	0	N.A.	50000	N.A.	
	जोड़:-	150000	0	0	500000	36000	50000	25000	0	0	50000	0	811000
	Amount Land, trees, structures etc.												19052047.34
	G.T.	150000	0	0	500000	36000	50000	25000	0	0	50000	0	19863047.34

i.e. 19863047

Q.S.2
कानूनगो भू-अर्जन
रेलवे बिलासपुर हि०प्र०।

नायब तहसीलदार भू-अर्जन
रेलवे बिलासपुर हि०प्र०।

Collector
Land Acquisition (Railways)
District Bilaspur MP.

Before the Sub Divisional Officer (C)-cum-Collector, Land Acquisition , Bhanupalli-Bilaspur-Berri,new B.G. Railway line, Bilaspur, District Bilaspur H.P.

Land acquisition Case/Award No. 5 of 2026 (Up Muhal Bilaspur).

Date of Award made: 07th April, 2026

Name of Project: Bhanupalli-Bilaspur-Berri,new BG Railway line.

Award of Compensation under Section 23 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013" for acquisition of land for the construction of Bhanupalli-Bilaspur-Railway line (from Km. 20.0 to 52.0) i.e. upto Badhyat, District Bilaspur HP) **Up Muhal Bilaspur** Hadbast No. 209/1, 210/1 Tehsil Sadar, District Bilaspur HP.

I. NUMBER AND DATE OF NOTIFICATIONS & DECLARATION UNDER WHICH THE LAND IS TO BE ACQUIRED:

1. The Rail Vikas Nigam Ltd. under the Ministry of Railway, Govt. of India proposed acquisition of land belonging to private owners of **Up Muhal Bilaspur**, Tehsil Sadar, District Bilaspur HP for the 'Construction of Bhanupalli-Bilaspur-Berri, new B.G. Railway line (from Km. 20.0 To 52.0) i.e. upto Badhyat' (hereinafter to be referred as **Railway line**). Accordingly the land acquisition process has been initiated.
2. The Assistant Commissioner to Deputy Commissioner, Bilaspur has been appointed as Land Acquisition Officer (Railway), Bilaspur HP for carrying out the land acquisition work of Railway line vide Notification No.Per(A-IV)-B(6)-1/2022 (Part) dated 22.07.2022 issued by the Government of Himachal Pradesh. Govt. of Himachal Pradesh vide notification No. Per(A-IV)-B(6)-1/2022(Part) dated 09th May, 2023 ordered Sub Divisional Officer (C),Sadar to hold the charge of Land Acquisition Officer (Railway), Bilaspur. The Government of Himachal Pradesh, Department of Transport vide Notification No.TPT-F(2)4/2019-III dated 18.02.2022 under the provisions of Section 43(1) of RFCTLARR Act, 2013 has appointed Additional Deputy Commissioner, Bilaspur as Administrator and Divisional Commissioner, Mandi HP

Rajdeep Singh
Collector
Land Acquisition (Railway),
District Bilaspur HP

as Commissioner for Rehabilitation and Resettlement respectively for the above Project.

3. The Government of Himachal Pradesh, Department of Transport in exercise of powers conferred by rule 3 of the "Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015 (hereinafter to be referred as HP RFCTLARR -SIA & Consent **Rules, 2015**), read with Section 4 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013"(hereinafter to be referred as RFCTLARR, Act 2013) vide Additional Chief Secretary (Transport) to the Government of Himachal Pradesh has issued Notification No. TPT-F(2)-4/2019-II dated **30.06.2021** declaring its intention to acquire the land for the construction of Railway line in respect of revenue estate **Up Muhal, Bilaspur**. The substance of the Notification was published in "Rajpatra" on dated 15.07.2021, "Divya Himachal" and "The Tribune" newspaper on dated 17 July, 2021.
4. Under the provisions of Section 4(2) of RFCTLARR Act, 2013, the copies of above notification was sent to concerned Gram Panchayat, Deputy Commissioner/ADM/SDM/ Tehsildar Office for wide publicity amongst the general public in addition to pasting one copy on the Notice Boards of above offices on dated 07th July, 2021.
5. Under the provisions of Section 5, the dates for public hearing by the SIAU were fixed and intimation was sent to the general public through concerned Gram Panchayat/M.C. vide letter dated 03.09.2021 and dated 22.09.2021.
6. The Social Impact Assessment study was conducted by the SIAU and under the provisions of Section 6, copies of SIA report were sent to the concerned Gram Panchayat amongst others by the SIAU.
7. The Government of Himachal Pradesh, Revenue Department under the provisions of Section 7(1) of RFCTLARR Act, 2013 vide Notification No. Rev.B-A(3)-3/2014-IV dated 01.11.2021 has constituted Multidisciplinary Expert Group for appraisal of Social Impact Assessment report relating to acquisition of land for the above Railway project.

Rajdeep Singh
Collector
Land Acquisition (Railways)
District Bilaspur HR

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8. The Multidisciplinary Expert Group under the provisions of Section 7(5) of RFCTLARR Act, 2013 prepared the Appraisal report of SIA study and submitted the same to the Government of H.P., Revenue department vide letter No.BLS.LAO(Rail)4/2020 dated 23.12.2021.

The copies of the Appraisal report of SIA study were circulated vide letter dated 31.12.2021 in the concerned Panchayat/M.C. through Pradhan/Secretary amongst others as provided in Section 7(6) of ibid Act.

9. The Government of Himachal Pradesh, Department of Transport after considering the Appraisal report of SIA study, issued Notification No. TPT-F(2)-4/2019-III dated **02.02.2022** under the provisions of Section 8(2) of RFCTLARR Act, 2013.
10. The Government of Himachal Pradesh, Department of Transport under the provisions of Section 11 read with Section 12 & 15 of RFCTLARR Act, 2013. issued Preliminary Notification No. TPT-F(2)-4/2019-IV dated **19.02.2022** The copies of the Notification were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-149-175 dated 22.02.2022 and Press note was also released in Dainik Savera news paper on dated 05.03.2022.

Further, the above notification has been published in Rajpatra on dated 19.02.2022, "Amar Ujala" and "The Tribune" newspaper on dated **02.03.2022**.

11. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS.LAO(Railway)-7(2)/2021-51 dated 10.02.2023 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
12. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur, after preparation of Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner –cum-Commissioner (R & R, Railway). The Commissioner, after according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-(R&R)-2023-801 dated

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- 10.02.2023 and copies of the same were circulated amongst the concerned Gram Panchayats/M.C. vide letter dated 10.02.2023.
13. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-V dated **01.03.2023** under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.LAO(Railway)5(1)/2020-285-309 dated 02.03.2023 and above notification has been published in Rajpatra on dated 18.03.2023, "Amar Ujala" and "The Tribune" newspaper on dated 07.03.2023.
14. The declaration U/S 19 of Act of 2013 was challenged in the Hon'ble High Court of Himachal Pradesh in LPA No. 6 and 38 of 2024 seeking relief that declaration U/S 19 deemed to be rescinded by Section 19(7) of the Act being not issued within twelve months, prepare and enact the resettlement and rehabilitation plan as per mandate of the Act qua the petitioners. The Hon'ble High Court of Himachal Pradesh has granted relief and allowed LPA as regards the land and houses of the petitioners. As per above judgment/order of Hon'ble High Court of Himachal Pradesh, the Preliminary Notification U/S 11 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in respect of land and houses etc. of appellants in LPA No. 6 and 38 of 2024 is required to be issued afresh and accordingly afresh Preliminary Notification U/S 11 of ibid Act was issued vide No. TPT-F(2)-4/2019-VI dated 15.01.2025. The copies of above notification was circulated amongst the concerned Panchayats vide letter No. BLS.LAO(Railway)-1/2024-59-63 dated 17.01.2025. The above Notification was published in the Rajpatra, Govt. of H.P. on 23.01.2025, in The Tribune (English) and Himachal Dastak (Hindi) on 01.02.2025.
15. The objections U/S 15 of the RFCTLARR Act were heard and decided and the report was submitted to the Govt. vide letter No. BLS..RAIL.1(1)/2024-679 dated 11.07.2025 by the Land Acquisition Officer-cum-Collector(Railway), Bilaspur HP.
16. The Addl. Deputy Commissioner-cum-Administrator, R&R (Railway) Bilaspur conducted public hearing on 28.02.2025 &

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Collector
Land Acquisition (Railway)
District Bilaspur HP

01.03.2025 and after verification from the Revenue Agency, prepared Resettlement & Rehabilitation scheme U/S 16 of the Act, 2013, submitted the same to the Deputy Commissioner, Bilaspur. According to the provision of Section 17, after review of R&R scheme, the same was submitted to the Divisional Commissioner –cum-Commissioner (R & R, Railway). The Commissioner, after according approval, submitted the same to the Govt. under the provisions of Section 18 of the Act, 2013 vide letter No. Commr.LR-BBB-Railway (R&R)-2023-5229 dated 18.09.2025 and copies of the same were circulated amongst the concerned Gram Panchayats/M.C. vide letter dated 20.09.2025.

17. The Government of Himachal Pradesh, Department of Transport, issued declaration Notification No. TPT-F(2)-4/2019-VII dated **06.01.2026** under the provisions of Section 19 of RFCTLARR Act, 2013. The copies of the Notification under the provisions of Section 19(4) of RFCTLARR Act, 2013 were circulated in the concerned Panchyats/M.C. amongst others for wide publicity in the general public vide letter No. BLS.RAIL-1(1)/2024-1069-72 dated 08.01.2026 and above notification has been published in Rajpatra on dated 09.01.2026, "Divya Himachal" and "The Tribune" newspaper on dated 13.01.2026.

18. Under the provisions of Section 21 of Act, 2013, Notices were issued to the interested persons to submit their claims/objections within 30 days and the objections were heard on 20.02.2026.

II. Situation and extent of the land in bighas, the number of field plots on the survey map, the village in which situated with the number of mile plan if any (measurement of land)

There is no objection with regard to the measurement of the land as recorded in the revenue record.

The area depicted in Notification issued under Section 19 of the RFCTLARR Act, 2013 comprises of **4607.62** Sq. meters i.e. **6-3 bigha** of land is under acquisition. The Khasra number wise detail of the land has been given in **Annexure-A/1**.

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III. Description of the land, i.e. whether fallow, cultivated, homestead, etc. if cultivated, how cultivated? Source of irrigation.

The detail of acquired land is as under:-

Type of land	Area in Sq. meters		
Barani	1429.88	Cultivated	3603.47
Banjar Kadim	1004.15	Uncultivated	1004.15
Kohli	2173.59	Source of Irrigation.	Tube well
Gair mumkin	0.00		
Total	4607.62	Total	4607.62

i.e. 6-3 bigha

IV. Names of persons interested in the land and the nature of their respective interests.

The list of interested persons/landowners is attached as **Annexure-A**.

In pursuance of Notification U/S 19 of the Act, issued on **06.01.2026**, necessary notices as required U/S 21 of RFCTLARR Act, 2013 were issued on 08.01.2026 to the persons interested as well as public notice through Panchayat Pradhan/Secretary/M.C. & Patwari halqua for wide publicity among the general public, stating the Government intention to take over possession of the land, and the claims to compensations and rehabilitation and resettlement for all interested in such land was to be made to LAO (Railway), Bilaspur. The date of hearing was fixed for 20.01.2026 in respect of 6 villages of Tehsil Sadar, District Bilaspur HP.

The interested person namely Shri Brijender Singh, Harinder Singh Ss/O Shri Mohinder Singh, Danvinder Singh, Aruna Thakur W/O Onkar Singh Rs/O Up Muhal, Bilaspur filed claims/ suggestions /objections on 10.02.2026. The claimants alongwith Ms. Arti Devi, Ld. Advocate are present and they were heard.

Section 23 read as ".....On the day so fixed, or any other day to which the enquiry has been adjourned, the Collector shall proceed to enquire into the objections (if any) which any person interested has stated pursuant to a

Ray Singh

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notice given under section 21, to the measurements made under section 20, and into the value of the land at the date of the publication of the notification, and into the respective interests of the persons claiming the compensation and rehabilitation and resettlement, shall make an award under hand of....”

As far as the objection of determination of compensation on lower rate of land is concerned, the objection has been considered and compensation has been determined under the provisions of Section 26 of RFCTLARR Act, 2013.

As far as providing compensation on the basis of sale deeds of the village are concerned, the genuine sale deeds executed for the preceding 3 years i.e. **16.01.2022** to **15.01.2025** have been considered for determination of value for compensation. The sale deed No. 70/2025 dated 20.01.2025 executed by Kanchan Mala D/O Shri Brijinder Singh R/O Up Muhal Bilaspur for 188.16 Sq. meter of land for a consideration of Rs. 80,00,000/- is outdated and is not countable for the determination of value of land for compensation and the same has not been considered. Otherwise also this sale deed is not genuine, as the rate of this sale deed comes to Rs. 42,517/- per Sqm., while prevailing rates even on National Highway of commercial land are also much lower, which clearly shows that this sale deed has been executed just to escalate the market value of the land to enhance the compensation. No document has been tendered about of bid/auctioned plot and by hear say the claim of the landowners can not be considered.

In the present award in addition to market value, amount under Section 30(3) @ 12% per annum, First & second schedule monetary benefits is being awarded separately.

Under the provisions of Explanation -3 of Section 26 of RFCTLARR Act, 2013, “any price paid as compensation for land acquired under the provisions of this Act on an early occasion in the District shall not be taken into consideration”.

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In respect of compensation of trees, plants and fruit bearing trees/plants is concerned, the evaluation has been conducted by the concerned department and according to evaluation the compensation has been determined. No loss has been caused to the crop. The alleged irrigation system is out of acquired land.

As far additional compensation as per section 39 , being earlier displacement is concerned, though the land of land owners have acquired for the construction of Bhakra Dam, but, the claimants have not been displaced and the land under acquisition is ancestral land of claimants and they are not entitled for any additional compensation. There is no direct/indirect impact on the land owners from the present acquisition. There is no provision for providing retaining wall to the remaining land. The R&R monetary benefits as per second schedule will be given. As far the claim for land /damages for granting wrongful compensation of claimants possessed land to other persons is concerned, the land under acquisition is joint land and possession of one joint owner is the possession of all. The Water tank and well are not under acquisition, hence the claimants are not entitled for the compensation. The access will be given to the remaining land.

Smt. Aruna Kumari W/O Shri Onkar Singh R/O Up Muhal, Bilaspur has claimed compensation for the Scrap Yard. Section 29(1) envisage "The Collector in determining the market value of the building and other immoveable property or assets attached to the land or building which are to be acquired, use the services of competent engineer or any other specialist in the relevant field, as may be considered necessary by him." The Scrap yard has been temporarily made by fixing angel and lying old tin on the angles and as per evaluation of HPPWD, the compensation will be paid. The house of Smt. Aruna Kumari is not under acquisition.

The land of this Up Muhal falls within the territorial jurisdiction of Urban area as Ward No. 11 and as

Payal Singh
Collector
District Bilaspur
Haryana

per provisions of the Act, the compensation in factor -1 is payable to the landowners of this Up Muhal.

V. Aadhaar No. of such persons:

The land owners have refused in verbal to supply their Aadhaar Nos. and before making the payment the Aadhar nos., PAN & Account number will be collected from the interested persons.

VI. Amount allowed for the land itself, without trees, buildings etc. if any (Market value of the land):

1. The land owners and interested persons are entitled for the land rates as compensation as per the provisions of Section 26 of RFCTLARR Act, 2013 which has been explained as below:-

i. *Section 26 to 30 of ibid Act which envisage that the Collector shall adopt the following criteria in assessing and determining the market value of the land;*

(a) **Section 26.(1)** *the market value , if any specified in the Indian Stamps Act, 1899 (2) of 1899 for the registration of sale deeds or agreements to sell as the case may be , in the area, where the land is situated;*

(b) *The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or*

(c) *Consented amount of compensation as agreed upon under sub Sec (2) of Sec. 2 in case of acquisition of lands for private companies or for public private partnership projects;*

whichever is higher.

Explanation -1- *The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.*

Explanation-2- *For determining the average sale price referred to in Explanation 1, one half of the total number*

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of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.

Explanation-3- While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the District shall not be taken into consideration.

Explanation -4- While determining the market value under this Section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purpose of calculating market value.

Section 26(1)(c) envisage "Provided that the date for determination of market value shall be the date on which the notification has been issued under Section 11 of RFCTLARR Act, 2013." And for this particular project, notification has been issued on **15.01.2025**.

For determination of market value of land for the purpose of stamp duty to be levied for registration of sale deeds, the Collector, Sadar, Bilaspur notified Rs. **4,659/- per Sq. meter i.e. Rs, 35,06,363/- per bigha** for the land within 100 Meters of the other road and Rs. 867/- per sq. meter for the land falls more then 100 meter from the other road for **Up Muhal Bilaspur**. The land under acquisition falls about **500 Meters** (by crow fly way) from the National Highway, hence the circle rate notified by the Collector Sadar for the land within 100 meter from the other road of **Rs. 4659/- per Sq. meter i.e.35,06,363/- per bigha** has been taken as Collector/ circle rate for determination of market value for the purpose of acquisition of the proposed land.

In Up Muhal Bilaspur, during three preceding years, total 21 number of sale deeds have been registered and all the sale deeds pertains to small plots of 21.75 Sq. meters to 202.50 Sq. meters. These sale deeds pertains to

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Housing Board Colony of Housing Board plots and nearby the National Highway for commercial plots, which is about more than 500 meters away from the land under acquisition. Therefore, under the provisions of Section 26(1) Explanation -4 of the RFCTLARR Act, 2013, the following 8 Sale deeds have been discounted from calculation of market value as the price paid for the same are not indicative of actual prevailing market value.

S.	Sale deed No.	Date of registration	Land in Sq. meters	Total sale value	Value per Sqm.
1	1285	09.12.22	102.00	10,00,000/-	9,804/-
2	935	01.11.22	161.00	28,00,000/-	17,391/-
3	611	20.06.23	210.00	39,86,000/-	18,981/-
4	748	31.07.23	188.70	19,63,500/-	10,405/-
5	974	09.11.23	188.70	25,63,500/-	13,585/-
6	239	07.03.24	175.13	20,00,000/-	11,420/-
7	107	02.02.24	68.00	03,50,000/-	5,147/-
8	722	10.09.24	135.00	07,30,000/-	5,407/-
9	1030	30.12.24	192.00	10,50,000/-	5,469/-

In 12 transactions of land detailed in Annexure -B is from Rs. 821/- Sq. meter to 5,057/-per sq. meter. Even in these 12 sale deeds most of the transactions are of the land situated in the Housing Board Colony or on National Highway which is about 500 meters away from the acquired land and most of sale deeds are of developed plots. However, there is no upward trend in the prices.

I have gone through the three years average value of the land & three years 50% highest value sale deeds, market value fixed by the Collector, Sub Division Sadar, Bilaspur for the purpose of stamp duty to be levied for registration of sale deeds, for the year 2024-25 of **Up Muhal Bilaspur (detail given in Annexure-B-1, B-2 and B-3)** i.e. from 16.01.2022 to 15.01.2025, which are as under:-

Table-1:

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District Bilaspur HR**

1	Market value on the basis of 3 years sale deeds of the preceding 3 years i.e. 16.01.2022 to 15.01.2025.	Total No. of sale deeds=	12
		Total land of sale deeds(in Sq.meters)	1167.92
		Average per Sq. meter	3,444/-
		Average per bigha	25,91,954/-
2	Market value on the basis of 3 years 50% highest value sale deeds of the preceding 3 years i.e. 16.01.2022 to 15.01.2025.	Total No. of sale deeds=	6
		Total land of sale deeds(in Sq.meters)	723.71
		Average per Sq. meter	4,483/-
		Average per bigha	33,73,906/-
3	Market value fixed by the Sub Divisional Collector for the year 2024-25	Within 100 Mtrs of the other road (category Ist.) (per Sq. Meter)	4,659/-
		Average per bigha	35,06,363/-

For determination of market value under the provisions of Section 26 of RFCTLARR Act, 2013, the market rates for the payment of compensation has to be considered whichever is higher in Table No.1. The market rate on the basis of circle rates fixed for the year 2024-25 for the land within 100 Meter from other road (Category-1) of Rs. 4,659/- per Square meter (Rs. **35,06,363/-** per bigha), being highest amongst the three, is considered for determination of compensation.

VII. Amount allowed out of such sum as compensation for the tenants interested in the land.

The landowners/tenants are required to decide apportionment themselves or to got decide apportionment of compensation in between the landowner and tenant from the District Judge-cum-Presiding Officer of the Authority, Bilaspur. The compensation amount will be withhold till the compromise arrive in between the parties or till the matter is

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Collector
Land Acquisition (Railway),
District Bilaspur MR

decided by the District Judge-cum-Presiding Officer of the Authority and will be disbursed as per the order of the Hon'ble Authority.-

VIII. Basis of calculation:

The compensation has been determined under the provisions of Section 26 to 30 of RFCTLARR Act, 2013. As per Section 26(2) of RFCTLARR Act, 2013, the market value so calculated is to be multiplied by a factor to be specified in the first schedule of Act, 2013. The Government of Himachal Pradesh, Department of Revenue issued notification No. Rev.B.A.(3)3/2014-1 dated 01.04.2015 in this behalf which reads as "*In exercise of the powers conferred by Sub Section (2) of Section 30 of the RFCTLARR Act, 2013, read with FIRST SCHEDULE appended to said Act, the Governor of Himachal Pradesh for the purpose by which the market value of land is to be multiplied in the case of rural areas is pleased to notify the factor as 1.00 (one) under serial no. 2 of the said SCHEDULE*". The Hon'ble High Court of Himachal Pradesh in CWP Nos. 149 of 2025 & 14338 of 2024 dated 22.05.2025 case titled as Keshav Ram and others Vs. State of H.P. & Others, Karam Chand & Others Vs. State of HP and Ors. respectively held that "*....This guiding principle, as seen from compensation package at Serial No. 2 for the land located in rural areas is distance of the project from the urban area. This makes it explicitly clear that in rural areas, the multiplier factor is required to be **two** and **when rural area covered under the project is closer to the urban area, such multiplier factor scales down to less than two and even up to one, when the land sought to be acquired for the project is closest to the urban area.***" The land under acquisition is in urban area, i.e. Municipal Council Ward No. 11, therefore, the multiplication factor in this case has been taken as 1.00.

IX. Amount allowed for trees, houses or any other immoveable property :

1. HOUSE STRUCTURES:

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Collector
Land Acquisition (Railway)
District Bilaspur HR

In case of house/structure evaluation of the houses/structures have been done by the Executive Engineer, H.P.PWD Division No.1. On the basis of the evaluation reports, the compensation of said houses/structures is awarded to the house/structure owners.

1. Trees:

The evaluation of the standing trees/plants standing on the land under acquisition have been conducted by the Divisional Forest Officer, Bilaspur. On the basis of evaluation reports, the compensation of said trees is awarded to the land owners, the detail of which is given in the Award statement.

2. Fruit bearing trees/plants:

The evaluation of fruit bearing trees/plants has been conducted by the Dy. Director, Horticulture Bilaspur. On the basis of evaluation reports, the compensation of said fruit bearing trees/plants is awarded to the land owners, the detail of which is given in the Award statement..

X. Amount allowed for crops.

No extra compensation is required to be given for the crop.

XI. Additional compensation on the market value under Section 30(3).

- i. Section 30(3) of the RFCTLARR Act envisage that; *"in addition to the market value of the land provided under section 26, the Collector shall, in every case, award an amount calculated at the rate of twelve per cent per annum on such market value for the period commencing on and from the date of the publication of the notification of the SIA study under sub section (2) of Section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, which ever is earlier."*
- ii. Therefore as per the provisions of Section 30(3) of the Act, 2013, the land owners/persons interested are entitled for Additional amount @ 12% per annum in

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addition to the market value of the land provided under section 26, w.e.f. 15.07.2021 i.e. date of publication of the Notification U/S 4 in the Rajpatra till date of Award i.e. 07.04.2026 (1728 days).

XII. Damages under section 28 of Act 30 of 2013.

No damage has been caused and the land owners are not entitled for any damage, as per the provisions of Section 28.

XIII. SOLATIUM U/S 30(1) OF THE RFCTLARR ACT:

Solatium at the rate of 100% as provided under section 30(1) of the RFCTLARR Act, 2013 is awarded to the land owners on the value of the land, house/ structures, trees & fruit bearing trees/plants.

XIV. TOTAL OF AMOUNT(COMPENSATION):

The compensation determined for the acquisition of land is as under:-

S.N	Particulars	Amount (in Rs.)
1	Value of land (4607.62 Sq. meters i.e. 6-3 bigha) @ 4,659/- per Sq. meter (Rs. 35,06,363 /- per bigha).	2,14,66,937.82
2	Value of houses /Structures	93,210.00
3	Value of trees	3,27,130.44
4	Value of fruit bearing trees/plants	13,645.00
5	Total compensation (1 to 4)	2,19,00,923.26
6	Solatium 100%	2,19,00,923.26
7	Total	4,38,01,846.52
8	Additional Market value @ 12%(payable at Sr.1 for 1728 days i.e. from 15.07.2021 to 07.04.2026)	1,21,95,573.22
9	Total compensation payable by this Award	5,59,97,419.73

Say Rs. **5,59,97,420/-** only

The Rehabilitation & Resettlement Award is attached separately on Form VII(Rule-11).

XV. Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect.

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Collector
Land Acquisition (Railway),
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The land revenue of Rs. 2.92 paise was levied on the acquired land and the abatement will takes effect from the date of announcement of award.

XVI. Apportionment of the amount of compensation:

The apportionment of compensation has been made as per shares recorded in the revenue record and individual wise compensation detail has been attached in **Annexure-A/1**.

XVII. Date on which possession was taken under section 38(1)/ Mode of payment:

Payment will be made to the land owners and interested persons according to their shares and rights recorded in the ownership column of the latest Jamabandi.

However, on account of death, the compensation will be paid to the legal heirs of the deceased.

For the mortgaged land, the payment of mortgaged amount will be made to the mortgagee and the remaining amount will be paid to the mortgagor.

Under the provisions of Section 64 of the RFCTLARR Act, 2013, Any person interested who has not accepted the award may, by written application to the Collector, require that the matter be referred by the Collector for the determination of the Authority, as the case may be, whether has objection be to the measurement of the land, the amount of the compensation, the person to whom it is payable, the rights of Rehabilitation and Resettlement under Chapters V and VI or the apportionment of the compensation among the persons interested.

In case of any dispute of title, as to the apportionment of the compensation or any part thereof, or as to the persons to whom the same or any part thereof is payable, the payment of compensation will be detained/deposited in pledged FDR and the concerned interested persons under the provisions of Section 64, 76 and 77 of the RFCTLARR Act, 2013 can file Reference petition before the Competent Authority and the

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Land Acquisition (Railways)
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compensation shall be released in accordance with the compromise arrived between the parties or orders passed by the competent Court of law/Authority.

The entire amount of the compensation payable to each person interested is reflected in the Award Statement as Annexure-A.

The proprietary rights of the acquired land, under this award, shall henceforth absolutely vest with Central Govt./Northern Railway/RVNL, free from all encumbrances from the date of announcement of Award and possession of the acquired land will be taken within 3 months from the date of payment or tender of compensation as per the provisions of Section 38 of RFCTLARR Act, 2013.

Representative of Northern Railway is authorized to get the mutations attested as a representative of the Central Govt./Northern Railway. It shall be ensured that mutations are attested in favour of the Central Govt./Northern Railway.

If any land /structure, property or other aspect is not covered/included in assessment for compensation, it shall be assessed and compensation will be paid for the same after due inspection or inquiry by the Land Acquisition Collector (Railway), Bilaspur.

The compensation/amount paid to any individual by mistake shall be recovered alongwith the rate of interest of the Bank as prevailing at the relevant time from him/her by the Land Acquisition Collector (Railway), Bilaspur. Similarly, in the eventuality of any subsequent orders passed by the competent Court of law, having bearing on the compensation amount already released to the landowners/shareholders as per present award, the same shall also be recovered alongwith the rate of interest of the

Rajdeep Singh
Collector
Land Acquisition (Railway),
District Bilaspur MR

bank as prevailing at the relevant time and will be paid in accordance with the decision of the Court.

The Award has been made and announced on 07th April, 2026 in the Court of Collector-cum-Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP
Dated: 07.04.2026

Raydeep Singh
Land Acquisition Collector,
Bhanupalli, Bilaspur Berri, new
BG Railway line, Bilaspur,
Distt. Bilaspur HP

Form No. VII (See rule 11)- Award for Rehabilitation and Resettlement

1	Name of the project	Bhanupali-Bilaspur-Beri New BG Rail Line, Phase-II
2	Number and date of declaration under which the land is to be acquired	Declaration issued by the Govt. of H.P. vide Principal Secretary (Tpt.) Notification No. TPT-F(2)-4/2019-V dated 01.03.2023.
3	Situation and extent of the land in bigha, the number of field plots on the survey map, the village in which situated with the number of mile plan if any.	Muhal :-Up Muhal Bilaspur Hadbast No.: 209/1, 210/1 Tehsil:- Sadar Distt., Bilaspur HP. Description of Khata/khataoni, khasra number with land given in Annexure-A
4	Desecrption of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.	As given in Annexure-A/1
5	Name /Names of persons interested in the land and the nature of their respective claim for rehabilitation and resettlement.	As given in Annexure-A

Annexure-A

क्र०	नाम हकदार	न० खेवट / खसरा न० / रकवा	हिस्सा	रकवा (वर्ग मीटर में)	मुआवजा			जोड़ (6+7+8+9)	तापण (Solatium) 100% (अधीन धारा 30, भू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 07.04. 2026= 1728 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 4659 / प्रति वर्ग मीटर)	पेड़ पौधे									मकान ईत्यादि
						फलदार	गैरफलदार								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	दानविन्द्र सिंह पुत्र ईशवर सिंह पुत्र सोहन सिंह स्थानीय वासी	1/1 गिन अखतल / 1471/1 रकवा 3912.47 का 14279300/25702740 माग वकदर 2173.59 वर्ग मीटर	1427930 / 14279300	217.36	1012677.65	0.00	14776.89	0.00	1027454.54	1027454.54	2054909.08	575311.88	2630220.97	0.14	
		1/1, 2 गिन दखल / 1401/1, 1403, 1405/1, 1476/1, 1476/2, 1485/1 रकवा 4212.96 का 5/9 माग वकदर 2340. 53 वर्ग मीटर	1/10	234.05	1090454.48	0.00	17936.16	0.00	1108390.64	1108390.64	2216781.27	619497.65	2836278.92	0.15	
	जोड़:-			451.41	2103132.13	0.00	32713.04	0.00	2135845.18	2135845.18	4271690.35	1194809.53	5466499.88	0.29	
2	वरजिन्द्र सिंह पुत्र महिन्द्र सिंह पुत्र सोहन सिंह, स्थानीय वासी	1/1 गिन अखतल / 1471/1 रकवा 3912.47 का 14279300/25702740 माग वकदर 2173.59 वर्ग मीटर	6425685 / 14279300	978.12	4557049.43	0.00	66496.00	0.00	4623545.43	4623545.43	9247090.87	2588903.48	11835994.35	0.62	
		1/1, 2 गिन दखल / 1401/1, 1403, 1405/1, 1476/1, 1476/2, 1485/1 रकवा 4212.96 का 5/9 माग वकदर 2340. 53 वर्ग मीटर	9/20	1053.24	4907045.16	6822.50	80712.70	0.00	4994580.36	4994580.36	9989160.72	2787739.41	12776900.12	0.66	
	जोड़:-			2031.36	9464094.59	6822.50	147208.70	0.00	9618125.79	9618125.79	19236251.58	5376642.89	24612894.47	1.28	

कानूनगो भू-अर्जन
रेलवे बिलासपुर हि०प्र०।

नायब सहसिलदार भू-अर्जन
रेलवे बिलासपुर हि०प्र०।

Collector
Land Acquisition (Railway),
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
3	हरिन्द्र सिंह पुत्र महिन्द्र सिंह पुत्र सोहण सिंह स्थानीय वासी	1/1 मिन अखल/ 1471/1 रकबा 3912.47 का 14279300/25702740 भाग वकदर 2173.59 वर्ग मीटर	5883813/ 14279300	895.63	4172757.72	0.00	60888.46	0.00	4233646.18	4233646.18	8467292.35	2370583.67	10837876.02	0.57	
		1/1, 2 मिन सोयम/ 1401/1, 1403, 1405/1, 1476/1, 1476/2, 1485/1 रकबा 4212.96 का 5/9 भाग वकदर 2340 83 वर्ग मीटर	9/20	1053.24	4907045.16	6822.50	80712.70	0.00	4994580.36	4994580.36	9989160.72	2787739.41	12776900.12	0.66	
		जोड़:-		1948.87	9079802.88	6822.50	141601.15	0.00	9228226.53	9228226.53	18456453.07	5158323.08	23614776.15	1.23	
4	श्रीमती अरुणा कुमारी पत्नी ओंकार सिंह पुत्र... स्थानीय वासी,	1/1 मिन अखल/ 1471/1 रकबा 3912.47 का 14279300/25702740 भाग वकदर 2173.59 वर्ग मीटर	541872/ 14279300	82.48	384291.71	0.00	5607.55	93210.00	483109.26	483109.26	966218.52	218319.81	1184538.32	0.06	
5	कुल 18 भाग:- हेमपाल सिंह, मदनगोपाल सिंह, वीरपाल सिंह पुत्र व श्रीमती भुवनेश्वरी पुत्री व श्रीमती उर्मिला देवी विधवा राजेन्द्र सिंह पुत्र ईशवर सिंह समभाग 1 भाग देवेन्द्र सिंह, यादेवेन्द्र सिंह, दानविन्द्र सिंह पुत्र व सर्व श्रीमती सुदक्षिणा कुमारी, शिवराज, सावित्री देवी, गायत्री देवी, अनसुया देवी पुत्रिया ईशवर सिंह पुत्र सोहण सिंह समभाग 8 भाग हरिन्द्र सिंह, वरजिन्द्र सिंह पुत्र महिन्द्र सिंह पुत्र सोहण सिंह समभाग 9 भाग स्थानीय वासी -----X----- रामपाल, रोशन लाल, सुखराम, श्याम लाल, रामजी दास पुत्र व श्रीमती कमला देवी पुत्री गुरदीतू पुत्र कपूरू समभाग स्थानीय वासी बिला सिफत	1/3 मिन सोयम/ 1472 रकबा 93.50 वर्ग मीटर	सालम	93.50	435616.50	0.00	0.00	0.00	435616.50	435616.50	871233.00	247477.91	1118710.91	0.06	
		जोड़:-		4607.62	21466937.82	13645.00	327130.44	93210.00	21900923.26	21900923.26	43801846.51	12195573.22	55997419.73		

नोट:- खाता खतौनी सं 1/3 मिन सोयम/खसरा सं 1472 रकबा तादादी 93.50 वर्ग मीटर की मुआवजा राशि मु 11,18,710.91 (11,18,711) तथा इस भूमि के अर्जन के एवज में देय राहत एवं पुनर्वास की राशि का वितरण भू मालिकों व बिला सिफत काश्तकारों की मुआवजा अनुपात वितरण की सहमति अनुसार या सक्षम अदालत के निर्णय अनुसार किया जावेगा, उस समय तक भूमि मुआवजा व राहत राशि FDR के रूप में जमा रहेगी तथा इस पर मिलने वाला ब्याज सम्बन्धित पात्र हिस्सेदारों को देय होगा।

कानूनी मू-अर्जन
रेलवे बिलासपुर डिप्टो।

नाथन तहसीलदार मू-अर्जन
रेलवे बिलासपुर डिप्टो।

Collector
Land Acquisition (Railway)
District Bilsapur HR

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Annexure-A/1:- Description of the housing units, transportation cost, housing allowances, annuity, employment subsistence grants, cattle shed, petty shop, one time resettlement allowances etc.															
S.No.	Name of person with Bank A/C & AADHAR No.	Particular of house to be allotted/ grant.	Land to be allotted.	Offer for development land.	Annuity employment.	Subsistence grant.	Transportation cost, housing allowances.	Cattle shed/ petty shop.	One time grant to artisan, small traders & certain others.	Fishing rights.	One time resettlement allowance.	Stamp duty and registration fee.	Remarks/Total		
1	हेमपाल सिंह पुत्र राजेन्द्र सिंह पुत्र ईशवर सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	5556	0	0	0	0	N.A.	50000	N.A.			
2	मदनगोपाल सिंह पुत्र राजेन्द्र सिंह पुत्र ईशवर सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	5556	0	0	0	0	N.A.	50000	N.A.			
3	वीरपाल सिंह पुत्र राजेन्द्र सिंह पुत्र ईशवर सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	5556	0	0	0	0	N.A.	50000	N.A.			
4	श्रीमती भुवनेश्वरी पुत्री राजेन्द्र सिंह पुत्र ईशवर सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	5555	0	0	0	0	N.A.	50000	N.A.			
5	श्रीमती उर्मिला देवी विधवा राजेन्द्र सिंह पुत्र ईशवर सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	5555	0	0	0	0	N.A.	50000	N.A.			
6	देवेन्द्र सिंह पुत्र ईशवर सिंह पुत्र सोहण सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	27778	0	0	0	0	N.A.	50000	N.A.			
7	यादवेन्द्र सिंह पुत्र ईशवर सिंह पुत्र सोहण सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	27778	0	0	0	0	N.A.	50000	N.A.			
8	दानविन्द्र सिंह पुत्र ईशवर सिंह पुत्र सोहण सिंह स्थानीय वासी	N.A.	N.A.	N.A.	27778	0	0	0	0	N.A.	50000	N.A.			
9	श्रीमति सुदक्षिणा कुमारी पुत्री ईशवर सिंह पुत्र सोहण सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	27778	0	0	0	0	N.A.	50000	N.A.			
10	श्रीमति शिवराज पुत्री ईशवर सिंह पुत्र सोहण सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	27778	0	0	0	0	N.A.	50000	N.A.			

कायमगो भू-वर्जन
रेलवे बिलासपुर डिप्टी

नायब तहसीलदार भू-अर्जन
रेलवे बिलासपुर डिप्टी

Rajdeep Sun
Collector
Land Acquisition (Railway)
District Bilaspur HR

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
11	श्रीमति सावित्री देवी. पुत्री ईशवर सिंह पुत्र सोहण सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	27778	0	0	0	0	N.A.	50000	N.A.			
12	श्रीमति गायत्री देवी. पुत्री ईशवर सिंह पुत्र सोहण सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	27777	0	0	0	0	N.A.	50000	N.A.			
13	श्रीमति अनसुया देवी पुत्री ईशवर सिंह पुत्र सोहण सिंह स्थानीय वासी,	N.A.	N.A.	N.A.	27777	0	0	0	0	N.A.	50000	N.A.			
14	वरजिन्द्र सिंह पुत्र महिन्द्र सिंह पुत्र सोहण सिंह, स्थानीय वासी	N.A.	N.A.	N.A.	125000	0	0	0	0	N.A.	50000	N.A.			
15	हरिन्द्र सिंह पुत्र महिन्द्र सिंह पुत्र सोहण सिंह स्थानीय वासी	N.A.	N.A.	N.A.	114459	0	0	0	0	N.A.	50000	N.A.			
16	श्रीमती अरुणा कुमारी पत्नी ओंकार सिंह पुत्र.... स्थानीय वासी,	N.A.	N.A.	N.A.	10541	0	0	0	0	N.A.	50000	N.A.			
17	ओंकार सिंह पुत्र बलराज	N.A.	N.A.	N.A.	0	0	0	0	25000	N.A.	50000	N.A.			
	जोड़:-	0	0	0	500000	0	0	0	25000	0	850000	0	1375000		
Amount Land, trees, etc. as per annexure-A													55997419.73		
G.T.		0	0	0	500000	0	0	0	25000	0	850000	0	57372419.73		

i.e. 57372420

Q2
कानूनगो भू-अर्जन
रेलवे बिलासपुर हि0प्र0।

नायब तहसीलदार भू-अर्जन
रेलवे बिलासपुर हि0प्र0।

Pragdeep Singh
Collector
Land Acquisition (Railway),
District Bilaspur HP.