

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. 6 of 2026 (Manwa) .

Date of Award made: 25.07.2026

Award Approval of Government of HP: No. TPT-C(7)-3/2019-VI

Date of approval of Award: : 30th November, 2024

: The Award was proposed for 06.12.2024, but, remained pending due to stay order dated 05.12.2024 of the Hon'ble High Court of HP in CWP-14722/2024 and the same was decided as dismissed on 20.07.2026.

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.


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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 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.


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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.


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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. After completing the process of Section 22 of RFCTLARR Act, 2013, the making of Award was proposed for 06.12.2024 and notices were served upon the interested persons. After receipt of notices, Shri Balkrishan R/O Manwa and 10 others obtained stay order in CWP-14722/2024 titled as Balkrishan & Ors. Vs. State of HP & Ors. and vide order dated 20.07.2026, the above CWP has been decided as dismissed by the Hon'ble High Court of Himachal Pradesh.
15. Shri Bal Krishan & others, petitioners of CWP-14722/2024 submitted an application alongwith copy of CWP in the office today on 25.07.2026 stating therein that they have filed LPA in the Hon'ble High Court of H.P. and to stay the proceedings of the Award. Since the acquisition is pending since 2023 and due to litigation the construction work of National importance Project has been obstructed from the


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last more then 3 years. There is no stay order from the Hon'ble Court on the date of making the Award. Hence, this Award is subject to the outcome of the decision of the Hon'ble High Court of Himachal Pradesh. The copy of status copy order of Ld. Sr. Civil Judge, Bilaspur in case No. nil dated 20.02.2026 titled as Klashi Devi Vs. Balkrishan was also presented in which qua khasra No. 25, 33 in village Manwa, status qua order to the parties has been issued by the Hon'ble Court. Therefore, the payment of compensation in respect of the land acquired from Khasra No. 33 of village Manwa will be tendered in the shape of FDR duly pledged with LAO (Railway) and will be payable subject to outcome of the case.

16. In another application of Shri Bal Krishan, the copy of order of Ld. Senior Civil Judge, Bilaspur in case No. 175/2026 dated 20.02.2026 titled as Ram Krishan etc. Vs. Bal Krishan was submitted in which the parties have been directed to maintain status quo qua the suit land comprised in khewat/Khataoni No. 38/49, khasra No. 228 land measuring 27-8 bigha situated at village Nauni & khewat/Khataoni No. 49/56, khasra No. 15 land measuring 1-18 bigha situated at village Sai Fardeya and the land in these khasra numbers are not under acquisition, hence this application is rejected.

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 **6-3 bigha** of land. Out of this, land 2-5 bigha of land is in balance for acquisition under present Award. The Khasra number wise detail of the land has been given in **Annexure-A**.


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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 bigha		
Barani	1-17	Cultivated	1-19
Banjar Kadim	0-2	Uncultivated	0-6
Khadyatar	0-1		
Gair mumkin	0-5		
Total	2-5	Total	2-5

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 17.04.2023 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 interested 3 persons namely Balkrishan, Sada Ram, Sada Ram & Kamal, Kamlesh, filed their claims/suggestions /objections of similar nature which have been considered while determining the compensation award as under;

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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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 RFCLARR 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 livelihood from the land is concerned, no specific proof of income has been given. The objection regarding allotment of plot for acquisition of land for BBMB is concerned, not relate to acquisition of land for Railway. The objection pertaining to becoming homeless by Shri Bal Krishan is also not tenable as he has another dwelling house and access to both side of the land will be given by the Railway. Having the land near to AIIMs and near to District headquarter is not disputed. As far consideration of Sale deed dated 14.02.2020 of another village is not tenable, while this villages has its own value of the land. The sale deed for the year 2006 is not countable in this Award. The compensation for the houses/structures is being given as per assessment made by the H.P.PWD on the Government scheduled rates and the value of the land is also not being assessment on the basis of classification of the land. The rate given for village Behal Kandaila in negotiation, which is flung away from this village is also not applicable for this village. The compensation for trees, which has been counted and evaluated by the Forest department, has been considered as per assessment made by the Forest department. The due compensation has been determined for every structure including Deva God.

As far as the objections regarding determination of compensation on lower rate of land is concerned, the objection is not tenable as the compensation has been determined under 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 Act i.e. Rs. 49 lac is inclusive of 12% as

[Signature]
 Land Acquisition (Railway)
 District Engineer ER

per provisions of Section 30(3) , R&R monetary benefits as provided in the First & second schedule of the Act.

In the present award, the market value, additional amount under Section 30(3) @ 12% per annum, First & second schedule monetary benefits have been 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". Like wise, objection as to the compensation in village Behal Kandaila of Rs. 1.3 crore per bigha is concerned, this village falls about 5 Kms. away from village Manwa and there is lot of difference in the potential value of land of both the villages. Moreover, village Behal Kandaila is connected with the District major road, Industrial Area and town. Thus, this objection of the objectors is rejected.

V. Aadhaar No. of such persons:

The land owners have refused in verbal to supply their Aadhaar Nos. and have not supplied their Aadhar numbers.

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*


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(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 on which the notification has been issued under Section 11 of RFCTLARR Act, 2013." And for this particular project, notification has been issued on **19.02.2022**.

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. 35,03,780/- per bigha within the distance of 100 Meters from the National Highway and Rs. 4,37,500/- 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 @ 4,37,500/- per bigha has been taken as


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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 2021-22, three years average value of the land & three years 50% highest value sale deeds of village **Manwa** (detail given in **Annexure-A**) i.e. from 19.02.2019 to 18.02.2022, which are as under:-

1	Market value on the basis of 3 years sale deeds of the preceding 3 years i.e. 19.02.2019 to 18.02.2022.	Total No. of sale deeds=	16
		Total land of sale deeds=	13-11 bigha
		Average per bigha	5,95,941/-
2	Market value on the basis of 3 years 50% highest value sale deeds of the preceding 3 years i.e. 18.02.2019 to 18.02.2022.	Total No. of sale deeds=	8
		Total land of sale deeds=	2-6 bigha
		Average per bigha	15,52,174/-
3	Market value fixed by the Collector for the year 2021-22	Beyond 100 Mtrs of the N.H.	4,37,500/-
		Others 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. 19.02.2019 to 18.02.2022 which comes to Rs. **15,52,174/-** 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. In case of tenancy land, the landowners/tenants are required to decide apportionment or to got decide apportionment of compensation in between the landowner and tenant from


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Sadar Bilaspur

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*". 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 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

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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 to 18.10.2024 & earlier proposed Award was for 06.12.24 (1192 days). As the Award could not be made on 06.12.2024 due to Hon'ble High Court stay dated 05.12.2024 in CWP-14722/2024, which has been dismissed on 20.07.2026, therefore, stay period has been excluded for computation of 12% addl. Amount and for the period 19.10.24 to 5.12.24 & 21.7.26 to 25.07.26 (53 days) addl. amount of Rs. 58713/- will be paid to interested persons after obtaining approval from the Govt. of H.P.


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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.No.	Particulars	Amount (in Rs.)
1	Value of land (2-5 bigha) @15,52,174/- per bigha.	33,69,511.06
2	Value of houses /Structures	2,55,290.50
3	Value of trees	1,50,555.17
4	Value of fruit bearing trees/plants	61,091.00
5	Total compensation (1 to 4)	38,36,447.73
6	Solatium 100%	38,36,447.73
6	Total	76,72,895.46
7	Additional Market value @ 12%(payable at Sr.1 for 1192 days i.e. from 15.07.2021 to 18.10.2024)	13,20,479.07
	Total compensation payable by this Award	89,93,374.53

Say Rs. 89,93,375/-.

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. 1.03 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:

(Signature)
 Land Acquisition Officer
 District, Bhopal

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 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 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 i.e. immediately after tendering compensation or by depositing the compensation with competent Authority/Court.


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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 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 announced on 25th day of July, 2026 in the Court of Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP

Dated: 25 July, 2026


Land Acquisition Collector,
Bharupalli Bilaspur Berri, new BG
Railway line, Bilaspur,
District Bilaspur HP

Detail Form No. VI (See rule 11) Land Acquisiton Award (25-07-2026)

क्र०	गाव	रकबा (बिघो मे)	मुआवजा				जोड़ (4+5+6+7)	तोषण (Solatium) 100% (अधीन धारा 30, मु-अर्जन अधिनियम 2013 के प्रवधानानुसार)	कुल मुआवजा (8+9)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 15.12 2024= 1192 दिन) कालम न० 4 पर	कुल मुआवजा (10+11)	माल	राशि राहत एवं पुनर्वास	कुल मुआवजा
			भूमि	पेड़ पौधे		मकान इत्यादि								
				फलदार	गैरफलदार									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Manwa	2.5	3369511.06	61091.00	150555.17	255290.50	3836447.73	3836447.73	7672895.46	1320479.07	8993374.53	2.03	1336000.00	10029374.53

OR
कानूनगो भू-अर्जन
रेलवे बिलासपुर डि०प्र०।

नायब-तहसीलदार भू-अर्जन
रेलवे बिलासपुर डि०प्र०।

Collector
Land Acquisition (Railways)
District Bilaspur MP.

Form No. VI (See rule 11) Land Acquisition Award
असामीवार मौजा मांणवा ह0न0 221 तहसील सदर, जिला बिलासपुर (हि0प्र0)

परियोजना का नाम :- भानुपल्ली-बिलासपुर-बैरी न्यू बीजी रेल लाईन (द्वितीय अनुभाग)

क्र0	नाम हकदार	न0 खेवट	हिस्सा	रकबा (बिघों में)	मुआवजा			जोड़ (6+7+8+9)	तोषण (Solatium) 100% (अर्धेन धारा 30, भू-अर्जन अधिनियम 2013 के प्राकथानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15 07.2021 ता 18.10.2024 =1192 दिन) कालम न0 # पर	कुल मुआवजा (12+13)	विवरण	
					भूमि	घड़ पौछे								मकान ईत्यादि
						फलदार	गैरफलदार							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	राधे किशन पुत्र नन्दू पुत्र मुन्शी स्थानीय वासी X निक्कू रामलाल, लच्छू पुत्र सायलू पुत्र कदरु समभाग स्थानीय वासी गैर मौरूसीयान अबल मारफत वन्शी, वसन्ता पुत्र व श्रीमती अच्छरी पुत्री व श्रीमती मथरु विधवा रामधन पुत्र श्यामा समभाग स्थानीय वासी गैर मौरूसीयान दोयम	29 निन अब्जल / 29 मिन	सालम	0-2	155217.40	0.00	0.00	0.00	155217.40	155217.40	310434.80	60828.21	371263.01	0.01
2	बालकृष्ण पुत्र शंकर दास पुत्र साधू स्थानीय वासी आधार न0 खाता न0	78/80 निन	सालम	1-1	1578043.57	61091.00	89144.67	0.00	1728279.24	1728279.24	3456558.47	618420.14	4074978.62	0.49
		79/81 निन	सालम	0-6	407445.68	0.00	20438.00	0.00	427883.68	427883.68	855767.35	159674.05	1015441.40	0.10
		80/82 निन	सालम	0-16	1228804.42	0.00	40972.50	255290.50	1525067.42	1525067.42	3050134.83	481556.67	3531691.50	0.43
	जोड़-			2-3	3214293.66	61091.00	150555.17	255290.50	3681230.33	3681230.33	7362460.66	1259650.86	8622111.52	1.02
	कुल जोड़:-			2-5	3369511.06	61091.00	150555.17	255290.50	3836447.73	3836447.73	7672895.46	1320479.07	8993374.53	1.03

कानूनगो भू-अर्जन
रेलवे बिलासपुर हि0प्र0।

नायब तहसीलदार भू-अर्जन
रेलवे बिलासपुर हि0प्र0।

Collector
Land Acquisition (Railways)
District Bilaspur HB

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

Bhanupali-Bilaspur-Beri New BG Rail Line, Phase-II

1	Name of the project	
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

Annexure A															
क्र०	नाम हकदार	न० खेयट / खसरा न० / रकदा	हिस्सा	रकदा (बिघा में)	मुआवजा			जोड़ (6+7+8+9)	सापण (Solatium) 100% (अर्थात् दात 30 भू-कर्म अतिरिक्त 2013 के प्रवर्तमान नूतन)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 का 18.10.2022= 1192 दिन) कालन नं० 8 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 1552174 / प्रति बीघा)	पेड़ पौधा									मकान इत्यादि
						फलदार	गैरफलदार								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	राम किशन पुत्र नन्दू पुत्र मुन्नी स्थानीय वासी X निवृत्त रामलाल, लच्छू पुत्र सायक पुत्र कदाक समभाग स्थानीय वासी गैर मीरूसीयान अवल मारफत बन्नी, एसन्ता पुत्र व श्रीमती अछरी पुत्री व श्रीमती मथरु दिववा रामचन पुत्र श्यामा समभाग स्थानीय वासी गैर मीरूसीयान दायम	28 मिन अखल / 28 मिन 90 0-2 बीघा	सालम	0-2	155217.40	0.00	0.00	0.00	155217.40	155217.40	310434.80	60828.21	371263.01	0.01	
2	बालकृष्ण पुत्र शंकर दास पुत्र साधू स्थानीय वासी	79/80 मिन 33/1 3-0 33/2 0-1 कित 2 लछा 3-1 बीघा का 1/3 भाग। 78/81 मिन 35/1 1-1 बीघा का 1/4 भाग। 80/82 मिन 48/1 1-18 बीघा का 5/12 भाग।	सालम	1-1	1578043.57	61091.00	89144.67	0.00	1728279.24	1728279.24	3456558.47	618420.14	4074978.62	0.49	
			सालम	0-6	407445.68	0.00	20438.00	0.00	427883.68	427883.68	855767.35	159674.05	1015441.40	0.10	
			सालम	0-16	1228804.42	0.00	40972.50	255290.50	1525067.42	1525067.42	3050134.83	481556.67	3531691.50	0.43	
	जोड़:-			2-3	3214293.66	61091.00	150555.17	255290.50	3681230.33	3681230.33	7362460.66	1259650.86	8622111.52	1.02	
	कुल जोड़:-			2-5	3369511.06	61091.00	150555.17	255290.50	3836447.73	3836447.73	7672895.46	1320479.07	8993374.53	1.03	

कानूनगो भू-अर्जन
रेलवे बिनासपुर डि०प्र०।

Collector
Land Acquisition (Railway)
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.	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	राम किशन पुत्र नन्दू पुत्र मुन्शी स्थानीय वासी	N.A.	N.A.	N.A.	500000	0	0	0	0	N.A.	50000	N.A.			
2	राजकुमार पुत्र शंकर दास पुत्र साधू स्थानीय वासी	150000	N.A.	N.A.	500000	36000	50000	0	0	N.A.	50000	N.A.			
जोड़:-		150000			1000000	36000	50000	0	0		100000		1336000		
Amount Land, trees, structures etc.													8993374.53		
G.T.		150000	0	0	1000000	36000	50000	0	0	0	100000	0	10329374.53		

i.e. 10329375

ORL
बलासपुर मू-अर्जन
रेलवे बिलासपुर डिप्टो।

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नायब मजिस्ट्रेट मू-अर्जन
रेलवे बिलासपुर डिप्टो।

RV
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. 07 of 2026 (Rampur) .

Date of Award made: 25.07.2026

Award Approval of Government of HP: No. TPT-C(7)-
3/2019-VI

Date of approval of Award: : 30th November, 2024

The Award was proposed for 06.12.2024, but, remained pending due to stay order dated 05.12.2024 of the Hon'ble High Court of HP in CWP-14722/2024 and the same was decided as dismissed on 20.07.2026

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


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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 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


 Land Acquisition (Railway),
 District Bilaspur HP.

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.


 Land Acquisition (Railway)
 District Sivasagar

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, 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. 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 have been considered/enquired and decided in this Award.


Collector
Land Acquisition (Railway),
District Bilaspur HP.

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 **4-0 bigha** of land, out of which 1-11 bigha land is in the present acquisition. 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.

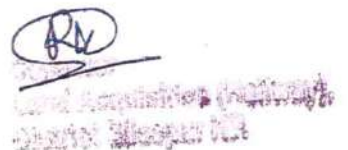
The detail of acquired land is as under:-

Type of land	Area in bigha		
Barani	0-1	Cultivated	0-1
Banjar Kadim	0-0	Uncultivated	1-10
Khadyatar	0-0		
Gair mumkin	1-10		
Total	1-11	Total	1-11

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 17.04.2023 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 interested 3 persons namely Surjeet S/O Sada Ram, Amar Jeet & Smt. Asha Devi filed their claims/suggestions /objections which have been considered while determining the compensation award in respect of their land vide separate Award. There is no objection of the landowners whose land is under acquisition in the present Award.

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 assessment of buildings or houses has been done in accordance with the provisions of **Section 29** of RFCLARR 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 compensation has been determined as per the provisions of Section 26 of RFCTLARR Act, 2013.

In the present award, the market value, additional amount under Section 30(3) @ 12% per annum and First & second schedule monetary benefits have been 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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Land Acquisition (Railways),
District Bilaspur HP.

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 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*


Collector
Land Acquisition (Rolling)
District Bhaerpur MR

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 on which the notification has been issued under Section 11 of RFCTLARR Act, 2013." And for this particular project, notification has been issued on **19.02.2022**.

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 **Rampur**. 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


 Land Acquisition (Railway)
 District Bilaspur MR

duty to be levied for registration of sale deeds, for the year 2021-22, three years average value of the land & three years 50% highest value sale deeds of village **Rampur** i.e. from 19.02.2019 to 18.02.2022, which are as under:-

1	Market value on the basis of 3 years sale deeds of the preceding 3 years i.e. 19.02.2019 to 18.02.2022.	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. 19.02.2019 to 18.02.2022.	Total No. of sale deeds=	-
		Total land of sale deeds=	-
		Average per bigha	-
3	Market value fixed by the Collector for the year 2021-22	Beyond 100 Mtrs of the N.H.	5,06,660/-
		Other roads	0

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


Collector
Land Acquisition (Railways)
District Bhospur NR

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 is not justified, as in village Manwa, the land value (on the basis of preceding three years 50% highest sale deeds) is Rs. 15,52,174/- per bigha. Therefore, under the provisions of Section 26(1)(b) of the RFCTLARR Act, 2013, the value of land for village Rampur is considered @ Rs. 15,52,174/- per bigha.

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

In case of tenancy land, the landowners/tenants are required to decide apportionment or to get 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*". 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:

For house/structure existing on the land under acquisition in village **Rampur** and 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.

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,


Collector
Land Acquisition (Railway),
District Bilaspur MP.

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 earlier proposed Award was for 06.12.24 (1192 days). As the Award could not be made on 06.12.2024 due to Hon'ble High Court stay dated 05.12.2024 in CWP-14722/2024, which has been dismissed on 20.07.2026, therefore, stay period has been excluded for computation of 12% addl. Amount and for the period 19.10.24 to 5.12.24 & 21.7.26 to 25.07.26 (53 days) addl. amount of Rs. 41,921/- will be paid to interested persons after obtaining approval from the Govt. of H.P.

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. SOLATUM 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 (1-11 bigha) @15,52,174/- per bigha.	24,05,869.70
2	Value of houses /Structures	5,28,867.00
3	Value of trees	1,03,089.00


Collector
Land Acquisition (Railway),
District Bilaspur HP.

4	Value of fruit bearing trees/plants	00
	Total compensation (1 to 4)	30,37,825.70
6	Solatum 100%	30,37,825.70
6	Total	60,75,651.40
7	Additional Market value @ 12%(payable at Sr.1 for 1192 days i.e. from 15.07.2021 to 18.10.2024)	9,42,837.27
	Total compensation payable by this Award	70,18,488.67

Say Rs. 70,18,489/-

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. 0.02 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.


Collector
Land Acquisition (Railway),
District Bileaspur HR.

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 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 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 i.e. immediately after tendering compensation or by depositing the compensation with competent Authority/Court.

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.


Collector
Land Acquisition (Railway)
District Bilaspur MR

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 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 25th July, 2026 in the Court of
Land Acquisition Collector, Railway, Bilaspur HP.


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

Detail Form No. VI (See rule 11) Land Acquisition Award (25-07-2026)

क्र०	गांव	रकबा (बिघों में)	मुआवजा			जोड़ (4+5+6+7)	तोषण (Solatium) 100% (जमीन धारा 30, सू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (8+9)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 15.10. 2024= 1192 दिन) कालम नं० 4 पर	कुल मुआवजा (10+11)	माल	राशि राहत एवं पुनर्वास	कुल मुआवजा
			भूमि	फलदार	गैरफलदार	मकान ईत्यादि							
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Rampur	1-11	2405869.70	0.00	103089.00	528967.00	3037825.70	3037825.70	6075651.40	942837.27	7016488.67	0.02	550000.00
													7568488.67

Qs2
कानूनगो सू-अर्जन
रेलवे बिलासपुर हि०प्र०।

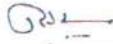
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नावर तहसीलदार सू-अर्जन
रेलवे बिलासपुर हि०प्र०।

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Collector
Land Acquisition (Railways)
District Bilaspur HR

Form No. VI (See rule 11) Land Acquisition Award
असामीवार मौजा रामपुर ह0न0 220 तहसील सदर, जिला बिलासपुर (हि0प्र0)

परियोजना का नाम :- मानुपल्ली-बिलासपुर-बैरी न्यू बीजी रेल लाईन (द्वितीय अनुभाग)

क्र0	नाम हकदार	न0 खेवट	हिस्सा	रकबा (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 15.10.2024 = 1192 दिन) कालम न0 6 पर	कुल मुआवजा (12+13)	विवरण
					भूमि	पेड़ पौधे		मकान ईत्यादि						
						फलदार	गैरफलदार							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	रूपा उर्फ साजू राम पुत्र रुलिया पुत्र ख्याली स्थानीय वासी	14 / 15 कि.	सालम	0-1	77608.70	0.00	5647.00	0.00	83255.70	83255.70	166511.40	30414.11	196925.51	0.02
2	आदादी देह	15 / 16 कि.	सालम	1-10	2328261.00	0.00	97442.00	528867.00	2954570.00	2954570.00	5909140.00	912423.16	6821563.16	0.00
	कुल जोड़-			1-11	2405869.70	0.00	103089.00	528867.00	3037825.70	3037825.70	6075651.40	942837.27	7018488.67	0.02


कानूनमगो भू-अर्जन
रेलवे बिलासपुर डि0प्र0।


सांगर तहसीलदार भू-अर्जन
रेलवे बिलासपुर डि0प्र0।


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

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	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

Annexure-A															
क्र०	नाम हकदार	न० खेवट / खसरा न० / रकबा	हिरसा	रकबा (बिघों में)	मुआवजा			जोड़ (6+7+8+9)	तोषण (Solatium) 100% (जबोन वारा 30, भू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 15.10.2024 = 1192 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 1552174 / प्रति बीघा)	फ़लदार	गैरफ़लदार								मकान ईत्यादि
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	रूपा उर्फ साजू राम पुत्र रुलिया पुत्र ख्याली स्थानीय वासी	14 / 15 नि. 19 / 1 रकबा 0-1 बीघा	सालम	0-1	77608.70	0.00	5647.00	0.00	83255.70	83255.70	166511.40	30414.11	196925.51	0.02	
2	आवादी देह	15 / 16 नि. 23 / 1 रकबा 1-10 बीघा	सालम	1-10	2328261.00	0.00	97442.00	528867.00	2954570.00	2954570.00	5909140.00	912423.16	6821563.16	0.00	
	कुल जोड़-			1-11	2405869.70	0.00	103089.00	528867.00	3037825.70	3037825.70	6075651.40	942837.27	7018488.67	0.02	

Q12
कानपुर भू-अर्जन
देहल विभाग वि० प्र०।

Signature
कानपुर भू-अर्जन
देहल विभाग वि० प्र०।

Signature
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	रुपा उर्फ साजु राम पुत्र खलिया पुत्र ख्याली स्थानीय वासी	N.A.	N.A.	N.A.	500000	0	0	0	0	N.A.	50000	N.A.			
2	आवादी देह	N.A.	N.A.	N.A.	0	0	0	0	0	N.A.	0	N.A.			
	जोड़:-	0			500000	0	0	0	0		50000		550000		
Land and other amount													7018488.67		
G.T.		0	0	0	500000	0	0	0	0	0	50000	0	7568488.67		

i.e. 7568489


कापूसगाँव मू-अर्जन
रेलवे बिलासपुर हि0प्र0।


कापूसगाँव मू-अर्जन
रेलवे बिलासपुर हि0प्र0।


कापूसगाँव मू-अर्जन
रेलवे बिलासपुर हि0प्र0।

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. 08 of 2026 (Khansra)

Date of Award made: 25.07.2026

Award Approval of Government of HP: No. TPT-C(7)-3/2019-VI

Date of approval of Award: 30th November, 2024

: The Award was proposed for 06.12.2024, but, remained pending due to stay order dated 05.12.2024 of the Hon'ble High Court of HP in CWP-14722/2024 and the same was decided as dismissed on 20.07.2026.

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


Collector
Land Acquisition (Railway).

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 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.


Collector
Land Acquisition (Railway),
District Bilaspur HP.

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.


 Collector
 Land Acquisition (Railway),
 District Bilaspur HP

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, 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. After completing the process of Section 22 of RFCTLARR Act, 2013, the making of Award was proposed for 06.12.2024 and notices were served upon the interested persons. After receipt of notices, Shri Balkrishan R/O Manwa and 10 others obtained stay order in CWP-14722/2024 titled as Balkrishan & Ors. Vs. State of HP & Ors. and vide order dated 20.07.2026, the above CWP has been decided as dismissed by the Hon’ble High Court of Himachal Pradesh.


 Land Acquisition (Railway)
 District Bilaspur HP

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 **2-4 bigha** of land. Out of this, land comprised in khasra No. 33/1 measuring 0-1 bigha of land has been excluded and under this Award **2-3 bigha** land is under acquisition. The Khasra number wise detail of the land has been given in Annexure-A/1.

For the outright purchase of 11-3 bigha of land as required for the construction of Railway line/junction/approach road in village Khansra, negotiation of land value was held on 02.07.2022 in between the Negotiation Committee of Land Acquisition and landowners. Most of land owners agreed to give the requisite land @ Rs. 60,00,000/- (Rupees sixty lac only) per bigha including all benefits by way of sale deeds. After approval of the negotiation award by the Government of Himachal Pradesh, landowners of 8-19 bigha of land have received their payment of the land as per their shares by executing the sale deeds in favour of the Central Government/Northern Railway, but, landowners of 2-3 bigha of land have not turned up to execute the sale deeds, out of which 1/72 share of 0-12 bigha(i.e. 3 biswancy) is in the present acquisition.

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	0-0	Cultivated	0-0

RW
 Land Acquisition (Railways)
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Banjar Kadim	0-0	Uncultivated	0-0-3
Khadyatar	0-0-3		
Gair mumkin	0-0		
Total	0-0-3	Total	0-0-3

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 17.04.2023 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 20.05.2023 in respect of villages of Tehsil Sadar, District Bilaspur HP.

The interested 2 persons namely Mukesh Kumar, Roshani /Jai Dei filed their claims/ suggestions /objections which have been considered while determining the compensation award.

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 assessment of buildings or houses are rejected as the evaluation have been done in accordance with the provisions of Section 29 of RFCLARR Act, 2013- houses/structures by the Executive Engineer, HPPWD Division No.1, evaluation of trees by Divisional


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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 Khansra, 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 Act i.e. Rs. 60 lac is inclusive of 12% as per provisions of Section 30(3) which will become more than 24% till the date of payment, R&R monetary benefits as provided in the First & second schedule of the Act which may be around about 30 to 40% in addition to urgency of project work and to curtail escalation in project cost.

In the present award, the market value, additional amount under Section 30(3) @ 12% per annum and First & second schedule monetary benefits have been 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". Like wise, objection as to the compensation in village Behal Kandaila of Rs. 1.3 crore per bigha is concerned, this village falls about 5 Kms. away from village Khansra and there is lot of difference in the potential value of land of both the villages. Moreover, village Behal Kandaila is connected with the District major road, Industrial Area and town. Thus, this objection of the objectors is rejected.

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


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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.*


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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." For this particular project, notification has been issued on **19.02.2022**.

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 2021-22, three years average value of the land & three years 50% highest value sale deeds of village


Collector,
Land Acquisition (Railway),
District Bilaspur HR

Khansra i.e. from 19.02.2019 to 18.02.2022, which are as under:-

1	Market value on the basis of 3 years sale deeds of the preceding 3 years i.e. 19.02.2019 to 18.02.2022.	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. 19.02.2019 to 18.02.2022.	Total No. of sale deeds=	-
		Total land of sale deeds=	-
		Average per bigha	-
3	Market value fixed by the Collector for the year 2021-22	Upto 100 Mtrs of the N.H.	11,66,660/-
		Beyond 100 Mtrs of the N.H.	5,06,660/-
		Others roads	0

No transaction has occurred in this village during preceding 3 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 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

Handwritten signature
 Land Acquisition (Bidding)
 District Collector

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 National Highway/other road is not justified, as in village Manwa, the land value (on the basis of preceding three years 50% highest sale deeds) is Rs. 15,52,174/- 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. 15,52,174/- per bigha.

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

The Hon'ble High Court of Himachal Pradesh in Regular First Appeal No. 46 of 1990 decided on 12th June, 1997 titled as Joginder Singh Vs. Land Acquisition Collector & ors has held that "considering the case, the collector and the Ld. District Judge have rightly apportioned the compensation between the claimant(landowner) and respondent 2 to 7(tenants) in the ratio of 1:3.

The Hon'ble Supreme Court of India in case titled as Union of India and ors. V. A.Ajit Singh has held that tenant and landlord are entitled for compensation at the ratio of 60% and 40% respectively.

The Hon'ble Supreme Court of India in case titled as Inder Prashad Vs. Union of India and ors (1944) 5 SCC 239 has held that the tenant is entitled to 25% of the compensation whereas the land owner is entitled to 75% of compensation.

The Hon'ble Supreme Court of India in case titled as Mangat Ram etc. Vs. State of Haryana and ors has held that "The appellants who are the owners of the land acquired are entitled to 60% of compensation amount awarded in respect of open site and 40% in respect of super structures of respondent No.1 situate in the land acquired by respondent No.2. Accordingly, respondent No.1 is entitled


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to 40% of compensation amount deposited by respondent No.2.

The judgment passed in Regular First Appeal No. 46 of 1990, decided on 12th June, 1997, titled as Joginder Singh Vs. Land Acquisition Collector & ors. pertains to construction of broad gauge Railway line from Nangal Dam to Talwara and according to this judgment, the apportionment of Compensation has been made in the ratio of 25% to the landowner and 75% to the tenant. In case the landowners/tenants are not satisfied with this apportionment, the matter for apportionment of compensation in between the landowner and tenant will be referred to the District Judge-cum-Presiding Officer of the Authority, Bilaspur. The compensation amount will be deposited with the District Judge-cum-Presiding Officer of the Authority and 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*". Therefore, the multiplication factor in this case has been taken as 1.00.

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


Land Acquisition (Railways)
Division Bilaspur

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 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*

(three biswancy) land is in the present Award and she is not entitled for Rehabilitation & Resettlement benefits.

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

No land revenue levied on the acquired land.

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


Land Acquisition (Railways)
Special Officer

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. 06.12.2024 (1192 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 (1/72 share of 0-12 bigha i.e. 0-0-3 bigha) @15,52,174/- per bigha.	12,934.78
2	Value of houses /Structures	0.00
3	Value of trees	191.53
4	Value of fruit bearing trees/plants	2,93,051.00
	Total compensation (1 to 4)	13,126.31
6	Solatum 100%	13,126.31
6	Total	26,252.63
7	Additional Market value @ 12%(payable at Sr.1 for 1192 days i.e. from 15.07.2021 to 18.10.2024)	5,069.02
	Total compensation payable by this Award	31,321.64

Say Rs. 31,322/-


Collector
Land Acquisition (Railway),
District Silasaur H.R.

The land of Smt. Banto Devi W/O Santa S/O Piru is not residing at village Khansra and only 0-0-3 bigha

as to the persons to whom the same or any part thereof is payable, the payment of compensation will be detained/deposited 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 i.e. immediately after tendering compensation or by depositing the compensation with competent Authority/Court.

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 eventuality of any subsequent orders passed by the competent Court of law, having bearing on the compensation amount already released to the


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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 25 July, 2026 in the Court of Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP
Dated: 25.07.2026


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

Detail Form No. VI (See rule 11) Land Acquisition Award (25-07-2026)

क्र०	गांव	रकबा (बिघों में)	मुआवजा			जोड़ (4+5+6+7)	तोषण (Solatium) 100% (अधीन धारा 30, भू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (8+9)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ला 18.10 2024= 1182 दिन) कालम न० 4 पर	कुल मुआवजा (10+11)	माल	राशि राहत एवं पुनर्वास	कुल मुआवजा	
			भूमि	पेड़ पौधे										मकान ईत्यादि
				फलदार	गैरफलदार									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	
1	Khansra	0-00-03 (0-3 Bishwanshi)	12534.73	0.00	191.53	0.00	13126.31	13126.31	26252.02	5069.02	31321.64	0.02	0.00	31321.64


कानूनगो भू-अर्जन
रेलवे बिलासपुर डि०प्र०।


नायब सहसिलदार भू-अर्जन
रेलवे बिलासपुर डि०प्र०।


Collector
Land Acquisition (Railways)
District Bilaspur HR.

Form No. VI (See rule 11) Land Acquisition Award
असामीवार मौजा खनसरा ह0न0 219 तहसील सदर, जिला बिलासपुर (हि0प्र0)
परियोजना का नाम :- मानुपल्ली-बिलासपुर-बैरी न्यू बीजी रेल लाईन (द्वितीय अनुभाग)

क्र0	नाम हकदार	न0 खेबट	हिस्सा	रकबा (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 से 15.10. 2024 = 1192 दिन) कालम न0 6 पर	कुल मुआवजा (12+13)	विवरण	
					भूमि	पेड़ पौधे								मकान ईत्यादि
						फलदार	गैरफलदार							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	श्रीमती बन्तो देवी पुत्री संता पुत्र पौरु स्थानीय वासी	1 / 1 निन	सालन	कम अर्ज दिया	12934.78	0.00	191.53	0.00	13126.31	13126.31	26252.63	5069.02	31321.64	
	कुल जोड़:-			0-0	12934.78	0.00	191.53	0.00	13126.31	13126.31	26252.63	5069.02	31321.64	


कानूनगो भू-अर्जन
रेलवे बिलासपुर हि0प्र0।


नारयण तहसीलदार भू-अर्जन
रेलवे बिलासपुर हि0प्र0।


Collector
Land Acquisition (Railways),
District Bilaspur MR.

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 क प्रावधानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 18.10.2024 = 1192 दिन) कासन न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 1552174/ 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 बन्तो देवी पुत्री संता पुत्र पीरू स्थानीय वासी	1 / 1 मिन 30 / 1 0-9 38 / 1 0-3 किता 2 रकवा 0-12 बीघा का 1 / 72 भाग।	सातल	कम अर्ज विरवा	12934.78	0.00	191.53	0.00	13126.31	13126.31	26252.63	5069.02	31321.64	0.00	

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 बन्तो देवी पुत्री संता पुत्र पीरू स्थानीय वासी	N.A.	N.A.	N.A.	0	0	0	0	0	N.A.	0	N.A.	
	जोड़:-	0	0	0	0	0	0	0	0	0	0	0	0
	Land and other amount												31321.64
	G.T.	0	0	0	0	0	0	0	0	0	0	0	31321.64

i.e. 31322

कांग्रेसी यू-अर्जन
रेलवे बिलासपुर डि०प्र०।

नायब तहसीलदार यू-अर्जन
रेलवे बिलासपुर डि०प्र०।

Collector
Land Acquisition (Railway)
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. 09 of 2026 (Raghunathpura) .

Date of Award made: 25 July, 2026

Award Approval of Government of HP: No. TPT-C(7)-3/2019-VI

Date of approval of Award: : 30th November, 2024

The Award was proposed for 06.12.2024, but, remained pending due to stay order dated 05.12.2024 of the Hon'ble High Court of HP in CWP-14722/2024 and the same was decided as dismissed on 20.07.2026

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 **Raghunathpura** Hadbast No. 218 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 **Raghunathpura**, 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


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Land Acquisition (Railway)

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 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 Raghunathpura. 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 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


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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-


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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. 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 have been considered/enquired and decided in this Award.

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 **2-0 bigha** of land. Out of this, 0-11 bigha of land has been taken on outright purchase basis through negotiation which has been excluded in the present award and for 1-4 bigha land separate Award is being made. In this Award **0-5 bigha** land is under acquisition. The Khasra number wise detail of the land has been given in Annexure-A/1.

A handwritten signature in blue ink is written over a purple official stamp. The stamp contains some text in Hindi, including 'प्रमाणित' (Certified) and 'दिनांक' (Date).

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	0-0	Cultivated	0-0
Banjar Kadim	0-0	Uncultivated	0-5
Khadyatar	0-0		
Gair mumkin	0-5		
Total	0-5	Total	0-5

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/1.

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 17.04.2023 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 interested 18 persons, namely Roshan Lal, Roshan Lal-II, Prem Lal, Sita Devi, Rup Lal, Champa Devi, Roshani, Satya Devi, Durgi Devi, Nika Ram, Sukh Dev, Sunil, Sharmilla, Anita, Mamta, Sunita, Purshotam and Sunder filed their claims/suggestions /objections which are similar and have been considered/enquired while determining the compensation award.

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....”


 R. W. Chandra
 Land Acquisition (Railway),
 District Bilaspur HR

The objections concerning updation of record, the record has been updated and objection regarding 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- 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 survey has been conducted in the vacant land and no damages have been caused to the landowners. As far acquisition of plants and trees is concerned, the compensation with solatium is being paid. As far displacement at multiple time is concerned, no record has been given about the displacement. The compensation is being given as per provisions of the Act, 2013.

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.

The objection for non preparation of Rehabilitation Plan is wrong, as Rehabilitation and Resettlement Plan has been prepared and duly approved by the Commissioner-cum-Divisional Commissioner, Mandi prior to issuance of notification U/S 19 of the Act of 2013 and the Rehabilitation and Resettlement Award is being made separately with this Award.

As far as sale deeds of February, 2022 of Rs. 60 lac per bigha are concerned in village Manwa & Raghunathpura, 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 Act *i.e. Rs. 60 lac is inclusive of 12% as per provisions of Section 30(3), R&R monetary benefits as provided in the First & second schedule of the Act.*

As far as sale deeds of February, 2022 of Rs. 1.30 crore per bigha are concerned in Behal Kandaila, sale deeds of February, 2022 of Rs. 60 lac per bigha of Manwa & Raghunathpura, land for the above Project has been taken/acquired through outright purchase by way of negotiation and above amount has been given by taking into account all the benefits to be provided under the Act *i.e. inclusive of 12% as per*

provisions of Section 30(3) R&R monetary benefits as provided in the First & second schedule of the Act.

In the present award, in addition to the market value, amount under Section 30(3) @ 12% per annum and 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". Like wise, objection as to the giving of compensation in village Behal Kandaila of Rs. 1.3 crore per bigha is concerned, this village falls about 5 Kms. away from village Raghunathpura and there is lot of difference in the potential value of land of both the villages. Moreover, village Behal Kandaila is connected with the District major road, Industrial Area and town. Thus, this objection of the objectors is rejected.

With regard to the objection of rehabilitation & employment, there is no provision of rehabilitation and employment in the Railway project. For rehabilitation and employment, one time grant as per provisions of first and second schedule of the RFCTLARR Act, 2013 is being given.

V. Aadhaar No. of such persons:

Most of the land owners have refused in verbal to supply their Aadhaar Nos. The list of land owners who supplied their Aadhar numbers have been given in the attached Award.

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*

For the Collector (R&R)
[Signature]

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.

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 **19.02.2022**.

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. **3,00,000/-** for the land beyond 100 Meters from the National Highway for village Raghunathpura. The land under acquisition falls


Collector
Land Acquisition (Railway),
District Bilaspur HR

about 500 Meters (by crow fly way) from the National Highway, hence the circle rate notified by the Collector Sadar @ 3,00,000/- 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 2021-22, three years average value of the land & three years 50% highest value sale deeds of village **Raghunathpura** i.e. from 19.02.2019 to 18.02.2022, which are as under:-

1	Market value on the basis of 3 years sale deeds of the preceding 3 years i.e. 19.02.2019 to 18.02.2022.	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. 19.02.2019 to 18.02.2022.	Total No. of sale deeds=	-
		Total land of sale deeds=	-
		Average per bigha	-
3	Market value fixed by the Collector for the year 2021-22	Beyond 100 Mtrs of the N.H.	3,00,000/-
		Others roads	0

No transaction has been held 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. 3,00,000/- . No sale deed took place in this village in the preceding three years from the date of notification.


Collector
Land Acquisition (Railway),
District Bilaspur HP.

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 Raghunathpura. In view of these circumstances, the value of land @ Rs. 3,00,000/- per bigha beyond the distance of 100 Meters from the National Highway is not justified, as in village Manwa, the land value (on the basis of preceding three years 50% highest sale deeds) is Rs. 15,52,174/- per bigha. Therefore, under the provisions of Section 26(1)(b) of the RFCTLARR Act, 2013, the value of land for village Raghunathpura is considered @ Rs. 15,52,174/- per bigha.

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

The Hon'ble High Court of Himachal Pradesh in Regular First Appeal No. 46 of 1990 decided on 12th June, 1997 titled as Joginder Singh Vs. Land Acquisition Collector & ors has held that "considering the case, the collector and the Ld. District Judge have rightly apportioned the compensation between the claimant(landowner) and respondent 2 to 7(tenants) in the ratio of 1:3.

The Hon'ble Supreme Court of India in case titled as Union of India and ors. V. A.Ajit Singh has held that tenant and landlord are entitled for compensation at the ratio of 60% and 40% respectively.

The Hon'ble Supreme Court of India in case titled as Inder Prashad Vs. Union of India and ors (1944) 5 SCC 239 has held that the tenant is entitled to 25% of the compensation whereas the land owner is entitled to 75% of compensation.

The Hon'ble Supreme Court of India in case titled as Mangat Ram etc. Vs. State of Haryana and ors has held that "The appellants who are the owners of the land acquired are entitled to 60% of compensation amount awarded in respect of open site and 40% in respect of super structures of respondent No.1 situate in the land acquired by respondent No.2. Accordingly, respondent

No.1 is entitled to 40% of compensation amount deposited by respondent No.2.

The judgment passed in Regular First Appeal No. 46 of 1990 decided on 12th June, 1997 titled as Joginder Singh Vs. Land Acquisition Collector & ors. pertains to construction of broad gauge Railway line from Nangal Dam to Talwara and according to this judgment, the apportionment of Compensation has been made in the ratio of 25% to the landowner and 75% to the tenant.

In case of tenancy land, the landowners/tenants will be paid the compensation in the ratio of 25% to landowner and 75% to tenant. If in this ratio the compensation is not acceptable to the landowners/tenants, the landowners/tenants are required to decide apportionment from their understanding or to get decide apportionment of compensation in between the landowner and tenant from the Ld. District Judge-cum-Presiding Officer of the Authority, Bilaspur, who is the Competent Authority for apportionment. 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*". Therefore , the multiplication factor in this case has been taken as 1.00.


Collector
Land Acquisition (Railway),
District Bilaspur HP

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 **Raghunathpura** and 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, the detail of which is given in the Award statement.

2. 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.

3. Fruit bearing trees/plants:

No fruit bearing tree/plant is standing in the acquired land. In case of fruit bearing trees, 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.

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*


Collector
Land Acquisition (Rajmangal)
District Bilaspur Jharkhand

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 to 18.10.2024 & earlier proposed Award was for 06.12.24 (1192 days). As the Award could not be made on 06.12.2024 due to Hon'ble High Court stay dated 05.12.2024 in CWP-14722/2024, which has been dismissed on 20.07.2026, therefore, stay period has been excluded for computation of 12% addl. Amount and for the period 19.10.24 to 5.12.24 & 21.7.26 to 25.07.26 addl. amount of Rs. 6,056/- will be paid to interested persons after obtaining approval from the Govt. of H.P.

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. SOLATIUUM 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 (0-5 bigha) @15,52,174/- per bigha.	3,47,576.11
2	Value of houses /Structures	34,58,083.75
3	Value of trees	2,170.46
4	Value of fruit bearing trees/plants	00
	Total compensation (1 to 4)	38,07,830.32
5	Solatium 100%	38,07,830.32
6	Total	76,15,660.63
7	Additional Market value @	1,36,211.74

	12%(payable at Sr.1 for 1192 days i.e. from 15.07.2021 to 18.10.2024)	
	Total compensation payable by this Award	77,51,872.37

Say Rs. 77,51,872/- 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.

No land revenue was levied on the acquired land.

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 columns of the latest Jamabandi.

However, on account of death, the compensation 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 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 i.e. immediately after tendering compensation or by depositing the compensation with competent Authority/Court.

Representatives of Northern Railway/RVNL 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 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 25th July, 2026 in the Court of Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP

Dated: 25.07.2026


Land Acquisition Collector,
Bhanupatti Bilaspur Berri, new BG
Railway line, Bilaspur, Distt. Bilaspur HP

Detail Form No. VI (See rule 11) Land Acquisition Award (25-07-2026)

क्र०	गाव	रकबा (बिघों में)	मुआवजा				जोड़ (4+5+6+7)	तोषण (Solatium) 100% (अधीन धारा 30, मू-अर्जन आधिनियम 2013 के प्रवधानानुसार)	कुल मुआवजा (8+9)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 का 18.10 2024= 1192 दिन) कालम नं० 4 पर	कुल मुआवजा (10+11)	माल	राशि राहत एवं पुनर्वास	कुल मुआवजा
			भूमि	पेड़ पौधे		मकान इत्यादि								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Raghunathpura	0-5	347576.11	0.00	2170.46	3458083.75	3807830.32	3807830.32	7615660.63	136211.74	7751872.38	0.00	2330000.00	10081872.38


कानूनगो मू-अर्जन
रेलवे बिलासपुर डि०प्र०।


नायब तहसीलदार मू-अर्जन
रेलवे बिलासपुर डि०प्र०।


Collector
Land Acquisition (Railways),
District Bilaspur MP.

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.	Mahal :- Raghunathpura Hadbast No.: 218 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 / रकबा	हिस्सा	रकबा (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 से 15.10 2024 = 1192 दिना) कालम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 1552174/ 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	रोशन लाल पुत्र चुंका पुत्र गुसाऊ स्थानीय वासी	60/64 92 0-11 बीघा का 3/4 भाग।	15/342	0-1	15244.57	0.00	246.64	1229441.25	1244932.46	1244932.46	2489864.92	5974.20	2495839.12	0.00	
2	सुख देव पुत्र चुंका पुत्र गुसाऊ स्थानीय वासी	60/64	15/342	कम अज विश्वा	15244.57	0.00	246.64	305220.25	320711.46	320711.46	641422.92	5974.20	647397.12	0.00	
3	रूप लाल पुत्र चुंका पुत्र गुसाऊ स्थानीय वासी	60/64	15/342	कम अज विश्वा	15244.57	0.00	246.64	305220.25	320711.46	320711.46	641422.92	5974.20	647397.12	0.00	
4	श्रीमती सत्या देवी पुत्री चुंका पुत्र गुसाऊ स्थानीय वासी	60/64	15/342	कम अज विश्वा	15244.57	0.00	246.64	0.00	15491.21	15491.21	30982.42	5974.20	36956.62	0.00	

कानूनमगो भू-अर्जन
देव बिलासपुर डि० प्र०।

कानूनमगो भू-अर्जन
देव बिलासपुर डि० प्र०।

Collector
Land Acquisition (Railways)
District Bilaspur HP.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
5	श्रीमती चम्पा देवी पुत्री चुका पुत्र गुसाऊ स्थानीय वासी	60/64	15/342	कम अज विरवा	15244.57	0.00	246.64	0.00	15491.21	15491.21	30982.42	5974.20	36956.62	0.00	
6	श्रीमती दुर्गी देवी विधवा चुका पुत्र गुसाऊ स्थानीय वासी	60/64	15/342	कम अज विरवा	15244.57	0.00	246.64	0.00	15491.21	15491.21	30982.42	5974.20	36956.62	0.00	
10	सुदेन्द्र पुत्र श्रीमती निक्की पुत्री गुसाऊ स्थानीय वासी	60/64	7/114	0-1	21342.39	0.00	345.30	809101.00	830788.69	830788.69	1661577.39	8363.88	1669941.26	0.00	
11	प्रशोतम पुत्र श्रीमती निक्की पुत्री गुसाऊ स्थानीय वासी	60/64	7/114	कम अज विरवा	21342.39	0.00	345.30	809101.00	830788.69	830788.69	1661577.39	8363.88	1669941.26	0.00	
13	कुल 8 भाग-विपिन कुमार, रामचन्द्र पुत्र व श्रीमती सुरेन्द्रा देवी विधवा चमन लाल पुत्र हरी राम समभाग 3 भाग, श्रीमती अजुव्या विधवा हरी राम पुत्र ससाऊ 5 भाग स्थानीय वासी ———x——— कुल 6 भाग-रोशन लाल, निकू राम, सुख देव, रूप लाल पुत्र व श्रीमती सत्या देवी, चम्पा देवी पुत्रिया व दुर्गी देवी विधवा चुका पुत्र गुसाऊ समभाग 1 भाग श्रीमती सन्ती, सीता देवी, निक्की, रोशनी पुत्रिया गुसाऊ पुत्र गौहडू समभाग 4 भाग श्रीमती सुनीता देवी पुत्री व कौशल्या देवी विधवा सीता राम पुत्र गुसाऊ समभाग 1 भाग गैर मौरूसी मौरूसीयान	60/64	35/57	0-3	213423.93	0.00	0.00	0.00	213423.93	213423.93	426847.85	83638.79	310486.64	0.00	
कुल जोड़-				0-5	347576.11	0.00	2170.46	3458083.75	3807830.32	3807830.32	7615660.63	136211.74	7751872.38	0.00	


 Naayab Tahsilwadar
 रेलवे बिलासपुर डिप्टो।


 Naayab Tahsilwadar
 रेलवे बिलासपुर डिप्टो।


 Naayab Tahsilwadar
 रेलवे बिलासपुर डिप्टो।

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	रोशन लाल पुत्र चुंका पुत्र गुसाऊ स्थानीय वासी	150000	N.A.	N.A.	21930	36000	50000	0	0	N.A.	50000	N.A.			
2	सुख देव पुत्र चुंका पुत्र गुसाऊ स्थानीय वासी	150000	N.A.	N.A.	21930	36000	50000	0	0	N.A.	50000	N.A.			
3	रूप लाल पुत्र चुंका पुत्र गुसाऊ स्थानीय वासी	150000	N.A.	N.A.	21930	36000	50000	0	0	N.A.	50000	N.A.			
4	श्रीमती सत्या देवी पुत्री चुंका पुत्र गुसाऊ स्थानीय वासी	0	N.A.	N.A.	21930	0	0	0	0	N.A.	50000	N.A.			
5	श्रीमती चम्पा देवी पुत्री चुंका पुत्र गुसाऊ स्थानीय वासी	0	N.A.	N.A.	21930	0	0	0	0	N.A.	50000	N.A.			
6	श्रीमती दुर्गा देवी विधवा चुंका पुत्र गुसाऊ स्थानीय वासी	0	N.A.	N.A.	21930	0	0	0	0	N.A.	50000	N.A.			
7	सुवेन्द्र पुत्र श्रीमती निक्की पुत्री गुसाऊ स्थानीय वासी	150000	N.A.	N.A.	30701	36000	50000	25000	0	N.A.	50000	N.A.			
8	प्रशोतम पुत्र श्रीमती निक्की पुत्री गुसाऊ स्थानीय वासी	150000	N.A.	N.A.	30702	36000	50000	25000	0	N.A.	50000	N.A.			
9	विपन कुमार पुत्र चमन लाल पुत्र हरी राम स्थानीय वासी	0	N.A.	N.A.	38377	0	0	0	0	N.A.	50000	N.A.			
10	रामचन्द्र पुत्र चमन लाल पुत्र हरी राम स्थानीय वासी	0	N.A.	N.A.	38377	0	0	0	0	N.A.	50000	N.A.			


 काभुजगो भू-अर्जन
 रेलवे बिलासपुर डि०प्र०।


 नायब सहायक भू-अर्जन
 रेलवे बिलासपुर डि०प्र०।


 नायब सहायक भू-अर्जन
 रेलवे बिलासपुर डि०प्र०।

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
11	श्रीमती सुरेन्द्रा देवी विधवा चमन लाल पुत्र हरी राम स्थानीय वासी	0	N.A.	N.A.	38377	0	0	0	0	N.A.	50000	N.A.			
12	श्रीमती अजुह्या विधवा हरी राम पुत्र संसारू स्थानीय वासी	0	N.A.	N.A.	191886	0	0	0	0	N.A.	50000	N.A.			
	जोड़:-	750000	0	0	500000	180000	250000	50000	0	0	600000	0	2330000		
	Land and other amount												7751872.38		
	G.T.	750000	0	0	500000	180000	250000	50000	0	0	600000		10081872.38		

i.e. 10081872


प्रकाशसिंह भू-अर्जन
देवरिया जिलासपुर डि०प्र०।


प्रकाशसिंह भू-अर्जन
देवरिया जिलासपुर डि०प्र०।


Collector
Land Acquisition (P.W.D.)
District Deoria M.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. 10 of 2026 (Raghunathpura)

Date of Award announced: 25 July, 2026

Award Approval of Government of HP: No. TPT-C(7)-3/2019-VII

Date of approval of Award: : 30 March, 2026

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

The Award was proposed for 06.12.2024, but, remained pending due to stay order dated 05.12.2024 of the Hon'ble High Court of HP in CWP-14722/2024 and the same was decided as dismissed on 20.07.2026

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 **Raghunathpura** Hadbast No. **218** 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 **Raghunathpura**, 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),


Collector
Land Acquisition (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 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 Raghunathpura. 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 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


 Deputy Commissioner (Railways)
 Bilaspur

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


Collector
Land Acquisition (Railway),
District Bilaspur HP

(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 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.


Land Acquisition (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 and the objections have been considered/enquired and decided in this Award.
19. Shri Bal Krishan & others, petitioners of CWP-14722/2024 submitted an application alongwith copy of CWP in the office today on 25.07.2026 stating therein that they have filed LPA in the Hon'ble High Court of H.P. and to stay the proceedings of the Award, but they have not filed any proof with regard to filing of the LPA. Since the acquisition is pending since 2023 and due to litigation, the construction work of National importance Project has been obstructed from the last more then 3 years. There is no stay order from the Hon'ble Court on the date of making the Award. If any order is passed in this regard by the Hon'ble High Court of HP the same will be honoured.


 Land Acquisition (Railway)
 District Bilaspur HR

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 **1-4 bigha** of land. 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	0-17	Cultivated	0-17
Banjar Kadim	0-0	Uncultivated	0-7
Khadyatar	0-7		
Gair mumkin	0-0		
Total	1-4	Total	1-4

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/1.

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 Prem Lal, Shri Roshan Lal Ss/O late Shri Sant Ram Rs/O Raghunathpura, Tehsil Sadar, Distt. Bilaspur HP filed claims/ suggestions /objections on


Collector
Land Acquisition (Railway)
District Bilaspur HP

29.01.2026, which have been perused and decided as per below observations.

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...."

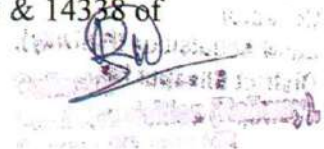
The objections concerning assessment of buildings or houses are rejected as the evaluation has been done in accordance with the provisions of **Section 29** of RFCTLARR Act, 2013- houses/structures by the Executive Engineer, HPPWD Division No.1, evaluation of trees by Divisional Forest Officer and fruit bearing trees/plants by Dy. Director, Horticulture. However, it is made here clear that the house/structure 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 Raghunathpura, 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 interested persons have claimed the payment of compensation 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 2 is to be given to the person whose land has been acquired for the purpose of Project for which the observations are as below;*

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.

The interested persons in objections 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/- .

In respect of contention of the interested persons 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, observations are as below.

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. 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 beyond 100 meter from the NH is Rs. 3,00,000/- per bigha and one sale deed which has been executed for 8-17 bigha i.e. Rs. 37,460/- per bigha and there is lot of difference in the rates, thus the above agreements which pertains to other villages 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 of the claimants are not under acquisition.

As far objection of Shri Roshan Lal S/O Shri Sant Ram, R/O Raghunathpura that he has filed a Writ in the Hon'ble


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Muzaffarpur

High Court in which Hon'ble High Court has granted stay, which is serious violation of the order of Hon'ble Court. In fact, the Hon'ble High Court of Himachal Pradesh in CWP No. 14722/2024 titled as Balkrishan & Others Vs. State of H.P. & Others on **20.07.2026** **has dismissed** the above CWP. It is made here clear that Shri Prem Lal Chauhan S/O late Shri Sant Ram R/O Raghunathpura, who is the real brother and joint owner of Shri Roshan Lal S/O Shri Sant Ram was the appellant No. 6 in LPA No. **6 of 2024** titled as Smt. Kamlesh and & others Vs. State of H.P. & Others and the Hon'ble High Court of H.P. vide judgment/order dated 16.07.2024 held, *"Therefore, in the light of the fact that the declaration U/S 19 of the 2013 Act was issued beyond the period of 12 months from the date of issuance of Section 11 preliminary notification dated 19.02.2022, this Court has no choice but to allow the LPA and to grant relief to the appellants. For the aforesaid reasons, the LPA is allowed; and the order of Learned Single Judge dismissing the Writ Petition is set-aside; and the said Writ petition is allowed only as regards the land and houses of the petitioners, if any, notified for acquisition by the respondents."* In compliance to above order of Hon'ble High Court, the land of the Shri Roshan Lal S/O Shri Sant Ram being joint owner of Prem Lal, has been taken for acquisition in the fresh Notification issued U/S 11 of RFCTLARR Act, 2013 on **15.01.2025**.

V. Aadhaar No. of such persons:

The land owners have refused in verbal to supply their Aadhaar Nos. and have not supplied their Aadhar numbers.

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;*

Pr
 Land Acquisition (Rightway)
 District Shillong 143

- (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.*

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. 15,000/-


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per biswa i.e. Rs. 3,00,000/-per bigha for the land beyond 100 Meters from the National Highway for village Raghunathpura. 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 @ 3,00,000/- per bigha has been taken as Collector/ circle rate for determination of market value for the purpose of acquisition of the proposed land.

During the preceding 3 years only one sale deed No. 737 dated 16.09.2024 of 8-17 bigha of land, village Raghunathpura for Rs. 3,31,500/- has been executed and according to this sale deed, the market value comes to Rs. 37,458/- per bigha. In village Raghunathpura during the year of 2022, the land has been acquired by way of negotiation @ Rs. 60,00,000/- per bigha which is **including of all benefits as per provisions of the Act, 2013**, thus, this value has been discarded under the provisions of Section 26-Explanation -3 of Act, 2013. I have gone through the three years average value of the land & three years 50% highest value sale deeds of village **Raghunathpura** 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=	01
		Total land of sale deeds=	8-17
		Average per bigha	37,458/-
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=	01
		Total land of sale deeds=	8-17
		Average per bigha	37,458/-


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Land Acquisition (Railways)
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3	Market value fixed by the Collector for the year 2024-25	Beyond 100 Mtrs of the N.H. (Rs. 15,000/-per biswaX20) per bigha	3,00,000/-
		Others roads	0

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. 3,00,000/- .

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 Raghunathpura. In view of these circumstances, the value of land @ Rs. 3,00,000/- 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 for village Raghunathpura 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 land, 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.


 Land Acquisition (Railways)
 District Bilaspur HR

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, has held, "*..... 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 closer to 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:

For houses/structures existing on the land under acquisition, 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


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statement. No house/structure is existing in the land under acquisition in this village.

2. 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.

Fruit bearing trees/plants:

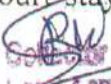
No fruit bearing tree/plant is standing in the acquired land. In case of fruit bearing trees, evaluation of fruit bearing trees/plants has been conducted by the Dy. Director, Horticulture Bilaspur. On the basis of evaluation reports, the compensation of said fruit bearing trees/plants is awarded to the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

X. Amount allowed for crops.

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

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 approval of Award i.e. 05.03.2026 (1695 days). As the Award could not be made in March, 2026 due to Hon'ble High Court stay in CWP-


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14722/2024, therefore, the addl. Amount for rest of period has not been computed.

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.No.	Particulars	Amount (in Rs.)
1	Value of land (1-4 bigha) @21,48,460/- per bigha.	25,78,152.00
2	Value of houses /Structures	0.00
3	Value of trees	1,07,170.00
4	Value of fruit bearing trees/plants	00
	Total compensation (1 to 4)	26,85,322.00
6	Solatum 100%	26,85,322.00
6	Total	53,70,644.00
7	Additional Market value @ 12%(payable at Sr.1 for 1695 days i.e. from 15.07.2021 to 05.03.2026)	14,36,701.69
	Total compensation payable by this Award	68,07,345.69

Say Rs. 68,07,364/- 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.

The land revenue of Rs. 0.49 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:


Collector
Land Acquisition (Railway),
District Bileasur HP.

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 columns of the latest Jamabandi.

However, on account of death, the compensation etc. will be paid to the persons who will inherit the property 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 tendered as pledged FDR and interested persons are at liberty to file Reference before 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.


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District Bileaspur MR

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/RVNL. 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 Land Acquisition Collector (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 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 25th July, 2026 in the Court of Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP

Dated: 25.07.2026


Land Acquisition Collector,
Bhampalli Bilaspur Bgri, new BG
Railway line, Bilaspur, Distt. Bilaspur HP

Detail Form No. VI (See rule 11) Land Acquisition Award (25-07-2026)

क्र०	गाव	रकबा (घिघो में)	मुआवजा			जोड़ (4+5+6+7)	सौजन्य (Solatium) 100% (अधीन धारा 30, भू-अर्जन अधिनियम 2013 के प्रारखानानुसार)	कुल मुआवजा (8+9)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 05.03 2026= 1695 दिन) कालम नं० 4 पर	कुल मुआवजा (10+11)	माल	राशि राहत एवं पुनर्वास	कुल मुआवजा	
			भूमि	पेड़ पौधे										मकान ईत्यादि
				फलदार	नफलदार									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Raghunathpura	1-4	2578152.00	0.00	107170.00	0.00	2685322.00	2685322.00	5370544.00	1436791.69	6807345.69	0.49	600000	7407345.69


नायब तहसीलदार भू-अर्जन
रेलवे बिलासपुर डि०प्र०।


नायब तहसीलदार भू-अर्जन
रेलवे बिलासपुर डि०प्र०।


Collector
Land Acquisition (Railways)
District Bilaspur MP.

Form No. VI (See rule 11) Land Acquisition Award
 असामीवार मौजा रघुनाथपुरा ह0न0 218 तहसील सदर, जिला बिलासपुर (हि0प्र0)
 परियोजना का नाम :- भानुपल्ली-बिलासपुर-बैरी न्यू बीजी रेल लाईन (द्वितीय अनुभाग)

क्र०	नाम हकदार	न० खेयट	हिस्सा	रकबा (बिघों में)	मुआवजा			जोड़ (6+7+8+9)	तोषण (Solatium) 100% (अधीन द्वारा 30, भू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07 2021 ता 05.03.2026 =1895 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	विवरण	
					भूमि (दर 2148460 / प्रति बीघा)	फेंड पीछे								मकान ईत्यादि
						फलदार	गैरफलदार							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	प्रेम लाल पुत्र सन्त राम पुत्र फिहनु स्थानीय वासी	18 / 19 मिन 20 / 21 मिन 71 / 1.95 / 1 98 गिन्ता 3 रकबा 1-16 बीघा का	1/2	0-12	1289076.00	0.00	53585.00	0.00	1342661.00	1342661.00	2685322.00	718350.84	3403672.84	
2	रोशन लाल पुत्र सन्त राम पुत्र फिहनु स्थानीय वासी	2/3 भाग बलदर 1-4 बीघा	1/2	0-12	1289076.00	0.00	53585.00	0.00	1342661.00	1342661.00	2685322.00	718350.84	3403672.84	
कुल जोड़:-					1-4	2578152.00	0.00	107170.00	0.00	2685322.00	2685322.00	5370644.00	1436701.69	6807345.69

RS
 भानुपल्ली न्यू-बीजी
 रेलवे बिलासपुर हि0प्र0

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 रेलवे बिलासपुर हि0प्र0

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 :- Raghunathpura Hadbast No.: 218 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 / रकबा	हिस्सा	रकबा (बिघों में)	मुआवजा			जोड़ (6+7+8+9)	तौषण (Solatium) 100% (अधीन धारा 30, सू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12% सालाना की दर से (15.07 2021 तक 05.03 2026 = 1695 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 2148400/- प्रति बीघा)	पेड़ पौधे									मकान इत्यादि
						फलदार	गैरफलदार								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	प्रेम लाल पुत्र सन्त राम पुत्र फिहनु स्थानीय वासी	18 / 19 मिन 20 / 21 मिन 71 / 1, 95 / 1, 98 किता 3 रकबा 1-16 बीघा या 2/3 भाग बकदर 1-4 बीघा	1/2	0-12	1289076.00	0.00	53585.00	0.00	1342661.00	1342661.00	2685322.00	718350.84	3403672.84	0.25	
2	रोशन लाल पुत्र सन्त राम पुत्र फिहनु स्थानीय वासी		1/2	0-12	1289076.00	0.00	53585.00	0.00	1342661.00	1342661.00	2685322.00	718350.84	3403672.84	0.24	
कुल जोड़:-				1-4	2578152.00	0.00	107170.00	0.00	2685322.00	2685322.00	5370644.00	1436701.69	6807345.69	0.49	

कानूनगो सू-अर्जन
रेलवे बिलासपुर डि०प्र०।

नारयण सहस्रीलदार सू-अर्जन
रेलवे बिलासपुर डि०प्र०।

रेलवे बिलासपुर डि०प्र०।

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	प्रेम लाल पुत्र सन्त राम पुत्र फिहनु स्थानीय वासी	N.A.	N.A.	N.A.	250000	N.A.	N.A.	0	0	N.A.	50000	N.A.			
2	रोशन लाल पुत्र सन्त राम पुत्र फिहनु स्थानीय वासी	N.A.	N.A.	N.A.	250000	N.A.	N.A.	0	0	N.A.	50000	N.A.			
जोड़:-		0	0	0	500000	0	0	0	0	0	100000	0	600000		
Land and other amount													6807345.69		
G.T.		0	0	0	500000	0	0	0	0	0	100000		7407345.69		

i.e. 7407346

RSL
कामुनगो भू-सर्जन
रेलवे बिलासपुर डि०प्र०।

E. S. S.
नाथ ब. लालदास भू-सर्जन
रेलवे बिलासपुर डि०प्र०।

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Collector
Land Acquisition (Railway),
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. 11 of 2026 (Up Muhal Bilaspur).

Date of Award made: 25.07.2026

Award Approval of Government of HP: No. TPT-C(7)-3/2019-VI

Date of approval of Award: : 30th November, 2024

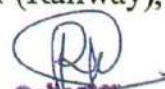
: The Award was proposed for 06.12.2024, but, remained pending due to stay order dated 05.12.2024 of the Hon'ble High Court of HP in CWP-14722/2024 and the same was decided as dismissed on 20.07.2026.

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),


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Bilaspur HP

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 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

Ru
 Land Acquisition (Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement) Act, 2013
 District Bilaspur

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/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


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Bilaspur HP.

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/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. After completing the process of Section 22 of RFCTLARR Act, 2013, the making of Award was proposed for 06.12.2024 and notices were served upon the interested persons. After receipt of notices, Shri Balkrishan R/O Manwa and 10 others obtained stay order in CWP-14722/2024 titled as Balkrishan & Ors. Vs. State of HP & Ors. and vide order dated 20.07.2026, the above CWP has been decided as dismissed by the Hon'ble High Court of Himachal Pradesh.

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 10926.22 Sq. meters i.e. **14.10 bigha** of land, out of which 3-12 bigha i.e. 2707.29 Sq. meters land is under acquisition. The Khasra number wise detail of the land has been given in **Annexure-A/1**.


 Commissioner
 Land Acquisition (Railways)
 District Bilaspur HR

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	2618.49	Cultivated	2696.90
Banjar Kadim	78.0	Uncultivated	10.80
Kohli	0.0	Source of Irrigation.	Tube well
Gair mumkin	10.80		
Total	2707.29	Total	2707.29

i.e. 3-12 bigha

In Up Muhal Bilaspur total 22104.31 Sq. meters i.e. 29-7 bigha of land was required for the construction of Railway line for which negotiation for outright purchase of land was held on 16.09.2020 in between the Negotiation Committee for land acquisition (Railway) & land owners. The rate of Rs. 60,00,000/- per bigha including all benefits was settled and most of land owners have received the payment on the basis of negotiated rates.

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. & Patwari halqua for wide publicity among the general public. The notices were issued on 17.04.2023 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 as under.

The interested 3 persons/families namely Krishna Chand, Rama Devi, Vinod Kumar, Ram Pal etc., filed their


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District Bilaspur MP.

claims/ suggestions /objections which have been considered while determining the compensation award as below.

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....”

As far as the objection of updation of record is concerned, the record has been updated. No house is under acquisition under the present acquisition. As far damages are concerned, the boundary pillars have been fixed in vacant land and no loss has been caused to land owners. The compensation of trees and plants is being given with solatium. The proof of earlier displacement has not been given. As far payment of compensation is concerned, Compensation for land and trees etc. has been determined as per provisions of the Act. 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 sale deeds of February, 2022 of Rs. 60 lac per bigha in Up Muhal Bilaspur and Rs. 1.30 crore per bigha in Behal Kandaila are concerned, land for the above Project has been taken/acquired through outright purchase by way of negotiation and negotiated rate per bigha has been given by taking into account all the benefits to be provided under the Act *i.e. inclusive of 12% as per provisions of Section 30(3), R&R monetary benefits as provided in the First & second schedule of the Act.*


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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". Like wise objection as to the compensation in Up Muhal Bilaspur of Rs. 60,00,000/- per bigha in negotiation is concerned, the compensation is inclusive of all benefits of the Act. For awarding Rs. 1.30 lac in Behal Kandaila in negotiation is concerned, the geography and potential value of the land of both villages are totally different, thus the value of the land of village Behal Kandaila can not be considered in Up Muhal Bilaspur which is about 5 Kms. away from Behal Kandaila. Thus, this objection of the objectors is rejected.

With regard to the objection of rehabilitation & employment is concerned, there is no provision of rehabilitation and employment in the Railway project. For rehabilitation and employment, one time monetary grant as per provisions of first and second schedule of the RFCTLARR Act, 2013 is being given. As far as other amenities are concerned, those are also much away from this village.

Smt. Rama Devi & Shri Krishan Chand S/O Shri Bhandaru Ram R/O Up Muhal Lakhanpur, Bilaspur have filed application alongwith copy of stay order dated 17.01.2017 in Civil Suit No. 96/01/16 titled as Krishan Chand & Ors. Vs. Kamla Devi & others of dated 18.09.2020 in which both the parties have been stayed from Khewat No. 258/229, Khataoni No. 492/476, Khasra No. 1464, 1465, 1466, 1467, 1469 and 1470 situated at Up Muhal Bilaspur. Since, the acquisition for the National importance Project has already been delayed inordinately. In view of the above stay order of the Ld. Civil Judge (Junior Division) Bilaspur, the payment of compensation will be withhold by tendering the compensation amount by depositing in the shape of FDR in the Bank duly pledged with the LAO


R. K. Choudhary

Land Acquisition (Railways)
District Bilaspur HR

(Railway) and will be made as per decision of the above i.e. the payment will be made subject to outcome of the case.

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 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.*


Collector
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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 on which the notification has been issued under Section 11 of RFCTLARR Act, 2013." And for this particular project, notification has been issued on **19.02.2022**.

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. 3030/- per Sq. meter i.e. Rs, 22,80,378/- **per bigha** for the land beyond 100 Meters from the National Highway 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 @ Rs. 3030/- per Sq. meter i.e.22,80,378/- 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 Bilspur, during three preceding years, total 19 number of sale deeds have been registered and all the sale deeds pertains to plots of 84.0 Sq. meters to 583.37 Sq. meters. Most of the sale deeds pertains to


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Housing Board Colony plots which falls nearby the National Highway and is about more then 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 7 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.

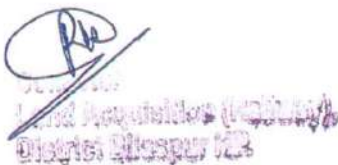
S.	Sale deed No.	Date of registration	Type of land	Land in Sq. meters	Total sale value	Value per Sqm.
1	274	03.05.19	Gair mumkin	84.00	28,00,000/-	33,333/-
2	737	15.10.19	Gair mumkin	80.50	8,31,506	10,329/-
3	753	21.10.19	Gair mumkin	135.00	8,00,000/-	5,926/-
4	755	21.10.19	Gair mumkin	135.00	8,00,000/-	5,926/-
5	144	14.02.20	Kohli Abal	150.52	32,00,000/-	21,260/-
6	207	23.03.21	Gair mumkin	147.25	29,00,000/-	19,694/-
7	297	03.05.21	Bahrli Abal	233.80	15,00,000/-	6,416/-

In 12 transactions of land detailed in Annexure -B is from Rs. 1,539/- Sq. meter to 4,897/-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. However, there is no upward trend in the prices.

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 2021-22, three years average value of the land & three years 50% highest value sale deeds of **Up Muhal Bilaspur (detail given in Annexure-A)** i.e. from 19.02.2019 to 18.02.2022, which are as under:-

Table-1:

1	Market value on the basis of 3 years sale deeds	Total No. of sale deeds=	12
		Total land of sale	2400.05


District Collector, Bilaspur

	of the preceding 3 years i.e. 19.02.2019 to 18.02.2022.	deeds(in Sq.meters)	
		Average per Sq. meter	2,780/-
2	Market value on the basis of 3 years 50% highest value sale deeds of the preceding 3 years i.e. 19.02.2019 to 18.02.2022.	Total No. of sale deeds=	6
		Total land of sale deeds(in Sq.meters)	1033.73
		Average per Sq. meter	4,065/-
3	Market value fixed by the Collector for the year 2021-22	Beyond 100 Mtrs of the N.H. (per bigha)	22,80,378/-
		Others roads	0

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 50% highest value sale deeds of preceding 3 year i.e. 19.02.2019 to 18.02.2022, which comes to Rs. 4,065/- per Square meter (30,59,340/- per bigha), being highest among 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 Hon'ble High Court of Himachal Pradesh in Regular First Appeal No. 46 of 1990 decided on 12th June, 1997 titled as Joginder Singh Vs. Land Acquisition Collector & ors has held that "considering the case, the collector and the Ld. District Judge have rightly apportioned the compensation between the claimant(landowner) and respondent 2 to 7(tenants) in the ratio of 1:3.

The Hon'ble Supreme Court of India in case titled as Union of India and ors. V. A.Ajit Singh has held


Collector
Land Acquisition (Railway),
District Bikaner RA

that tenant and landlord are entitled for compensation at the ratio of 60% and 40% respectively.

The Hon'ble Supreme Court of India in case titled as Inder Prashad Vs. Union of India and ors (1944) 5 SCC 239 has held that the tenant is entitled to 25% of the compensation whereas the land owner is entitled to 75% of compensation.

The Hon'ble Supreme Court of India in case titled as Mangat Ram etc. Vs. State of Haryana and ors has held that "The appellants who are the owners of the land acquired are entitled to 60% of compensation amount awarded in respect of open site and 40% in respect of super structures of respondent No.1 situate in the land acquired by respondent No.2. Accordingly, respondent No.1 is entitled to 40% of compensation amount deposited by respondent No.2.

The judgment passed in Regular First Appeal No. 46 of 1990 decided on 12th June, 1997 titled as Joginder Singh Vs. Land Acquisition Collector & ors. pertains to construction of broad gauge Railway line from Nangal Dam to Talwara and according to this judgment, the apportionment of Compensation has been made in the ratio of 25% to the landowner and 75% to the tenant.

In case of tenancy land, the landowners/tenants will be paid the compensation in the ratio of 25% to landowner and 75% to tenant. If in this ratio the compensation is not acceptable to the landowners/tenants, the landowners/tenants are required to decide apportionment from their understanding 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, who is the Competent Authority for apportionment. 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.


Collector
Land Acquisition (Railway),
District Bilaspur HR

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, has held, "*..... 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 closer to 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:

No house/structure is existing on the land under acquisition in **Up Muhal Bilaspur**. 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


 Director
 Land Acquisition (Railway)
 District Bilaspur

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."*
- i. 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


Collector
Land Acquisition (Railways)
District Bilaspur HP.

to 18.10.2024 & earlier proposed Award was for 06.12.24 (1192 days). As the Award could not be made on 06.12.2024 due to Hon'ble High Court stay dated 05.12.2024 in CWP-14722/2024, which has been dismissed on 20.07.2026, therefore, stay period has been excluded for computation of 12% addl. Amount and for the period 19.10.24 to 5.12.24 & 21.7.26 to 25.07.26 (53 days) addl. amount of Rs. 1,91,761/- will be paid to interested persons after obtaining approval from the Govt. of H.P.

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.N	Particulars	Amount (in Rs.)
1	Value of land (2707.29 Sq. meters i.e. 3-12 bigha) @4,065/- per Sq. meter (Rs. 30,59,340 /- per bigha).	1,10,05,133.85
2	Value of houses /Structures	0
3	Value of trees	1,41,374.10
4	Value of fruit bearing trees/plants	8,862.00
5	Total compensation (1 to 4)	1,11,55,369.95
6	Solatum 100%	1,11,55,369.95
6	Total	2,23,10,739.90
7	Additional Market value @ 12%(payable at Sr.1 for 1192 days i.e. from 15.07.2021 to 18.10.2024)	43,12,806.43
	Total compensation payable by this Award	2,66,23,546.33

Say Rs. 2,66,23,546/- only

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


Collector
Land Acquisition (Railway),
District Bilaspur MP.

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. 4.30 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.


Collector
Land Acquisition (Railway),
District Bilaspur HR.

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 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 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 i.e. immediately after tendering compensation or by depositing the compensation with competent Authority/Court.

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 competent Authority.


Collector
Land Acquisition (Railway),
District Bilaspur HR

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.

Announced on 25th July, 2026 in the Court of
Land Acquisition Collector, Railway, Bilaspur HP.

Bilaspur HP
Dated: 25.07.2026


Land Acquisition Collector,
Bhanupalli, Bilaspur Berri, new
BGR, Railway line, Bilaspur,
Distt. Bilaspur HP

Detail Form No. VI (See rule 11) Land Acquisition Award (25-07-2026)

क्र०	गाव	रकबा (बिघों में)	मुआवजा				जोड़ (4+5+6+7)	तोषण (Solatium) 100% (अधीन धारा 30, भू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (8+9)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 12.10 2024= 1192 दिन) कालम नं० 4 पर	कुल मुआवजा (10+11)	माल	राशि राहत एवं पुनर्वास	कुल मुआवजा
			भूमि	पेड़ पौधे		मकान ईत्यादि								
				फलदार	गैरफलदार									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Up Mithai Bilaspur	2707.29 (3-12 bigha)	11005133.85	8862.00	141374.10	0.00	11155369.95	11155369.95	22310739.90	4312806.43	26623546.33	4.30	1350000.00	27973546.33

R.L.
कानूनगो भू-अर्जन
रेलवे बिलासपुर डि०प्र०।

E. L.
नायब तहसीलदार भू-अर्जन
रेलवे बिलासपुर डि०प्र०।

R.V.
Collector
Land Acquisition (Railway),
District Bilaspur HP.

Form No. VI (See rule 11) Land Acquisiton Award

असामीवार मौजा उप महाल बिलासपुर ह0न0 209/1, 210/1 तहसील सदर, जिला बिलासपुर (हि0प्र0)

परियोजना का नाम :- भानुपल्ली-बिलासपुर-बैरी न्यू बीजी रेल लाईन (द्वितीय अनुभाग)

क्र०	नाम हकदार	न० खेवट	हिस्सा	रकबा (वर्ग मी० मे)	मुआवजा			जोड (6+7+8+9)	तोषण (Solatium) 100% (अधीन धारा 30, भू-अर्जन अधिनियम 2013 के प्रवधानानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 18.10 2024= 1192 दिन) कालम न० 6 पर	कुल मुआवजा (12+13)	विवरण	
					भूमि	पेड़ पौधे								मकान ईत्यादि
						फलदार	गैरफलदार							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	राकेश, राजेश, रमेश पुत्र व श्रीमति कमला देवी विधवा चेताराम पुत्र सोहनू समभाग स्थानीय वासी —X— कुल 6 भाग- रामजी दास, रोशन लाल, रामपाल, श्यामलाल पुत्र व श्रीमति कमला देवी पुत्री गुरदितू पुत्र कपूरू समभाग 5 भाग मनोज कुमार, विनोद कुमार पुत्र व श्रीमती मोनिका पुत्री सुखराम पुत्र गुरदितू समभाग 1 भाग स्थानिय वासी बिला सिफत	195 मिन/396	सालम	688.00	2796720.00	3838.00	45625.50	0.00	2846183.50	2846183.50	5692367.00	1096007.75	6788374.75	3.05
2	राकेश, राजेश, रमेश पुत्र व श्रीमति कमला देवी विधवा चेताराम पुत्र सोहनू समभाग स्थानीय वासी —X— — कुल 6 भाग-रामजी दास, रोशन लाल, रामपाल, श्यामलाल पुत्र व श्रीमति कमला देवी पुत्री गुरदितू पुत्र कपूरू समभाग 5 भाग मनोज कुमार, विनोद कुमार पुत्र व श्रीमती मोनिका पुत्री सुखराम पुत्र गुरदितू समभाग 1 भाग स्थानिय वासी बिला सिफत कब्जा स्वयं रामजी दास पुत्र गुरदितू पुत्र कपूरू स्थानीय वासी बिला सिफत	195 मिन/397 मिन	सालम	10.80	43902.00	0.00	0.00	0.00	43902.00	43902.00	87804.00	17204.77	105008.77	0.05

ORL
कानून्गो भू-अर्जन
बिलासपुर डि०प्र०।

E
नारयण तहसीलदार भू-अर्जन
बिलासपुर डि०प्र०।

Collector
Land Acquisition (Railways)
District Bilaspur MP.

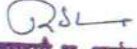
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
3	श्रीमति कमला देवी पुत्री श्रीमति शंकरा पुत्री छागू स्थानीय वासी	252 मिन/492 मिन	2/1849276	0.00	8.83	0.00	0.10		8.93	8.93	17.86	3.46	21.32	0.00
4	श्रीमति रमा देवी पुत्र हरी राम पुत्र छागू स्थानीय वासी	252 मिन/492 मिन	1/4	502.12	2041127.96	0.00	23937.15	0.00	2065065.11	2065065.11	4130130.23	799898.48	4930028.70	0.30
5	कृष्ण चन्द पुत्र मण्डारक पुत्र गुसाऊ स्थानीय वासी	252 मिन/492 मिन	1/4	502.12	2041127.96	5024.00	23937.15	0.00	2070089.11	2070089.11	4140178.23	799898.48	4940076.70	0.30
6	शम्मी पुत्र बनारसी दास पुत्र हरनाम दास स्थानीय वासी	252 मिन/492 मिन	120000/ 1849276	130.34	529797.29	0.00	6213.16	0.00	536010.45	536010.45	1072020.91	207622.48	1279643.39	0.08
7	श्रीमती शिवानी पत्नी शम्मी पुत्र बनारसी दास स्थानीय वासी	252 मिन/492 मिन	120000/ 1849276	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08
8	बम्बर पुत्र रामदास पुत्र सुरजन निवासी औडर तहसील घुमारवीं	252 मिन/492 मिन	150000/ 1849276	162.92	662246.62	0.00	7766.44	0.00	670013.06	670013.06	1340026.12	259528.10	1599554.22	0.10
9	श्रीमती भावना पत्नी बम्बर पुत्र रामदास निवासी औडर तहसील घुमारवीं	252 मिन/492 मिन	174636/ 1849276	189.67	771014.00	0.00	9042.00	0.00	780056.00	780056.00	1560112.01	302152.99	1862265.00	0.11
10	रवि कुमार पुत्र देशराज पुत्र ... निवासी घार टटोह	252 मिन/492 मिन	120000/ 1849276	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08

RS
नयनभोगी भू-अर्जन
रैलवे विभाग द्वारा विनिम्न

E
नयनभोगी भू-अर्जन
रैलवे विभाग द्वारा विनिम्न

Collector
Land Acquisition (Railways)
Rajasthan Bikaner MR

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
11	श्रीमती ज्योति पत्नी मीरज पुत्र देशराज निवासी जंगल ब्रांस,	252 मि. / 492 मि.	120000/ 1849276	130.33	529797.29473	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08
12	श्रीमती उषा देवी पत्नी महेश कुमार पुत्र देश राज निवासी रट	252 मि. / 492 मि.	120000/ 1849276	130.33	529797.295	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.07
	कुल जोड़:-			2707.29	11005133.85	8862.00	141374.10	0.00	11155369.95	11155369.95	22310739.90	4312806.43	26623546.33	4.30


 कलसुगौ मू-अर्जन
 रेलवे बिलासपुर डि०प्र०।


 नाथसु सहासीलदार मू-अर्जन
 रेलवे बिलासपुर डि०प्र०।


 Collector
 Land Acquisition (Railways)
 District Bilaspur MP.

तहरीज असामीवार उप महाल बिलासपुर ह0न0 209/1, 210/1 तहसील सदर, जिला बिलासपुर (हि0प्र0)

परियोजना का नाम :- मानुपल्ली-बिलासपुर-बैरी न्यू बीजी रेल लाईन (द्वितीय अनुभाग)

क्र०	रकबा (वर्ग मी० में)	मुआवजा				जोड़ (3+4+5+6)	तोषण (Solatium) 100% (अधीन धार-30, भू-अर्जन अधिनियम 2013 के प्रावधानानुसार)	कुल मुआवजा (7+8)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 15.10. 2024= 1192 दिन) कालन नं० 3 पर	कुल मुआवजा (9+10)	विवरण
		भूमि	फंड पौधे		मकान ईत्यादि						
			फलदार	गैर फलदार							
1	2	3	4	5	6	7	8	9	10	11	12
1	688.00	2796720.00	3838.00	45625.50	0.00	2846183.50	2846183.50	5692367.00	1096007.75	6788374.75	3.05
2	10.80	43902.00	0.00	0.00	0.00	43902.00	43902.00	87804.00	17204.77	105008.77	0.05
3	0.00	8.83	0.00	0.10		8.93	8.93	17.86	3.46	21.32	0
4	502.12	2041127.96	0.00	23937.15	0.00	2065065.11	2065065.11	4130130.23	799898.48	4930028.70	0.30
5	502.12	2041127.96	5024.00	23937.15	0.00	2070089.11	2070089.11	4140178.23	799898.48	4940076.70	0.30
6	130.34	529797.29	0.00	6213.16	0.00	536010.45	536010.45	1072020.91	207622.48	1279643.39	0.08
7	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08
8	162.92	662246.62	0.00	7766.44	0.00	670013.06	670013.06	1340026.12	259528.10	1599554.22	0.10
9	189.67	771014.00	0.00	9042.00	0.00	780056.00	780056.00	1560112.01	302152.99	1862265.00	0.11
10	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08
11	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08
12	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.07
कुल जोड़	2707.29	11005133.85	8862.00	141374.10	0.00	11155369.95	11155369.95	22310739.90	4312806.43	26623546.33	4.30

कानूनी भू-अर्जन
रेलवे बिलासपुर हि0प्र0।

नियंत्रक तहसीलदार भू-अर्जन
रेलवे बिलासपुर हि0प्र0।

Collector
Land Acquisition (Railways)
District Bilaspur MP.

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	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 / रकबा	हिस्सा	रकबा (वर्ग मीटर में)	मुआवजा			जोड़ (6+7+8+9)	तोषण (Solatium) 100% (अधीन धारा 30, मू-अर्जन अधिनियम 2013 के प्रमाणानुसार)	कुल मुआवजा (10+11)	अतिरिक्त मुआवजा 12 % सालाना की दर से (15.07.2021 ता 18.10.2024= 1192 दिन) काजम न० 6 पर	कुल मुआवजा (12+13)	माल	विवरण	
					भूमि (दर 4085/ प्रति वर्ग मीटर)	पेड़ पौधे									मकान इत्यादि
						फलदार	गैरफलदार								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	राकेश, राजेश, रमेश पुत्र व श्रीमति कमला देवी विद्यवा चेताराम पुत्र सोहनू समभाग स्थानीय वासी -----X----- कुल 8 भाग- रामजी दास, रोशन लाल, रामपाल, श्यामलाल पुत्र व श्रीमति कमला देवी पुत्री गुरदितू पुत्र कपूर समभाग 5 भाग मनोज कुमार, विनोद कुमार पुत्र व श्रीमती मोनिका पुत्री सुखराम पुत्र गुरदितू समभाग 1 भाग स्थानिय वासी बिला सिफत	195 मिन / 396 1432 / 1 688.00	सालम	688.00	2796720.00	3838.00	45625.50	0.00	2846183.50	2846183.50	5692367.00	1096007.75	6788374.75	3.05	
2	राकेश, राजेश, रमेश पुत्र व श्रीमति कमला देवी विद्यवा चेताराम पुत्र सोहनू समभाग स्थानीय वासी -----X-----	195 मिन / 397 मिन 1427 / 1 10.80	सालम	10.80	43902.00	0.00	0.00	0.00	43902.00	43902.00	87804.00	17204.77	105008.77	0.05	

कानूमी मू-अर्जन
रेलवे बिलासपुर डि०प्र०।

नाथ बहसीलवार मू-अर्जन
रेलवे बिलासपुर डि०प्र०।

Collector
Land Acquisition (Railways)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	कुल 8 भाग-रामजी दास, रोशन लाल, रामपाल, श्यामलाल पुत्र व श्रीमति कमला देवी पुत्री गुरदितू पुत्र कपूरू समभाग 5 भाग मनोज कुमार, विनोद कुमार पुत्र व श्रीमती मोनिका पुत्री सुखराम पुत्र गुरदितू समभाग 1 भाग स्थानिय बासी बिला सिफत कब्जा स्वयं रामजी दास पुत्र गुरदितू पुत्र कपूरू स्थानीय बासी बिला सिफत														
3	श्रीमति कमला देवी पुत्री श्रीमति शकरी पुत्री जगू स्थानीय बासी	258 मि. / 492 मि. 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	2/1849276	0.00	8.83	0.00	0.10		8.93	8.93	17.86	3.46	21.32	0.00	
4	श्रीमति रमा देवी पुत्री हरी राम पुत्र जगू स्थानीय बासी	258 मि. / 492 मि. 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	1/4	502.12	2041127.96	0.00	23937.15	0.00	2065065.11	2065065.11	4130130.23	799898.48	4930028.70	0.30	
5	कृष्ण चन्द पुत्र भण्डारू पुत्र गुसाऊ स्थानीय बासी	258 मि. / 492 मि. 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	1/4	502.12	2041127.96	5024.00	23937.15	0.00	2070089.11	2070089.11	4140178.23	799898.48	4940076.70	0.30	
6	शम्मी पुत्र बनारसी दास पुत्र हरनाम दास स्थानीय बासी,	258 मि. / 492 मि. 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	120000/ 1849276	130.34	529797.29	0.00	6213.16	0.00	536010.45	536010.45	1072020.91	207622.48	1279643.39	0.08	
7	श्रीमती शिवानी पत्नी शम्मी पुत्र बनारसी दास स्थानीय बासी,	258 मि. / 492 मि. 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	120000/ 1849276	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08	
8	बम्बर पुत्र रामदास पुत्र सुरजन निवासी और तहसील घुमारवीं,	258 मि. / 492 मि. 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	150000/ 1849276	162.92	662246.62	0.00	7766.44	0.00	670013.06	670013.06	1340026.12	259528.10	1599554.22	0.10	

कायमगाँव भू-अर्जन
रेलवे विलासपुर डि०प्र०।

नायक तहसीलदार भू-अर्जन
रेलवे विलासपुर डि०प्र०।

Collector
Land Acquisition (Railways)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
9	श्रीमती भावना पत्नी बम्बर पुत्र रामदास निवासी औहर तहसील घुमारवी,	258 मिन / 492 मिन 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	174636/ 1849276	189.67	771014.00	0.00	9042.00	0.00	780056.00	780056.00	1560112.01	302152.99	1862265.00	0.11	
10	रवि कुमार पुत्र देशराज पुत्र ... निवासी धार टटोह	258 मिन / 492 मिन 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	120000/ 1849276	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08	
11	श्रीमती ज्योति पत्नी नीरज पुत्र देशराज निवासी जंगल ब्रास,	258 मिन / 492 मिन 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	120000/ 1849276	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.08	
12	श्रीमती उषा देवी पत्नी महेश कुमार पुत्र देश राज निवासी रट	258 मिन / 492 मिन 1469 / 1 1930.49 1470 78.00 किता-2 रकबा 2008. 49 वर्ग मी०	120000/ 1849276	130.33	529797.29	0.00	6213.15	0.00	536010.44	536010.44	1072020.89	207622.48	1279643.37	0.07	
जोड़:-				2707.29	11005133.85	8862.00	141374.10	0.00	11155369.95	11155369.95	22310739.90	4312806.43	26623546.33	4.30	

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 &	Fishing rights.	One time resettlement allowance.	Stamp duty and registration fee.	Remarks/Total
1	राकेश पुत्र चेताराम स्थानीय वासी	N.A.	N.A.	N.A.	125000	0	0	0	0	N.A.	50000	N.A.	
2	राजेश पुत्र चेताराम स्थानीय वासी				125000						50000		
3	रमेश पुत्र चेताराम स्थानीय वासी	N.A.	N.A.	N.A.	125000	0	0	0	0	N.A.	50000	N.A.	
4	श्रीमति कमला देवी विधवा चेताराम स्थानीय वासी	N.A.	N.A.	N.A.	125000	0	0	0	0	N.A.	50000	N.A.	
5	श्रीमति कमला देवी पुत्री श्रीमति शंकरा पुत्री छांगू स्थानीय वासी	N.A.	N.A.	N.A.	166667	0	0	0	0	N.A.	50000	N.A.	

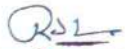
RS
आनुमानित भू-अर्जन
रेलवे बिलासपुर डि०प्र०।

ए. जे. ए.
नायक तहसीलदार भू-अर्जन
रेलवे बिलासपुर डि०प्र०।

Collector
Land Acquisition (Railways)
District Bilaspur MP.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
6	श्रीमति रमा देवी पुत्र हरी राम पुत्र छांगू स्थानीय वासी	N.A.	N.A.	N.A.	166667	0	0	0	0	N.A.	50000	N.A.			
7	कृष्ण चन्द पुत्र भण्डारू पुत्र गुसाऊ स्थानीय वासी	N.A.	N.A.	N.A.	166666	0	0	0	0	N.A.	50000	N.A.			
	जोड़:-	0	0	0	1000000	0	0	0	0	0	350000	0	1350000		
	Amount Land, trees, etc.												26623546.33		
	G.T.	0	0	0	1000000	0	0	0	0	0	350000		27973546.33		

i.e. 27973546


कानूनी अधिकारी
रेलवे बिलासपुर हि०प्र०।


नियुक्त तहसीलदार
रेलवे बिलासपुर हि०प्र०।


Collector
Land Acquisition (Railways),
District Bilaspur MP.