

932

**GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT, VIKAS BHAWAN, NEW DELHI**

No.F.10(39)/2007/L&B/LA/

8430

Dated.

22/08/2011

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose namely for construction of Sewage Pumping Station at Village Safipur Ranhaula, Delhi. It is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

The notification is made under the provisions of Sub Section 1 of Section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Lt. Governor, Delhi is pleased to authorize the Officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey the land in the locality and do all other acts required or permitted by that section.

Any person, interested, who has any objection to the acquisition of any land in the locality, may within 30 days of the publication of the notification file an objection in writing before the Land Acquisition Collector (West), Old Middle School Building, Rampura, Delhi.

Map showing the boundaries of land covered by the notification is available for inspection in the office of the Land Acquisition Collector (West), Delhi.

SPECIFICATION

Village/ Locality	Total Area (Bigha- Biswa - Biswansi)	Khasra No.	Area (Bigha-Biswa -Biswansi)
Safipur Ranhaula	3-6-0	17//24/1	3-6-0

BY ORDER AND IN THE NAME OF THE LT. GOVERNOR OF DELHI.

Vinay Kumar
(Vinay Kumar)
Addl. Secretary (L&B)

946

**GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT, VIKAS BHAWAN, NEW DELHI**

No.F.10(39)/2007/L&B/LA/ 1805

Dated. 8/5/2013

NOTIFICATION

Whereas the Lt. Governor, Delhi is satisfied that land is required to be taken by Government at the public expense for a public purpose namely for construction of Sewage Pumping Station at Village Safipur Ranhaua, Delhi. It is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

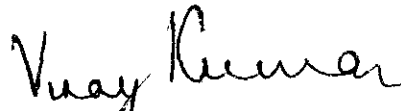
This declaration is made under the provisions of Section 6 of the Land Acquisition Act, 1894 in respect of the land notified u/s 4 of L.A. Act, 1894 vide Notification No.F.10(39)/2007/L&B/LA/8430 dated.22/08/2012 to all whom it may concern. Under the provisions of Section 7 of the said Act, the Land Acquisition Collector (West) , Delhi is hereby directed to take orders for the acquisition of the said land.

A plan of the land may be inspected at the office of the Land Acquisition Collector (West), Old Middle School Building, Rampura , Delhi.

SPECIFICATION

Village/ Locality	Total Area (Bigha- Biswa – Biswansi)	Khasra No.	Area (Bigha-Biswa-Biswansi)
Safipur Ranhaua	3-6-0	177/24/1	3-6-0

BY ORDER AND IN THE NAME OF THE LT. GOVERNOR OF DELHI.

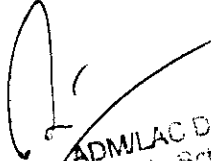

(Vinay Kumar)
@ Addl. Secretary (L&B)

@

Award No. : 01/DC(W)/2013-14 (District West)
Name of Village : Safipur Ranholla
Nature of Acquisition : Permanent
Purpose of Acquisition : Construction of Sewerage Pumping Station in
village Safipur Ranholla
Notification u/s 4 of L.A. Act: F.10(39)/2007/L&B/LA/8430 dated 22/08/2012
Notification u/s 6 of L.A. Act: F.10(39)/2007/L&B/LA/1805 dated 06/05/2013

These are the proceedings for acquisition of land u/s 11 of Land Acquisition Act, 1894 initiated for the public purpose, namely for **Construction of Sewerage Pumping Station in village Safipur Ranholla**. A notification for land measuring **03 Bigha 06 Biswa** of village Safipur Ranholla was issued by the Land & Building Department u/s 4 of Land Acquisition Act, 1894 vide Notification No. F.10(39)/2007/L&B/LA/8430 dated 22/08/2012. After issuance of notification u/s 4 the hearing u/s 5A of LA Act, 1894 was conducted by LAC(West) and a report to this effect was forwarded to Land & Building Department by LAC(West) vide letter no. F.LAC(W)/Joint Survey/2012/7833 on dated 18/12/2012. The declaration u/s 6 of Land Acquisition Act, 1894 was issued vide Notification No. F.10(39)/2007/L&B/LA/1805 dated 06/05/2013.

A copy of map showing the boundaries of the land covered in the above said notification was kept for inspection in the office of the Land Acquisition Collector (West). Wide publicity to the notifications for acquisition was given through important dailies, both in English and Hindi, having large circulation in Delhi, for the knowledge of interested persons.


ADMLAC Dist. West
Old Middle School Building
Rampure, Lawrence Road
Delhi-110035

The notices u/s 9 & 10 of the said Act were issued inviting claims from the owners/occupants/interested persons of the land. In response to this, some interested persons have filed their claims which are detailed under the heading "Claims & Evidence".

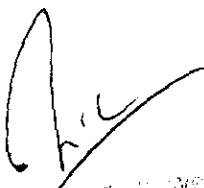
MEASUREMENT AND TRUE AREA

As per the notification, the total area of land under consideration for acquisition measures **03 Bigha 06 Biswa**. On physical survey conducted by a team of the officials of LAC (West), Land & Building Department, Revenue officials of Punjabi Bagh Sub-division and Delhi Jal Board, the total area was found to be the same i.e. **03 Bigha 06 Biswa**. The entire area required for project has been covered in the notification and declaration and there is no discrepancy on this account. The detail of the actual acquired area, is as follows:-

Khasra no.	Area (Bigha-Biswa)
17/124/1	03-06
TOTAL	03-06

CLAIMS & EVIDENCE

In response to the notices issued u/s 9 & 10 of the Land Acquisition Act, 1894 to the owners/occupants/interested persons, no person has filed their claims:-


ADMINISTRATIVE
OFFICE
REVENUE DEPARTMENT
PUNJABI BAGH SUB-DIVISION
DELHI

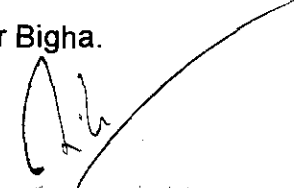
MARKET VALUE OF LAND

The land under acquisition is Agricultural. The provisions of Delhi Land Reforms Act, 1954 are applicable in Village Safipur Ranholla, which is a Rural Village. As per Delhi Land Reforms Act, 1954, the agricultural land cannot be used for any purpose other than agriculture without permission of competent Authority.

In a policy announcement, which come into effect from 18/12/2007, the Government of National Capital Territory of Delhi fixed the minimum price of agricultural land @ Rs. 53,00,000/- per acre for the acquisition of agricultural land that have been notified vide order No. F.9 (20)/80/L&B/LA/15065 dated 24/01/2008. In present acquisition the notification under section 4 of LA Act was issued on 22/08/2012 & hence the said chunk of Land is squarely covered by the said order dated 24/01/2008.

Before determining the amount of compensation, a notice under section 50 of LA Act was given to Delhi Jal Board, being requisitioning department but none appeared.

In the absence of any documentary evidence on record to the contrary, the undersigned finds Rs. 53,00,000/- per acre, as fixed by Govt. of NCT of Delhi vide order Dated 24/01/2008, to be the most reasonable price for the land as on 22/08/2012 i.e. the date of notification under Section 4 of the Land Acquisition Act, 1894. The undersigned, accordingly, assesses the market value of the land @ Rs.53,00,000/- per acre or Rs.11,04,166.66 per Bigha.


DIRECTOR OF LAND ACQUISITION
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
SECRETARY, LAND ACQUISITION DEPARTMENT
NEW DELHI

STRUCTURES

There were some structures on the notified land under acquisition which have not been taken into account as the same were unauthorized and contrary to land use which can only be agricultural as per section 81 of the Delhi Reforms Act, 1954. Hence, these structures have been ignored in determining the compensation in view of provision of clause eighthly of section 24 of LA Act.

TREES

There was no tree found standing on the land under acquisition.

POSSESSION


The possession of the entire notified land has not yet been taken over by the Government.

SOLATIUM

On the market-value so determined, the owners/interested persons are entitled to get 30% extra compensation as solatium as per the provision of Sec 23(2) of the Land Acquisition Act, 1894.

ADDITIONAL BENEFIT

The interested persons are also entitled to have additional benefits @ 12% per annum on the market value of the land u/s 23 (1A) of the Land Acquisition Act, 1894 from the date of notification U/s 4 till the date of possession or award, whichever is earlier.

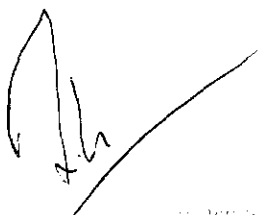

ADM/LAC Distt. West
Old Middle School Building
Rampura, Lawrence Road
Delhi-110035

APPORTIONMENT

The compensation will be paid to the rightful owners/interested persons on the basis of latest revenue records. The detail of owner of land under acquisition as per revenue record is as under:-

S.NO.	NAME & SHARE	KHASRA NO.	AREA (Bigha-Biswa)	GROSS TOTAL
1	Gram Shabha U/s 81 of the DLR Act Village Safipur Ranholla 1/1 Share	17//24/1	03-06	₹ 53,31,055.80
TOTAL				₹ 53,31,055.80

In case of any dispute on the issue of ownership or apportionment, the matter will be referred to the Civil Court under the relevant provisions of the Land Acquisition Act, 1894 i.e. Section 30 & 31.


ADDITIONAL DISTRICT MAGISTRAR
Old Village Gram Panchayat
Ranholla, District, Bihar

The summary of the Award is as follows: -

SUMMARY OF AWARD

Award No: 01/DC(W)/2013-14 of Village Safipur Ranholla

S. No.	ITEM	AMOUNT (IN RUPEES)
1	Market value of the land @ Rs. 53,00,000/-per Acre or @ Rs. 11,04,166.66 per Bigha for land measuring 03 Bigha 06 Biswa .	₹ 36,43,749.99
2	Solatium @ 30% on item no.1	₹ 10,93,124.99
3	Additional benefits u/s 23(1A) on item no.1 @ 12% per annum from date of notification u/s 4 till the date of Award i.e. from 22/08/2012 to 30/12/2013 (496 days).	₹ 5,94,180.82
4	Total (1+2+3)	₹ 53,31,055.80
		i.e. ₹ 53,31,056/-

(Rs. Fifty Three Lac Thirty One Thousand and Fifty Six Only)

M. Kom
26/12/13
Pr. Secretary (Revenue)/
Divisional Commissioner,
Govt. of NCT of Delhi.

M. Kom
(M.T. KOM)
Land Acquisition Collector
West District: Delhi

NOTE:- Additional benefit U/s 23(1A) @ 12% per annum of 03 days will be deducted due to award announced on 27/12/13.
Announced in open court on 27/12/13.

M. Kom
27/12/13
ADM/LAC Distt. West
Old Middle School Building
Rampura, Lawrence Road
Delhi-110035

कहजा वार्मवाही अधिग्रहित भूमि नं० २६० $\frac{17}{24}$ रजकातादा/3-6
ग्राम ललीपुर रनहौला, कांड नं० 01/04/2013-2014

U/s 4 No. F.10(39)/2007/LAB/LA/8430 dated 22/8/2012
U/s 6 No. F.10(39)/2007/LAB/LA/1805 dated 06/5/2013

काज दिनांक 30/12/2013 को आदेशानुसार जनाब LAE/AM West आदेश पत्र संख्या LAE(W)/2013/1417-1420 दिनांक 27/12/2013 के संदर्भ में काबत देने काहजा अधिग्रहित भूमि नं० २६० $\frac{17}{24}$ (36) ग्राम ललीपुर रनहौला बहगरा सुरज कान वानुनगा (LA) निर्धारित स्थान थाना रनहौला मौका पट पहुँचा। मौका पट महकमा LAB की ओर से श्री राजीव कुमार (वानुनगा), महकमा दिल्ली जल बोर्ड की ओर से श्री वीर सिंह (AE), श्री मोहित वर्मा (UE) व अन्य JCB मशीन व महकमा माल की ओर से सतनारायण कागडी (FKG), श्री रावेष वानुनगा। हलवा पथारी हाजिर मिले। महाँ से सभी हाजरीन इम्कदा होवा पुलिस बल के साथ वादित भूमि मौका पट पहुँचे। मौका पट नम्बर स्वसय $\frac{17}{24}$ (36) ग्राम ललीपुर रनहौला, जिसकी शिनाख्त महकमा माल के नुमाई के डीप रिवाइड माल की सहायता से की गई। जिस पट 0-5 फीट का पट बने ताजिरात को JCB मशीन द्वारा तोड़वा स्थानी वराया गया। खाली काल के कांड नं० २६० $\frac{17}{24}$ (36) का काहजा वाकई महकमा LAB के नुमाई-इ राजीव कुमार (वानुनगा) के हवाल किया गया। उसी समय महकमा LAB के नुमाई-इ ने इपरास्त भूमि का काहजा महकमा JCB के नुमाई-इ श्री वीर सिंह (AE) के हवाल किया गया। काहजा वार्मवाही के समय किसी तरह की दिक्का पैदा नहीं आई। काहजा वार्मवाही पूर्ण हुई।

(राजीव कुमार (वानुनगा, LAB)

(वीर सिंह (AE) JCB)

मोहित वर्मा (UE) JCB)

उगायाउ
(प्रीतम सिंह)
नायब तहसीलदार (LA)

सुरज कान
30/12/13
(सुरज कान, वानुनगा LA)

सतनारायण कागडी (FKG)

रावेष वानुनगा। हलवा पथारी