

कलड़ा व्यापारवाही ग्राम बापडोला नं० ३९
दिनांक ०९/०८/२०/१० २९/०८/१० (५-१६)

मार्ग रोज कोदेम जिनाम AUM/LAE(W) पर कंठका
LAE(W)/2010/6530 दिनांक ०२/८/१० के पुताख्य पूर्व
निर्धारित प्रोग्राम कोकत कोहला व्यापारवाही नम्बर ३९
२ खम्बा तादादी ५-१६ ग्राम बापडोला केहरा सुरज मणि
पटवारी (LAE) मोबा पर पहुँचा। मोबा पर महकम L&B
की ओर से श्री विजेन्द्र, पटवारी व महकम DSG/DL
की ओर से श्री एस. एन. सरन (E.E.) व श्री विजयपाल सिंह (LAE)
व महकम माल की ओर से श्री सतनारायण बागडी Figo
व श्री नीलम सुधीर हलवा पटवारी हाजिर मिल। महकम
पुलिस की ओर से श्री राजेन्द्र (ML) व श्री मनोज कोटी याता
रनहोला भी मोबा पर हाजिर मिल। उपरोक्त नम्बर खम्बर
व लम्ब-च में जो मुकदमा कदालत में विचाराधीन था
वह दिनांक १२/७/२०१० का dismissed हो चुका है। ताहाल
कोई stay नहीं है। सभी हाजरीन की मौजूदगी में वाक्वत
नम्बर ३९ खम्बा तादादी ५-१६ ग्राम बापडोला मोबा
पर खाली है। इस खम्बर नम्बर की पहचान हलवा पटवारी
व Figo द्वारा रिक्शाड माल की मदद से की गयी जिसका
कोहला वाक्वत वास्तेवाल से केवल महकम L&B व
मुमाईदे विजेन्द्र, पटवारी के हवाले किया गया। इसी
समय उपरोक्त नम्बर खम्बर का कोहला ज्योंवा लो
महकम L&B व मुमाईदे द्वारा महकम DSG/DL व
मुमाईदे श्री एस. एन. सरन (E.E.) के हवाले किया गया।

परिचय पृष्ठ नं. २

वरवक्त वरवक्त वार्नवाही विनी परह की मनाहना
पेय नही कोई वरवक्त वार्नवाही समूह ले युक्त
है वरवक्त वार्नवाही की एक वार्नवाही हलवा पदार्थ
वा की गई विनि कि रिवाड माल में कमल
विनि जा लना

सुखज सिह (LA)
9/8/10

सुखज सिह (NT, LA)
9/8/10

विजयपाल सिह (L & B)
9/8/10

सतनारायण वाकरी Algo
9/8/10

श्री नीलम सुचर्मा
(पदवाही हलवा)
9/8/10

श्री एस. एन. सरण (E.E)
9/8/10 10:30 Am.

श्री गजेन्द्र H/L
(P.S. Ranhole)
9/8/10

श्री विजयपाल सिह (A.E.E)
9/8/10

श्री मनोज Cast.
पाना राहना

Award No. : **01/DC (W)/2011-12**

Name of Village : **Baprola, West Delhi.**

Nature of Acquisition : **Permanent**

Purpose of Acquisition : **Low Cost Housing Under JNNURM Scheme.**

These are the proceedings for acquisition of land measuring **4 Bigha 16 Biswa** in village **Baprola** u/s 11 of Land Acquisition Act, 1894 (hereinafter referred as LA Act) initiated for the public purpose, namely, **Low Cost Housing Under JNNURM Scheme**. The notification u/s 4 of Land Acquisition Act, 1894 was issued by the Land & Building Department vide Notification No. **F.10(48)/08/L&B/LA/8916 dated 13/10/2009**. Further, it was notified that the provision of Section 17(1) of the Land Acquisition Act, 1894 is applicable and under sub section (4) of the said section, the provisions of Section 5A shall not apply. The declaration u/s 6 of Land Acquisition Act, 1894 was issued vide Notification No. **F.10(48)/08/L&B/LA/16892 dated 31/03/2010** on the said land. The notification under section 17(1) of the LA was also issued vide No. **F.10(48)/08/L&B/LA/16893 dated 31/03/2010** directing the Land Acquisition Collector to take possession of the specified land on expiry of 15 days from publication of the notice under sub-section 1 of section 9 of the LA Act.

A copy of map showing the boundaries of the land covered in the notification was kept for inspection in the O/o 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.

The notices u/s 9 & 10 of the said Act were issued inviting claims from the owners/occupants/interested persons of the land. A public notice under section 9 & 10 was also pasted at the site for information of the interested persons. In response to this, interested person has filed his claim which is detailed under the heading '**Claims & Evidences**'.

MEASUREMENT AND TRUE AREA

As per the notifications, the total area of land under consideration for acquisition measures **4 Bigha 16 Biswa**. On physical survey conducted by a team of the officials of O/o LAC (West), Land & Building Department, revenue officials of Punjabi Bagh Sub-division and DSIIDC, the total area was found to be the same i.e. **4 Bigha 16 Biswa**. The entire area required for the project has been covered in the notification under section 4 and declaration under section 6 and there is no discrepancy on this account.

Rectangle No.	Khasra No.	Area in (Bigha-Biswa-Biswansi)
39	2	04-16-00

CLAIMS & EVIDENCES

In response to the notices issued u/s 9 & 10 of the Land Acquisition Act, 1894, the following person has filed his claim:-

S. No.	Name of claimant	Khasra no.	Area	Claim
1.	Jai Ram Solanki S/o Sh. Swarup Singh R/o Village Baprola, Delhi.	39//2	4-16	Rs. 3.5 Crore per acre, Rs. 10 Lacs for loss of business, Rs. 1 Lac for standing crops, Rs. 5 Lacs for existing plants and trees, Rs. 2 Lacs for temporary structure. However, no documentary proof has been enclosed for claiming such compensation.

MARKET VALUE

LAND

The land under acquisition is agricultural. The provisions of Delhi Land Reforms Act, 1954 are applicable in village Baprola, which is a rural village. As per Delhi Land Reforms Act, 1954, the agricultural land can not be used for any purpose other than agriculture without permission of the competent authority.

In a policy announcement, which came 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 the LA Act was issued on 13/10/2009 and hence the said notified 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 the LA Act was given to DSIIDC, being requisitioning department, vide this office letter no. F.NO. LAC(W)/2012/9773 dt. 07/02/2012 but none appeared.

In absence of any documentary evidence on record to the contrary, the undersigned finds Rs. 53,00,000/- per acre, as fixed by the Govt of NCT of Delhi vide order dtd 24/01/2008, to be the most reasonable price for the land as on **13/10/2009** 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. 11,04,166.67 per bigha.

STRUCTURES

There was no structure found to be lying on the notified Khasra No. as per the joint survey carried on 23/01/2009.

TREES

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

SOLATIUUM

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

POSSESSION

The possession of the notified land i.e. khasra no. 39//2(4-16) has been taken over by the Govt. on 09/08/2010.

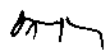
ADDITIONAL BENEFITS

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. In the present case, the possession of the whole notified land has been taken over by the Govt. on 09/08/2010 and accordingly the interested persons are entitled to 12% per annum additional amount from 13/10/2009 (the date of notification) to 09/08/2010 (the date of possession) i.e. for 301 days.

APPORTIONMENT

The compensation will be paid to the rightful owners/interested persons on the basis of latest revenue records. As per the revenue record that has been received from the revenue staff of Sub-Division, Punjabi Bagh, the recorded owner of the Khasra No. under acquisition was Shri Jai Ram Solanki S/o Sh. Swarup Singh R/o Village Baprola, Delhi, and accordingly, 80% compensation was tendered to him vide cheque no. 312837 dt 01/03/2011 amounting to Rs. 55,11,999. However, later on, as per the order dt 08/03/2011 of the Additional Collector (West) in Revenue Appeal No. 124/DC(W)/2008 titled as "Gaon Sabha Baprola Vs. Jai Ram", the Additional Collector (West) set aside the order of the Revenue Assistant dated 10/09/2007 by which Shri. Jai Ram Solanki was declared bhumidhar in respect of the land under acquisition and the case was remanded back to SDM/RA with the direction to examine the matter afresh as per the provisions of section 74(4) of DLR Act and pass appropriate orders. The matter is pending in the court of Financial Commissioner, Delhi. The compensation will be paid to the rightful owner as per the decision of the appropriate court.

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.



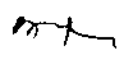
The summary of the Award is as follows: -

SUMMARY OF AWARD


S. No.	ITEM	AMOUNT (IN RUPEES)
1	Market value of the land @ Rs. 53,00,000/-per Acre for land measuring 4 Bigha 16 Biswa.	53,00,000.00
2	Solatium @ 30% on item No. 1	15,90,000.00
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 possession i.e. from 13/10/2009 to 09/08/2010 (301 days).	5,24,482.19
4	Total (1+2+3)	74,14,482.19
5	80% Estimated Compensation Tendered	55,12,000.00
6	Balance compensation on which interest is payable (item No. 4-5)	19,02,482.19
7	Interest @ 9% p.a. u/s 34 of the Land Acquisition Act, 1894 from 10/08/2010 to 09/08/2011 (365 days) on item No. 6	1,71,223.40
8	Interest @ 15% p.a. u/s 34 of the Land Acquisition Act, 1894 from 10/08/2011 to 15/03/2012 (219 days) on item No.6	1,71,223.40
	Grand Total (4+7+8)	77,56,928.99

(Rupees Seventy Seven Lacs Fifty Six Thousand Nine Hundred Twenty Eight & Paise Ninety Nine Only)

Divisional Commissioner/Secretary (Revenue)


(ANIL BANKA)
Land Acquisition Collector
District West, Delhi.

The Award announced today in open court.


15/03/12

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

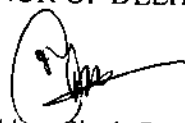
No.F.10(48)/08/L&B/LA/ 16893

Dated : 31/3/2010

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section 17 of the Land Acquisition Act, 1894, the Lt. Governor, Delhi is pleased to direct the Land Acquisition Collector (West), Delhi to take possession of land the specification of which is given in the notification No. F.10(48)/08/L&B/LA/8916 dated 13.10.2009 under section 4 and No.F.10(48)/08/L&B/LA/16892 dated 31/3/10.... under section 6 of the said Act on expiry of 15 days from publication of the notice under sub-section (1) of Section 9 of the said Act.

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



(Kuldeep Singh Gangar)
Joint Secretary (L&B)
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GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT, VIKAS BHAWAN, NEW DELHI

No.F.10(48)/08/L&B/LA/ 16892

Dated : 31/3/10

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 Low Cost Housing Under JNNURM Scheme It is hereby notified that the land in the locality described below is required 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(48)/08/L&B/LA/8916 dated 13.10.2009 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), Delhi.

SPECIFICATION

Village	Khasra No.	Area (Bigha- Biswa)	Total Area (Bigha- Biswa)
Baprola	39// 2	4-16	4-16

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


(Kuldeep Singh Gangar)
Joint Secretary (L&B)