

**AWARD NO.** : 01/DC(W)/2012-13 (District West)  
**Name of Village** : Mundka  
**Nature of Acquisition** : Permanent  
**Purpose of Acquisition** : Construction of Urban Extension Road-II  
**Notification u/s 4 of L.A. Act:** F.10(8)/2011/L&B/LA/15672 dated 10/02/2012  
**Notification u/s 6 of L.A. Act:** F.10(8)/2011/L&B/LA/2433 dated 11/05/2012 ✓  
**Notification u/s 17(1) of L.A. Act:** F.10(8)/2011/L&B/LA/2434 dated 11/05/2012 ✓  
**Date of Possession** : 01/06/2012

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 Urban Extension Road-II Village Mundka**. A notification for land measuring **12 Biswa** of village Mundka was issued by the Land & Building Department u/s 4 of Land Acquisition Act, 1894 vide Notification No. **F.10(8)/2011/L&B/LA/15672 dated 10/02/2012**. Further, it was notified that the provisions of section 17(1) of Land Acquisition Act, 1894 are applicable on this land and the provisions of Section 5(A) shall not apply. The declaration u/s 6 of Land Acquisition Act, 1894 was issued vide Notification No. **F.10(8)/2011/L&B/LA/2433 dated 11/05/2012** and notification u/s 17(1) was issued vide Notification No. **F.10(8)/2011/L&B/LA/2434 dated 11/05/2012**.

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.

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 **12 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 DDA, the total area was found to be the same i.e. **12 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)
91//20/2/1	0-12
<b>TOTAL</b>	<b>0-12</b>

## CLAIMS & EVIDENCE

In response to the notices issued u/s 9 & 10 of the Land Acquisition Act, 1894 to the owners/occupants/interested persons, the following persons have filed their claims:-

S. No.	Name of claimants	Khasra No.	Area (Bigha-Biswa)	Claim	Evidenence
1.	Bhagat Ram S/o Sh. Jai Lal R/o VPO Mundka, Delhi-41.	91//20/2/1	0-12	Rs. 50,000/- Per Sq. Yd. as cost of Land.	Copy of notification of redevelopment of non-conforming
2.	Suresh Kumar, Naresh Kumar & Jitender all sons of Sh. Rizak Ram R/o VPO Mundka, Delhi-41.	91//20/2/1	0-12	Rs. 50,000/- Per Sq. Yd. as cost of Land.	industrial area, copy of few sale deed of Village Bakkarwala of year 2006.

The above-mentioned claims showing that the interested persons have claimed market value of the land to the tune of Rs. 50,000/- per sq. yd.

## **MARKET VALUE OF LAND**

The land under acquisition is Agricultural. The provisions of Delhi Land Reforms Act, 1954 are applicable in Village Mundka, 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 10/02/2012 & 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 DDA, 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 10/02/2012 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.

## **STRUCTURES**

There was no structure found to be lying on the notified land as per the Joint Survey carried on 21/11/2011.



**TREES**

There were no trees found standing on the land under acquisition as per joint survey carried on 21/11/2011.

**POSSESSION**

The vacant physical possession of the entire notified land has been taken over by the Government on 01/06/2012 and handed over to DDA on the same day.

**SOLATIU**

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. In the present case, the possession of the whole notified land has been taken over by the Govt. on 01/06/2012 & accordingly the interested persons are entitled to 12% per annum additional amount from 10/02/2012(date of notification u/s 4) to 01/06/2012(date of possession) i.e. for 113 days.

**INTEREST**

The interested persons are entitled for interest u/s 34 of the L.A. Act, 1894 @ 9% p.a. from the date of taking possession for one year period.



## APPORTIONMENT

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

assessment as per revenue record is as under:				
S.NO.	NAME & SHARE	KHASRA NO.	AREA (Bigha- Biswa)	GROSS TOTAL
1	Sh. Bhagat Ram S/o Sh. Jai lal 1/2 Share	91//20/2/1	00-12	4,46,232.00
2	Sh. Suresh kumar S/o Sh. Rizak Ram 1/6 Share			1,48,744.00
3	Sh. Naresh kumar S/o Sh. Rizak Ram 1/6 Share			1,48,744.00
4	Sh. Jitender S/o Rizak Ram 1/6 Share			1,48,744.00
TOTAL				8,92,464.00

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.



The summary of the Award is as follows: -

**SUMMARY OF AWARD**

**Award No: 01/DC(W)/2012-13 of Village Mundka**

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 12 Biswa .	Rs. 6,62,500.00
2	Solatium @ 30% on item no.1	Rs. 1,98,750.00
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 10/02/2012 to 01/06/2012 (113 days).	Rs. 24,612.33
4	Total (1+2+3)	Rs. 8,85,862.33
5	80% Estimated Compensation Tendered	Rs. 6,89,000.00
6	Balance compensation on which interest is payable(item no. 4-5)	Rs.1,96,862.33
7	Interest @ 9% p.a u/s 34 of the Land Acquisition Act, 1894 from 02/06/2012 to 15/10/2012 (136 days).	Rs. 6,601.63
	<b>Grand Total(4+7)</b>	<b>Rs.8,92,463.96</b> <b>i.e. Rs.8,92,464</b>

(Rs. Eight Lac Ninety Two Thousand Four Hundred Sixty Four)



Pr. Secretary (Revenue)/  
Divisional Commissioner,  
Govt. of NCT of Delhi.

  
(RAJESH GOYAL)  
Land Acquisition Collector  
West District: Delhi

Award announced in open Court on 16/11/2012.

  
16/11/12

कहजा वार्नवाही ग्राम मुण्डका  
नम्बर खसरा 91  
20/2/1 (0-12)

U/S 4 No. F.10(08)/2011/22B/LA/15672 दिनांक 10/2/2012

U/S 6 No. F.10(08)/2011/22B/LA/2433 दिनांक 11/5/2012

U/S 17(1) No. F.10(08)/2011/22B/LA/2434 दिनांक 11/5/2012

आज रोज आदेशानुसार जमान LAC/ADM/West कादेश के  
संख्या LAC(W)/2010/10334 दिनांक 30/5/2012 बाबत कहजा  
वार्नवाही गिरिजत स्थान परवार पर नांगलोई मौवा पर पहुँचा।  
मौवा पर महकमा 128 B की ओर से श्री इक्बल दास का 2 नम्बर  
महकमा 220 A की ओर से श्री गिरंजन सिंह (NA) व श्री नवल सिंह  
(NA) व महकमा माल की ओर से श्री सुम. एन. बागडी (Figs)  
श्री कृष्णवीर (हलवा पट्टाई) हाजिर मिल। यहाँ से सभी हाजिर  
इच्छा होकर वांछित ग्राम नम्बर खसरा 91 (0-12) ग्राम मुण्डका  
मौवा पर पहुँचा वांछित ग्राम नम्बर खसरा उपर्युक्त मौवा  
पर स्थली है जो मुख 91 के पूर्वी डोल पर है जिले  
परचाग महकमा माल के नुमाइंद के रिपार्ड माल की  
सहायता से कराई। नम्बर 91 (0-12) ग्राम मुण्डका का  
कहजा वाकई महकमा 128 B के नुमाइंद श्री इक्बल दास का 2 नम्बर  
के हवाले किया गया। इसी संकेत मौवा पर उपर्युक्त  
वा कहजा जो का का महकमा 128 B के नुमाइंद का  
महकमा 220 A के नुमाइंद गिरंजन सिंह (NA) के हवाले  
किया गया। वांछित ग्राम की तस्वीर पील्ड बुक साभर होकर  
वेरवस्त कहजा वार्नवाही किली लख की मजहमत परा नई  
कोई। कहजा वार्नवाही पूरी हुई।

इक्बल दास का 2 नम्बर (128B)  
नवल सिंह (NA) DDA/NL  
11/6/12

गिरंजन सिंह (NA) DDA/NL  
सतनाराथ बागडी  
(Figs)  
11/6/12

सुरेश मोहन का 2 नम्बर  
Branch LAC/West  
11/6/12

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

No: F.10(8)/2011/L&B/LA 2434

Dated :- 11/05/2012

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(8)/2011/L&B/LA/15672 dated.10/2/2012 u/s 4 and No: F.10(8)/2011/L&B/LA 2433 dated : 11/5/12 u/s 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

Vinay Kumar.

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



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

No: F.10(8).2011/L&B/LA 2433

Dated: 11/05/2012

**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 Urban Extension Road II village Mundka. 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(8)/2011/L&B/LA/15672 dated.10.2/2012 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**

<b>Village</b>	<b>Total Area (Bigha-Biswa-Biswansi)</b>	<b>Khasra No.</b>	<b>Area (Bigha-Biswa-Biswansi)</b>
<b>Mundka</b>	<b>0-12-0</b>	<b>911/20/2/1</b>	<b>0-12-0</b>

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

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