

**Award No.** : 02/DC(W)/2011-12  
**Name of Village** : Mundka, West Delhi.  
**Nature of Acquisition** : Permanent  
**Purpose of Acquisition** : Rohini Residential Scheme.

These are the proceedings for acquisition of land measuring **16 Biswa** in village **Mundka** u/s 11 of Land Acquisition Act, 1894 initiated for the public purpose namely **Rohini Residential Scheme**. The notification u/s 4 of Land Acquisition Act, 1894 was issued by the Land & Building Department vide Notification No. **F.10(40)/08/L&B/LA/2103 dated 28/05/2009**. Further, it was notified that the provision of Section 17(1) of the Land Acquisition Act, 1894 is applicable and under Section 17(4), 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(40)/08/L&B/LA/1441 dated 29/04/2010** and further, vide notification No. **F.10(40)/08/L&B/LA/1442 dated 29/04/2010**, it was directed to take possession of land on expiry of 15 days from publication of the notice under sub-Section 1 of Section 9 of the said 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. 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 **16 Biswa**. On physical survey conducted by a team of the officials of O/o LAC (West), Land & Building Department, revenue officials of Sub-Division, Punjabi Bagh and DDA, the total area was found to be the same i.e. **16 Biswa**. The entire area required for project has been covered in the notification and declaration and there is no discrepancy on this account.

Rectangle	Khasra no.	Area (Bigha-Biswa)
9	21 min	00-02
31	4 min	00-02
31	19/1-2 min	00-12
<b>Total</b>		<b>00-16</b>

## **CLAIMS & EVIDENCES**

There is no claim that has been received from any interested person for the land under acquisition.

## **MARKET VALUE**

### **A. 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 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)/2012/9561 dated 05/01/2012 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 **28/05/2009** 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 07/01/2009.

## TREES

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

## SOLATUM

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 entire notified land has been taken over by the Govt. on 11/01/2011.

## 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 11/01/2011 and accordingly the interested persons are entitled to 12% per annum additional amount from 28/05/2009 (the date of notification ) to 11/01/2011 (the date of possession) i.e. for 594 days.

## APPORTIONMENT

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

Sl. No.	Name & share	Khasra no.	Area	G. Total
1	SUSHIL S/O CHET RAM - 1/5 VPO MUNDKA, DELHI	9//21 MIN	0-2-0 A 0-2-0	34190.26
2	SUNIL S/O CHET RAM - 1/5 VPO MUNDKA, DELHI			34190.26
3	GORDHAN S/O CHET RAM - 1/5 VPO MUNDKA, DELHI			34190.26
4	PRATAP SINGH S/O CHET RAM -			34190.26

	1/5 VPO MUNDKA, DELHI			
5	SUSHILA W/O ANAND PRAKASH - 1/5 VPO MUNDKA, DELHI			34190.26
6	DHIR SINGH S/O BHAGWANA - 1/4 VPO MUNDKA, DELHI	31//4 MIN	0-2-0 A 0-2-0	42737.83
7	KARAN SINGH S/O BHAGWANA - 1/4 VPO MUNDKA, DELHI			42737.83
8	DALIP SINGH S/O BHAGWANA - 1/4 VPO MUNDKA, DELHI			42737.83
9	MURTI W/O BALBIR SINGH - 1/4 VPO MUNDKA, DELHI			42737.83
10	RAKESH KUMAR S/O JAGDISH CHANDER - 1/3 23/17, EAST PUNJABI BAGH, DELHI	31//19/1 AND 2 MIN	0-12-0 A 0-12-0	341902.61
11	ATTAR SINGH S/O SHIV LAL - 1/3 VPO MUNDKA, DELHI			341902.61
12	VIRENDER S/O BHOOP SINGH - 1/9 VPO MUNDKA, DELHI			113967.54
13	SATENDER S/O BHOOP SINGH - 1/9 VPO MUNDKA, DELHI			113967.54
14	NAGENDER S/O BHOOP SINGH - 1/9 VPO MUNDKA, DELHI			113967.54
Gross total			0-16-0	1367610.45

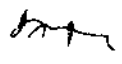
In case of any dispute on the issue of ownership or apportionment, the matter will be referred to the Civil Court under the relevant provisions of the Land Acquisition Act, 1894.

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 or @ Rs.11,04,166.66 for land measuring 16 Biswa.	8,83,333.33
2	Solatum @ 30% on item No. 1	2,65,000.00
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 28/05/2009 to 11/01/2011 (594 days).	1,72,504.11
4	<b>Total (1+2+3)</b>	<b>13,20,837.44</b>
5	80% Estimated Compensation Tendered	9,18,666.66
6	Balance compensation on which interest is payable (item No. 4-5)	<b>4,02,170.78</b>
7	Interest @ 9% p.a. u/s 34 of the Land Acquisition Act, 1894 from 12/01/2011 to 11/01/2012 (365 days) on item No. 6	36,195.37
8	Interest @ 15% p.a. u/s 34 of the Land Acquisition Act, 1894 from 12/01/2012 to 15/03/2012 (64 days) on item No.6	10,577.64
	<b>Grand Total (4+7+8)</b>	<b>13,67,610.45</b>

(Rupees Thirteen Lacs Sixty Seven Thousand Six Hundred Ten & Paise Forty Five Only)

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

  
Divisional Commissioner/Secretary (Revenue)

The Award announced in open court today on 15/03/12 Page 5 of 5

  
 15/03/12

आज दिनांक 11/11/2011 को मुलाखत (मैट्रिंग फॉर रैडिंग) लाई वेस्ट 2010/7582 दिनांक 24/12/2010 को रैडिंग में शामिल मुण्डका की 0-16 बिल्डिंग शुरू की Notification 054, 6, 17(1) No. F-10(40)/08/L&B/LA/2103 न 1441-1447 दिनांक 24/5/2009 तथा 24/11/2010 से Modified हो तथा शी हिणी पीछे योजना हेतु चार्जवाही हो या बचका लेने देन हेतु निश्चित किए गए स्थान पट्टावर नंगलोर पहुँचा। मौका पर महकमा JDA नया पट्टा की तरफ से श्री गोपाल सिंह (NA) तथा श्री जगदीश चन्द पट्टावी महकमा शुरू एवं भवन विभाग की तरफ से श्री विजेन्द्र (पट्टावी) तथा महकमा माल की ओर से श्री सतनारायण बागडी (Fkg) व खूबन की हलवा पट्टावी की मय रिवाइड माल हाजिर मिल। उपरोक्त सभी हाजिर इस प्रकार होकर चार्जवाही शुरू की मोबा मुआमला करने हेतु गाँव मुण्डका में मोबा पर पहुँचा तथा हलवा पट्टावी व पील्ड वानु नगी की सहायता से नं स्को 9/21 मांम (0-2) 3/14 मांम (0-2) 3/19/1-2 मांम (0-2) की रिवाइड माल की सहायता के तहत की गई। सभी नक्कलान अपेक्षा मोबा पर खाली पार गए।

इस प्रकार उपरोक्त नं स्को 9/21 मांम (0-2) 3/14 मांम (0-2) 3/19/1-2 मांम (0-2) कुल स्को नं 0-16 बिल्डिंग खाली शुरू की बचका वास्तु शास्त्र से हाजिर करके महकमा 128 को मुआइन्दी श्री विजेन्द्र पट्टावी व हवाल किया गया। उपरोक्त शुरू की मोबा पर जोड़ पड व structure नही पाया गया। तथा यह शुरू मोबा पर खाली पाई गई। उपरोक्त खाली शुरू स्को 0-16 बिल्डिंग को बचका 128 व मुआइन्दी विजेन्द्र पट्टावी द्वारा जोड़ दिया तथा मोबा पर महकमा 004 विभाग के मुआइन्दी श्री गोपाल सिंह NA/JDA/NL के दे दिया गया। बरवक्त बचका चार्जवाही विली तरह की मुआइन्दी व नही फाई। बचका चार्जवाही की एक कार्य रिवाइड माल में माल इशारा हेतु मोबा पर हलवा पट्टावी को दे दी गई। बचका चार्जवाही पूर्ण हुई।

11/11/11  
विजेन्द्र (पट्टावी)

11-1-2011  
खूबन की  
(हलवा पट्टावी)

11/11/2011  
सुरज भान पट्टावी  
(LAE/वेस्ट)

Pat  
जगदीश चन्द  
(पट्टावी JDA)

11-1-2011  
गोपाल सिंह  
(NA/JDA/NL)

11/11/11  
स (सतनारायण बागडी)  
(पील्ड वानु नगी)

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

No.F.10(40)/08/L&B/LA/ 1441

Dated : 28/4/2010

**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 Rohini Residential Scheme . It is hereby notified that the land in the locality described below is required for the above purpose.

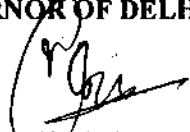
This declaration is made under the provisions of Section 6 of the Land Acquisition Act, 1894 in respect of the land notified u/s 4 of L.A. Act, 1894 vide Notification No. F.10(40)/08/L&B/LA/2103 dated 28.05.2009 to all whom it may concern. Under the provisions of Section 7, of the said Act, the Land 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	Total Area (Bigha - Biswa)	Khasra no.	Area (Bigha - Biswa)
Mundka	0-16		
9// 21 min (0-2), 31// 4 min (0-2), 19/1-2 min (0-12).			

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

  
(Kuldeep Singh Gangar)  
Addl. Secretary (L&B)

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

No.F.10(40)/08/L&B/LA/ 1442

Dated : 28/4/2010

**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(40)/08/L&B/LA/2103 dated 28.05.2009 under section 4 and No.F.10(40)/08/L&B/LA/1441... dated 28/4/2010 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)  
Addl. Secretary (L&B)