AWARD NO. :3/DC (W)/20010-11

Name of Village : Nangloi Jat

Nature of Acquisition : Permanent

Purpose of Acquisition : Construction of viaduct of Inderlok-

Mundka Corridor of Delhi MRTS Project,

Phase-II, at East of Sultanpuri Road, Nangloi

& North of NH-10.

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 viaduct of Inderlok-Mundka Corridor of Delhi MRTS Project, Phase-II, at East of Sultanpuri Road, Nangloi & North of NH-10. The notification for land measuring 05 Biswa and 8 Biswansi of Village Nangloi Jat was issued by the Land & Building Department u/s 4 of Land Acquisition Act, 1894 vide Notification No. F.9(4)/07/L&B/LA/MRTS(W)/11902 dated 19/11/2007 invoking therein provisions of sub-sections (1) and (4) of section 17 and directing that all the provisions of section 5A shall not apply. The declaration u/s 6 of Land Acquisition Act, 1894 was issued vide Notification No. F.9(4)/07/L&B/LA/MRTS(W)/16505 dated 22/02/2008

The land was also notified u/s 17(1) of the said Act vide Notification No. F.9(4)/07/L&B/LA/MRTS(W)/16506 dated 22/02/2008 directing the LAC (West) to take possession of the said land on expiry of 15 days from publication of the notice u/s 9 of the said Act.

A plan of the land was also kept in the office of Land Acquisition Collector (West) for inspection.

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Delhi 110035

Wide publicity to the notification for acquisition was given through important daily newspapers both in English and Hindi having large circulation in Delhi, for the knowledge of interested persons.

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, one claim has been filed, which is detailed under the heading 'Claims & Evidences'.

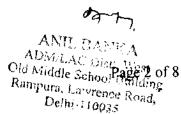
# MEASUREMENT AND TRUE AREA

As per the notification, the total area of land was 05 Biswa and 08 Biswansi. Dn physical survey conducted by team of officials from the office of LAC (West), O/o SDM (PB), Land & Building Department, PWD, Transport Department and DMRC, the total area was found to be the same i.e. 05 Biswa and 8 Biswansi.

The detail of area notified u/s 4 & 6 of the Land Acquisition Act, 1894, is as follows:-

Rectangle No.	Khasra no.	Area (in Biswa and	
_		Biswansi)	
32	15/2 min	05-08	
	Grand Total	05-08	

This entire area required for MRTS projects has been covered in the notification and declaration & there is no discrepancy on this account



# CLAIMS & EVIDENCES

S. No.	Name of Claimant	Kh. No.	Area	Claims
1.	Kamal Kant Bansal and	32//15/2	05Biswa	Rs. 1 lakh per sq. yds. for land,
	Ankush Bansal	min	and 08	construction cost Rs. 4,66,739/-,
			Biswans	and Rehabilitation etc.

Further, the interested persons of khasra no. 32//15/2 have mentioned in their claim that they are authorized dealer of M/s HPCL and running a petrol pump in the name of M/s Bansal Service Station since 1959. They have also mentioned that DDA, the allotment authority in Delhi has fixed the rate of annual license fee as 5% of the current commercial value of the petrol pump site. In that policy, it is also mentioned that DDA has prepared guidelines for setting up of petrol pump sites on private land in rural zone subject to payment of conversion charges etc. In support of their claim they have submitted copies of agreement with HPCL, copy of licence to store petroleum products alongwith copy of receipts of licence fee paid to MCD. During the joint survey also it was found that a petrol pump was in existence on the land under acquisition.

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#### MARKET VALUE

#### A. LAND

While determining the market value of the land as on 19/11/2007 i.e. the date of notification under Section 4 of the LA Act, 1894, several factors such as location of the land, nature of soil, awards announced in the recent past of the same or adjoining villages, claims filed by the interested persons, price policy of the Government regarding acquisition of agricultural land etc are to be taken into consideration.

In a policy announcement, which come into effect from 30/08/2005 the Government of National Capital Territory of Delhi fixed the indicative price of agricultural land @ Rs. 17,58,400/- per acre for the acquisition of agricultural land vide their order No. F9(20)80/L&B/LA/6720 dated 30/08/2005 which is applicable with effect from 30/08/2005.

in second method of evaluation of market value, the awards announced in the previous years in the same or nearby villages have also been taken into consideration. The details is as under:-

S. No.	Award No.	Market Value assessed	
1	9/DC(W)/2006-07 Village Nangloi Jat	Rs. 17,58,400/- per acre	
2	7/DC(W)/2006-07 Village Rajdhani Park, Mundka	Rs. 17,58,400/- per acre	
3	1/DC(W)/2008-09 Village Nangloi Jat	Rs. 17,58,400/- per acre for agricultural land and Rs. 17,57,440/- per Bigha for land used for Petrol Pump	

The land under acquisition, bearing khasra no. 32//15/2 min (0-05-08) is an agricultural land and falls in the rural village of Nangloi Jat. The said land is approved for Petrol Pump and is being used as such. DDA has a policy of permitting the setting up of petrol pump sites on private land in the rural zone on payment of conversion charges etc. According to the policy guidelines, the conversion rates in rural area/zone in NCT of Delhi are Rs. 825/- per sqm. (non-highways) and for land on highways (rural area) Rs. 1650/- per sqm. So, I assess the market value of this piece of land as sum total of per sqm. rate of agricultural land and conversion charges for land on national highways as the land is on NH-10 i.e. Rs. 434.65 + 1650 = Rs. 2084.65 per sqm. i.e. Rs. 17,57,440/- per Bigha.

Before determining the amount of compensation, a notice u/s 50(2) was given to DMRC Ltd., a company for which the land is being acquired but none appeared.

## **STRUCTURES**

There is no structure existing on the land under acquisition.

## **TREES & TUBEWELLS**

There were no trees, well and tube-well etc. on the land under acquisition.

So, no compensation assessed on this account.

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#### SOLATIUM

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 Sec 23(2) of the Land Acquisition Act, 1894.

### **POSSESSION**

The possession of the land measuring 05 Bigha and 08 Biswansi was taken on 01/07/2008 and handed over to Delhi Metro Rail Corporation (DMRC) through Land & Building Department and Transport Department.

### **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 i.e. from 19/11/2007 to 01/07/2008.

### **INTEREST U/S 34**

The interested persons are entitled for interest from the date of taking over of possession till the Award u/s 34 of the Land Acquisition Act, 1894 @ 9% p.a. for one year and 15% per annum for the period after one year.

#### <u>APPORTIONMENT</u>

The compensation will be paid to the rightful owners/interested persons on the basis of latest revenue records.

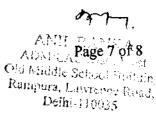
The details of owners of land under acquisition as per the record is as under:-

S. No.	Name of owner & Share	Khasra No.
1.	Kamal Kant Bansal S/o Ram Bilas (11/12 share)	
2.	Ankush Bansal S/o Kamal Kant Bansal (1/12 share)	32//15/2 min

If there is any dispute on the issue of ownership or apportionment, the matter will be referred to the Civil Court u/s 30/31 of the Land Acquisition Act, 1894.

## **SUMMARY OF AWARD**

S.No.	ITEM	AMOUNT	
_ •		(IN RUPEES)	
1	Compensation for the land measuring 05 Biswa and 08 Biswansi @ Rs. 17,57,440/- per Bigha.	4,74,508.80	
2	Solatium @ 30%	1,42,352.64	
3	Addl. Benefits u/s 23 (1A) on item 1 @ 12% per annum for 226 days from the date of notification to the date of possession i.e. from 19/11/2007 to 01/07/2008	35,256.65	
4.	Total (1+2+3)	6,52,118.09	
5	80% amount tendered before possession @ Rs. 1758400/- Per Acre.	1,02,866.00	
6	Interest on balance compensation (Rs. 5,49,252.09)	49,432.69	



	u/s 34 @ 9% per annum for one year from the date of possession i.e. from 02/07/2008 to 01/07/2009	
7.	Interest on balance compensation (Rs. 5,49,252.09) u/s 34 @ 15% per annum for 607 days from 02/07/2009 to 28/02/2011	1,37,012.06
	Grand Total (4+6+7)	8,38,562.84

(Rupees Eight Lacs Thirty Eight Thousand Five Hundred Sixty Two and Paise Eighty Four Only)

Liter

(Anil Banka) Land Acquisition Collector West District: Delhi

Longsola.

Divisional Commissioner/Pr. Secretary (Revenue)

sand Announced in the open court on 28/0411.

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Old Middle School Building
Rampura, Lawrence Road,
Delhi-110035

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

No.F.9(4)/07/L&B/LA/MRTS(W)/ 16505

Dated: 22.02.2008

#### **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 viaduct of Inderlok-Mundka Corridor of Delhi MRTS Project, Phase II at East of Sultanpuri Road, Nangloi & North of NH-10. 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.9(4)/07/L&B/LA/MRTS(W)/ 11902 dated 19/11/07 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	Totai Area (Biswa-Biswansi)	Khasra No.	Area (Biswa-Biswansi)
Nangloi Jat	05-08	32// 15/2 min	05-08

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

-(T.C. NAKH) ADDL. SECRETARY (L&B)

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

No.F.9(4)/07/L&B/LA/MRTS(W)/ 16506

Dated: 22.02.208

#### **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.9(4)/07/L&B/LA/MRTS(W)/11902 dated 19/11/07 under section 4 and No.F.9(4)/07/L&B/LA/MRTS(W)/./6J.9.5 dated 22/12/23... 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

()F.C. NAKH) ADDL SECRETARY (L&B)

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