

Award No. : 03 /DC (W)/2011-12

Name of Village : Nangloi Jat, West District, Delhi.

Nature of Acquisition : Permanent

Purpose of Acquisition : Construction of Road Over Bridge (ROB) at Nangloi Sultanpuri Road,

These are the proceedings for acquisition of land measuring **3 Bigha 14 Biswa & 4 Biswansi** in village **Nangloi Jat** u/s 11 of Land Acquisition Act, 1894 (hereinafter referred as LA Act) initiated for the public purpose namely **Construction of Road Over Bridge (ROB) at Nangloi Sultanpuri Road**. The notification u/s 4 of Land Acquisition Act, 1894 was issued by the Land & Building Department vide Notification No. **F.10(35)/08/L&B/LA/15141 dated 23/02/2010**. 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(35)/08/L&B/LA/225 dated 07/04/2010** on the said land. The notification under section 17(1) of the LA was also issued vide No. **F.10(35)/08/L&B/LA/226 dated 07/04/2010** 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.

MEASUREMENT AND TRUE AREA

As per the notifications, the total area of land under consideration for acquisition measures **3 Bigha 14 Biswa & 4 Biswansi**. 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 MCD, the total area was found to be the same i.e. **3 Bigha 14 Biswa & 4 Biswansi**. 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)	Description of land
13	22 min	00-09-02	Agricultural land
32	2 min	00-18-18	Agricultural land
32	9 min	00-07-00	Agricultural land
32	10 min	00-18-18	Agricultural land
32	11/1 min	00-06-06	Agricultural land
32	11/2 min	00-14-00	Agricultural land
Total Area		03-14-04	

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 Nangloi Jat, 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 23/02/2010 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 MCD, being requisitioning department, vide this office letter no. F.NO. LAC(W)/2012/9771 dated 07/02/2012. Representatives of the MCD appeared in

response to the said notice & stated that the MCD would agree to the rate of compensation as decided.

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 **23/02/2010** 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 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 Land 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.

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 entire notified land has not yet been taken over by the Govt.

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

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	Market Value	Solatium 30%	Addl. Amt. @ 12% pa 23/02/2010 to 20/3/2012 757 Days	G. Total
1	MAHENDER SINGH S/O HARD EV SINGH - 1/1 VILLAGE NANGLOI JAT	32//2 min 32//11/2	0-18-18 A 0-14-0 A 1-12-18	1816354.16	544906.25	452048.25	2813308.65
2	GRAM SABHA C/o . - 1/1 GRAMSABHA VILLAGE NANGLOI JAT	13//22 min 32//10 min 32//11/1 min	0-9-2 A 0-18-18 A 0-6-6 A 1-14-6	1893645.82	568093.75	471284.35	2933023.91
3	BHAGAT RAM S/o MAMAN - 725/12600 VILLAGE NANGLOI JAT	32//9 min	0-7-0 A 0-7-0	22236.69	6671.01	5534.19	34441.89
4	RAMAN S/o SHE ONATH - 525/1575 VILLAGE NANGLOI JAT			128819.44	38645.83	32060.16	199525.44
5	HOSHIYAR SINGH S/o SHEO NATH - 75/1575 VILLAGE NANGLOI JAT			18402.78	5520.83	4580.02	28503.63
6	RAGHUBIR SINGH S/o BIHAR I - 62/1575 VILLAGE NANGLOI JAT			15212.96	4563.89	3786.15	23563
7	RAMPAT S/o BAK HTAWAR - 62/1575 VILLAGE NANGLOI JAT			15212.96	4563.89	3786.15	23563
8	PURAN S/o SHRE E CHAND - 126/1575 VILLAGE NANGLOI JAT			30916.67	9275	7694.44	47886.1
9	RAJESH S/o MAM AN - 725/12600 VILLAGE NANGLOI JAT			22236.69	6671.01	5534.19	34441.89
10	MUKESH S/o MA MAN - 725/12600 VILLAGE NANGLOI JAT			22236.69	6671.01	5534.19	34441.89

11	KARTARI D/o MA MAN - 725/12600 VILLAGE NANGLOI JAT
12	KRISHNA D/o MA MAN - 725/12600 VILLAGE NANGLOI JAT
13	SUKHBIR S/o MA MAN - 725/12600 VILLAGE NANGLOI JAT
14	ROHIT S/o BALBI R - 725/100800 VILLAGE NANGLOI JAT
15	NAVEEN S/o BAL BIR - 725/100800 VILLAGE NANGLOI JAT
16	SUNITA D/o BALB IR - 725/100800 VILLAGE NANGLOI JAT
17	ANITA D/o BALBI R - 725/100800 VILLAGE NANGLOI JAT
18	KAVITA D/o BALB IR - 725/100800 VILLAGE NANGLOI JAT
19	RAVITA W/o BAL BIR - 725/100800 VILLAGE NANGLOI JAT
20	MUNISH S/o PRA HLAD - 725/37800 VILLAGE NANGLOI JAT
21	SHAILY D/o PRAH LAD - 725/37800 VILLAGE NANGLOI JAT
22	BIRMATI W/o PRA HLAD - 725/37800 VILLAGE NANGLOI JAT
23	ANGOORI W/o BA LBIR - 725/100800 VILLAGE NANGLOI JAT
24	JYOTI D/o BALBI R - 725/100800

22236.69	6671.01	5534.19	34441.89
22236.69	6671.01	5534.19	34441.89
22236.69	6671.01	5534.19	34441.89
2779.59	833.88	691.77	4305.24
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2779.59	833.88	691.77	4305.24
2779.59	833.88	691.77	4305.24
2779.59	833.88	691.77	4305.24
2779.59	833.88	691.77	4305.24
7412.23	2223.67	1844.73	11480.63
7412.23	2223.67	1844.73	11480.63
7412.23	2223.67	1844.73	11480.63
2779.59	833.88	691.77	4305.24
2779.59	833.88	691.77	4305.24

VILLAGE NANGLOI JAT					
Gross Total	3-14-4	4096458.31	1228937.49	1019513.08	6344908.88

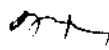
In case of any dispute on the issue of ownership or apportionment, the matter will be referred to the Civil Court under the relevant provisions of the Land Acquisition Act, 1894.

The summary of the Award is as follows: -

SUMMARY OF AWARD


S. No.	ITEM	AMOUNT (IN RUPEES)
1	Market value of the Agricultural land @ Rs. 53,00,000/-per Acre or Rs. 11,04,166.66 per bigha for land measuring 3 Bigha 14 Biswa & 4 Biswansi.	40,96,458.32 ✓
2	Solatium @ 30% on item No. 1	12,28,937.49 ✓
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 23/02/2010 to 20/03/2012.	10,19,513.08 ✓
4	Total (1+2+3)	63,44,908.89

(Rupees Sixty Three Lacs Forty Four Thousand Nine Hundred Eight & Paise Eighty Nine Only)


(ANIL BANKA)
LAND ACQUISITION COLLECTOR
DISTRICT WEST, DELHI.


Divisional Commissioner/Secretary (Revenue)

The Award announced in open court today on 20/03/12.


 20/03/12

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

No.F.10(35)/08/L&B/LA/ 225

Dated : 7/4/2010

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 Road over Bridge at Nangloi- Sultanpuri Road. 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(35)/08/L&B/LA/15141 dated 23/02/2010 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-Biswansi)	Khasra No.	Area (Bigha-Biswa-Biswansi)
Nangloi Jat	3 -14-4		

13// 22 min (0-9-2), 32// 2 min (0-18-18), 9 min (0-07), 10 min (0-18-18), 11/1 min (0-6-6), 11/2 min (0-14)

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


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

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

No.F.10(35)/08/L&B/LA/ 226

Dated : 7/4/2010

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(35)/08/L&B/LA/ 15141 dated: 23/02/2010 under section 4 and No.F.10(35)/08/L&B/LA/226..... dated 7/4/2010..... 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)
Joint Secretary (L&B)

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