

Award No. 5/DCW/2000-20001

Name of Village	Baprolla
Nature of acquisition	Permanent
Purpose of acquisition	For setting up of growth Centre Under the Mini Master Plan Scheme

INTRODUCTORY:-

These are the proceeding for determination of compensation U/s 11 of Land Acquisition Act 1894 in respect of the land measuring 451 Bighas 10 Biswas of Village Baprolla. The land is acquired by the Government for Public purpose namely for setting up of growth center under the mini master scheme at Delhi at Public expenses. The land stands notified U/s 4 of the LA Act vide notification No.7(5)/96/ L&B/LA/1015 dated 12/8/97.

The Delhi Govt issued a declaration U/s 6 of the LA Act vide notification No.F.7(5)/96-L & B/LA/2862 dated 26-5-98. In view of the urgency of the scheme the provisions of section 17(I) of the LA Act were also made applicable to this land.

The notices under section 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices issued, claims filed by the interested persons have been discussed under the heading 'claims'.

MEASUREMENT

The area to be acquired as given in the declaration U/S 6 of the LA Act is 451 Bighas 10 Biswas out of this an area measuring 2 bighas comprising Khasra No 32/21/4 is excluded as. The Rural Development Deptt vide their letter No PA/PD/(RD)/48/MMP/GCB/10846 dated 1-12-98 stated that they will not require/take over the said 2 Bighas land. The Rrural Devlopment Department stated that the said land is not forming a part of the growth center. As such this area is at present being excluded from the award. The remaining area measuring 449 Bighas 10 Biswas is to be acquired.

However, there is a 'Status Que' order from the Hon'ble High Court Delhi vide order dated 26/6/98 and 4/2/99 on the area measuring 27 Bighas 18 Biswas land comprising Khasra No.32/2(2-8),3(6-6)4(4-16),5(4-16),6(4-16),7(4-16), total area (27-18) in case CWP No.3021/98 & CMP No.6835/98 titled as Rajesh Bhasin, Arun Bhasin V/s Union of India and Others. As such this area is at present being excluded from the present award. A supplementary award for this land will be announced after the vacation of 'status que' order from the Hon'ble High Court of Delhi.

The remaining area measuring 421 Bighas 12 Biswas was measured by the field staff. There is some changes in the correct area of one Khasra No.34/18 as compared to the given in declaration. The detail of the same as under

Kh. No/	Area as per Declaration	correct area	decrease
34/18	4-16	4-15	-(0.01)

The present award is for 421 Bighas 11 Biswas land as per details given below:-

Rectangle No.	Kh. No.	Area
33	1	4-16
	2.	4-16
	3.	4-16
	4	4-16
	5	4-16
	6 ✓	4-16
	7	4-16
	8	4-16
	9	4-16

	10	4-16
	11	4-16
	12	4-16
	13	4-16
	14	4-16
	15	4-16
	16	4-16
	17	4-16
	18	4-16
	19	4-16
	20	4-16
	21	4-16
	22	4-16
	23	4-16
	24	4-16
	25	4-16
	11	4-16
34	12.	4-16
	13	4-16
	18	4-15
	19	4-16
	20	4-16
	21	4-16
	22	4-16
	23Min	3-13
	4/2	1.00
22	24/1	3.16
21	25	4-16
21	2	4-16
31	3	4-16
	4/1	4-00
	8/1	3-11
	9	4-16
	12	4-16
	13	4-05
	18	4-16
	19/1	2-06
	23/1	3-04
	8	4-16
32	9	4-16
	12	4-16
	13	4-16
	14	4-16
	15	4-16
	16	4-16
	17	4-16
	18	4-16
	19	4-16
	22	4-16
	23	4-16
	24	4-16
	25	4-16
	1	4-16
	2	4-16
	3 Min	1'-15
	8 Min	2-08
	9	4-16
	10	4-16
	11/1	2-08
	12 Min	4-07
	13/3	0-04
	14/1	0-01
38		

	17 Min	0-04
	22 Min	2-15
39	3/1	4-12
	4	4-16
	5	4-16
	6	4-16
	7/1	1-04
	15/1	2-08
40	10	4-12
	11	4-16
	12	4-16
	13	4-16
	14	4-16
	15	4-16
41	3	0-04
	10	4-16
	11	4-12
10	19	4-16
	20	4-16
	21	4-16
	22	4-16
	23	4-16
	24	4-16
	25	4-16
11	16	3-18
	24	5-06
	25	4-11
	total	<u>421-11</u>

CLAIMS

The following persons have filed their claims in pursuance to the notices issued U/s 9 & 10 of the LA Act.

S.No.	Name of the claimant	Khasra No	Area	Claims
1.	Sh. Shamsher Singh Sh. Mohender Singh Sh. Krishan Kumar Roshan Lal sons of Diwan Bhagat Swrup R/o 8/21-B, New Rohtak Road, New Delhi	11/16	3-18	Rs. 5,000/- per Sq Yds + other benefits under the LA Act
2.	Sh. Shamsher Singh S/o Diwan Bhagat Swrup	10/19 20 21	4-16 4-16 2-08	Rs. 5,000/- per Sq Yds + other benefits under the LA Act
3.	Sh. Krishan Kumar S/o Diwan Bhagat Swrup	10/19 20 21 22	4-16 4-16 2-08 4-16	-do-
4.	Sh. Mahender Singh S/o Diwan Bhagat Swrup	-do-	-do-	-do-

5.	Sh. Roshan Lal S/o Diwan Bhagat Swrup	-do-	-do-	-do-
6.	Sh. Mahender Singh S/o Dariyao Singh R/o Village Baprolla	10/25 33/5 6 15 Min 16 Min 25 Min	-----	Rs. 5,000/ Per Sq Yds + other benefits under the LA Act
7.	Sunder Singh S/o Dariya Singh Baprolla	-do-		-do-
8.	Vijender Singh S/o	-do-		-do-
9.	Sh. Shri Chand S/o Moji Sh. Suresh etc. S/o Nand Ram Uday Singh etc. Sons/o Dhare R/o Baprolla	10/24 33/4 7 14 16 Min 25 Min	4-16 4-16 4-16 4-16 2-08 2-08	Rs. 7,000/- Per Sq Yds + other benefits under the LA Act
10.	Sawrup Singh S/o Moji Ram R/o Baprolla	-do-	-do-	-do-
11.	Sh. Hari Kishan S/o Rishal Singh Sh. Lalit, Amit Sons/o Rishi Raj through their Mother Smt Krishana Devi R/o Baprolla	10/21 Min 11/24 25	2-08 5-06 4-16	Rs. 70,00,000/-per acre + other benefits under the LA Act
12.	Sh. Attar Singh etc. Sons/o Hari Singh Dhir Singh s/o Chunni Lal Anil, Sunil S/o Dharamvir Baprolla	-do-	-do-	Rs. 7,000/- per Sq Yds + other benefits under LA Act
13.	Sh. Sultan S/o Prithi Baprolla	10/23 33/3/1 2 8 13	4-16 4-12 0-04 4-16 4-16	-do-
14.	Sh. Shiv Lal S/o Prithi	-do-	-do-	-do-
15.	Sh. Roop Chand S/o Prithi	-do-	-do-	-do-
16.	Sh. Sibe S/o Balbir singh	21/25	4-16	Rs. 3,000/- Per Sq Yds + other Benefits under the LA Act.
17.	Sh. Chhatar etc. S/o Ramji Lal	21/24/1 22/4/2	3-16 1-00	Rs. 2,000/- per Sq Yds. + other benefits under The LA Act.
18.	Sh. Rajinder Singh etc. S/o Changdi Baprolla	-do-	-do-	-do-

19.	Sh. Parhlad Singh S/o Bhartu r/o Baprolla	31/8/1 9 12 13/1 18 19/1	-do-
20.	Sh. Karan Singh S/o Bhartu	-do-	-do-
21.	Sh. Sukhbir Singh S/o Bhartu	-do-	-do-
22.	Sh. Raghubir Singh S/o Bhartu	-do-	-do-
23.	Sh. Raghubir Singh S/o Yad Ram R/o Baprolla	31/2 3 4/1 32/22 23/1 23/2 24 25	-do-
24.	Sh. Samey Singh S/o Yad Ram	-do-	-do-
25.	Sh. Mehar singh S/o Mange Ram R/o Baprolla	31/23/1 38/1 10 11 11/1 39/5 6 15/1	-do-
26.	Sh. Zile Singh S/o Mange Ram	-do-	-do-
27.	Sh. Lakhi Ram S/o Ram Sawrup	31/2 3 4 32/22 23/1 23/2 24 25	-do-
28.	Sh. Badle S/o Ram Sawrup R/o Baprolla	31/23/1 38/1 10 11/1 39/5 6 15/1	-do-

				-do-	-do-
29.	Sh. More Dwajh s/o Late Balwan Singh R/o Baprolla			-do-	
30.	Sh. Rajesh S/o Late Balwan Singh			-do-	
31.	Sh. Sanjeev Kumar S/o Late Balwan Singh			-do-	
32.	Sh. Chand Ram S/o Chhottu	32/8 9 12 13/1 2 14 16 17 18 19			-do-
33.	Sh. Radhubir singh S/o Tofan Singh	32/8 9 12 13/1 16 17 18 19	4-16 4-16 4-16 4-14 4-16 4-16 4-16 4-16		Rs. 7,000/-Per Sq Yds + other benefits under the LA Act
	Munshi etc.S/oChhotu Smt Laxmi W/oSant Lal R/o Baprolla				
34.	Sh. Surender S/o Surajbhan R/oBaprolla	33/1 10 11 20			Rs.5,000/- per Sq yds. + other benefits under the LA Act
35.	Sh. Narender S/o Surajbhan			-do-	
36.	Sh. Bijender S/oSuraj Bhan			-do-	
37.	Sh. Ram Singh S/o Jage Ram R/o Baprolla	33/23 24 39/3/1 4 7/1			-do-
38.	Sh. Roshan Lal S/o Kali Ram			-do-	
39.	sh. Baljit Singh S/o Kali Ram R/o Baprolla			-do-	
40.	Sh. Kartar Singh S/o Kali Ram			-do-	
41.	Smt Kitabo W/o Rishal Singh	33/17 18			-do-

42.	Sh. Ram Kishan S/o Chhotu R/o Baprolla	31/1 10 11 20		-do-
43.	Sh. Ramesh Chander S/o Lakhi Ram Sh. Vinod Kumar S/o Prakash R/o Baprolla	33/21 22	4-16 4-16	Rs. 7,000/- per Sq yds + other benefits under LA Act
44.	Sh. Inderjit etc. S/o Prabhu Sh. Vijay S/o Chander Master Surrender and Amit S/o Raghubir Singh	33/2 9 12 19		Rs.50,00,000/-per acre + other benefits under the LA Act
45.	Sh. Suresh Kumar Etc. S/o Lakhi Ram	33/21 22	4-16 4-16	Rs. 7,000/- per Sq Yds + other benefits under the LA Act
46.	Sh. Mahabir Singh s/o Moji Ram	34/20 21		Rs. 5,000/- per sq yds + other benefits under The LA Act
47.	Sh.Jai Parkash S/o Dharambir R/o Baprolla	34/11	4-16	-do-
48.	Sh. Muktiyar Singh S/o Lahri Sh. Chand Ram etc. S/o Rishal R/o Baprolla	34/12 13/1 13/2 Min 18 Min 19 22 23 Min	4-16 4-14 0-02 4-14 4-16 4-16 3-13	Rs. 7,000/- per sq yds + other benefits under the LA Act
49.	Sh. Hosiyar Singh S/o Lahri Sh. Chand Ram etc. S/o Rishal R/o Baprolla	38/8 Min 13/3 14/1	2-08 0-04 0-01	Rs. 7,000/- per sq yds + other benefits under the LA Act
50.	Sh. Ramey S/o Chandgi R/o Baprolla	38/9 12 Min	4-16 4-07	-do-
51.	Sh. Ram Rishi S/o Chandgi Ram	38/2 3 Min	4-16 1-16	-do-
52.	Sh. Udey Singh S/o Dhare R/o Baprolla	38/22 Min	2-15	-do-
53.	Sh. Jay Ram S/o Sawrup Singh R/o Baprolla	39/2	4-16	Rs. 5,000/0 per sq yds + other benefits under the LA Act
54.	Sh. Rakesh Kumar S/o G.S. Singh R/o 69-B, New Roshan Pura Najaf Garh, Delhi Sh. Mehar Singh S/o Mange Ram R/o Baprolla Partner M/s Midas Associates	40/13 14		Rs.10,00,000/-per acre + other benefits under the LA Act

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55.	Sh. Mange Ram S/o Shri chand R/o Baprolla	40/13 Min	4-16	Rs. 7,000/-per sq yds + other benefits under The LA Act.
56.	sh. Rajender Singh S/o Ram Nath R/o Baprolla	40/12	4-16	Rs. 5,000/-per sq yds + other benefits under The LA Act.
57.	Sh. Rameshwar S/oBhartu R/o Baprolla	40/10/2	4-12	-do-
58.	Sh. Mukhtiyar Singh S/o Jhabua R/o Baprolla	40/14 Min	4-12	Rs. 7,000/- per sq yds + other benefits under The LA Act,
59.	Sh. Mukhtiyare S/o Harphool R/o Baprolla	40/15/2	4-16	-do-
60.	Sh. Hushiyare S/o Tokhan R/o Baprolla	40/11 Min	4-16	-do-
61.	Sh. Narayan S/o Jai Kumar R/o Suvidha Enclave, Baprolla	41/11		Rs. 3,000/- per sq yds + other benefits under the LA Act
62.	Smt Rinku W/o Surender Pal Suvidha Enclave	-do-		-do-
63.	Sh. Sant Lal S/o Sagnu lal Suvidha Enclave	-do-		-do-
64.	Sh. Mahender Singh S/o Samey Singh R/o Baprolla	41/10/2	4-12	Rs. 5,000/-per sq yds + other benefits under the LA Act
65.	Sh. Jai Parkash S/o Rajkumar R/o Baprollar	41/3 Min	0-04	Rs. 50,00,000/-per acre + other benefits under The LA Act.
66.	Sh. Shiri Ram S/o Moji R/o Baprolla	41/11/2	4-12	Rs. 7,000/- per sq yds + other benefits under The LA Act.
67.	Sh. Bhramjit s/o Ranvir R/o Baprolla		11-15	Rs.70,00,000/-per acre + other benefits under The LA Act
68.	Sh. Mukti Ram S/o Paragi R/o Suvidha Enclave, Baprolla	41/11	50 sq yds	Rs. 3,000/- per sq yds + other benefits under The LA Act.

MARKET VALUE

While determining the market value of the land as on 12/8/97 i.e. the date of notification U/s 4 of the LA Act , several factors such as location of land nature of soil, award announced in the recent past of the same or adjoining villages, sale deeds, pronouncement of different courts , claims filed by the interested persons and price policy of Govt regarding acquisition of agricultural land are to be taken into consideration.

The land under acquisition is basically agricultural land, However some of the Khasra No. earth has been taken out and as such there are "Gadhas" upto 3-5 feet. Hence for the purpose of assessing the market value, land can fairly be divided into blocks one block will consists of level ^{land} measuring 406 Bighas 19 Biswas categorised as block 'A'

and second block will consist of land having "Gadhas" measuring 14 Bighas 12 Biswas categorised as block "B" the details of the "B" block land is as under

Rectangle	Khasra No	Area
10	21	4-16
	22	4-16
32	14	2-00
	15	3-00
Total		<u>14-12</u>

Rest of the land is for "A" Block

The interested persons have generally claimed exorbitant prices raising from Rs. 5000/- to Rs. 7000/- per sq yds, They have however not filed any documentary evidence in support of their claim, therefore demand cannot form basis for the determination of market value.

In a policy announcement which came in to effect w.e.f 1/4/97 the Govt of Delhi fixed the indicative price of the agricultural land in Delhi @ Rs. 10,00,000/- per acre or Rs. 2,08,333/- per Bigha

I, accordingly determine the market value of "A" block land @ 10,00,000/- per acre or Rs. 2,08,333/- per Bigha

As far as assessment of land falling in B block is concerned, attention is required to be paid to the quality of land. As stated earlier this land has 'Gadhas' from which earth has already been taken out. It is general practice to lease out the land for removal of earth from the same for making bricks etc. Thus the land owners have already got some compensation for their land which has now become of inferior quality. For the assessment of this inferior land it would be appropriate that the land owners should not be given the amount which they have already received in consideration of earth from their land. For arriving at this amount local inquiry was made and it came to my notice that for removing earth upto 3-5 feet Rs. 1,50,000/- per acre is paid as lease consideration. As such I allow a deduction of Rs. 1,50,000/- per acre in the market value of 'B' Block land from that of the "A" Block land mentioned earlier.

Accordingly I assess the market value of 'B' block land @ Rs. 8,50,000/- per acre or Rs. 1,77,083/- per Bigha in addition to the market value fixed above land owners will be entitled to other benefits as per the provision of LA Act.

TREES

There are some trees on the land under acquisition some of them are in infancy stage and cannot be converted into the fire wood hence I do not assess the market value of trees having weight less than one quintal. The detail of other trees is as under:-

Kh.N.	Kind of trees	Qty	Wt per Qts	Rate per Qts	Amount
21/25	Neem	1	1	100/-	100/-
10/2	Kikkar	3	3	100/-	300/-
20	Khajur	25	25	100/-	2500/-
	Neem	1	1	100/-	100/-
	Kikkar	2	2	100/-	200/-
19	Neem	1	6	100/-	600/-
33/4	Sisam	2	10	100/-	1000/-
3	Neem	1	5	100/-	500/-
2	Neem	2	2	100/-	200/-
9	Neem	1	1	100/-	100/-
12	Neem	1	1	100/-	100/-
18	Neem	1	2	100/-	200/-
22	Neem	1	1	100/-	100/-
21	Sisam	3	3	100/-	300/-
10	Neem	1	1	100/-	100/-

39/2	Neem	1	1	100/-	100/-
3	Neem	1	5	100/-	500/-
	Jamun	2	2	100/-	200/-
5	Neem	1	1	100/-	100/-
38/9	Sisam	5	5	100/-	500/-
34/11	Neem	1	5	100/-	500/-
12	Neem	2	2	100/-	200/-
13	Neem	1	3	100/-	300/-
32/15	Sisam	1	1	100/-	100/-
	Neem	2	2	100/-	200/-
14	Pipal	1	5	100/-	500/-
23	Pipal	1	10	100/-	1000/-
	Lasua	1	2	100/-	200/-
22	Neem	1	1	100/-	100/-
31/3	Neem	1	2	100/-	200/-
12	Neem	1	2	100/-	200/-
Total					11,300/-

STRUCTURES

There were some about 100 structures on the land under acquisition which were existing at the time of issuance of notification U/s 4 . The valuation of these structures was to be assessed by PWD Department, Delhi Admn. Delhi; the Chief Engineer, PWD Deptt has been asked to do the same vide letter No. SDM/PB/2000/LA/435-37 dated 13/3/2000; 605 dated 11/4/2000 and 748-51 dated 24/4/2000 but valuation report has not been received to this so far. On the receipt of this valuation report the supplementary award will be drawn for this structures. The details of Khasra No where the structures exist is as under:-

Kh No.	Area
10/25	4-16
33/5	4-16
6	4-16
40/13	4-16
14	4-16
41/11	4-12

TUBEWELL WITH KOTHA/BORING

There are some tubewell with kotha and Boring in the land under acquisition in the following Khasra No. details is as under:-

Kh, No.	Kind	Qty	Amount
10/19	Tubewell with kotha	1	4000
23	-do	1	4000
11/24	-do-	1	4000
21/24/1	-do-	1	4000
31/3	-do-	1	4000
12	-do-	1	4000
32/24	-do-	1	4000
14	-do-	1	4000
9	-do-	1	4000
13	-do-	1	4000
22	-do-	1	4000
33/2	-do-	1	4000
3	-do-	1	4000
4	-do-	1	4000
18	-do-	1	4000
21	-do-	1	4000
34/13	-do-	1	4000
38/2	-do-	1	4000
10	-do-	1	4000

11,300

9	-do-	1	4000
39/3	-do-	1	4000
6	-do-	1	4000
39/7/1	Boring	1	2000
21/25	-do-	1	2000
Total			<u>92,000</u>

The tubewell with kotha/ boring and accessories can be removed by the owners and such Rs. 40000/- per tubewell with kotha is allowed as removal charges and Rs. 2000/- is allowed for boring as removal charges.

WELLS

There are some wells falling in the land under acquisition most of the wells are not in use at the present in view of the improved method of irrigation by way of tubewell and pump set etc. most of these wells are in deteriorated condition. However, material used in above wells carry some value. Keeping view the above facts, I assess the market value of such wells @ 5000/- each. Details of Khasra No is as under:-

Khasra No.
32/13,32/23,33/18-22-10,34/11,39/3-6 Amount Rs. 40,000/-

POSSESSION

The possession of 423 bighas 12 biswas land has already been taken/ handed over to the requisition department on 29/6/98. The interested persons are entitled for interest u/s 34 of the LA Act @ 9% P.A. for one year from the date of possession and there after @ 15% P.A. till the date of announcement of the award. The possession of Khasra No 32/2-3-4-5-6 and 7 measuring 27 bighas 18 biswas is not taken/handed over on 29/6/98 due to the status que from the Hon'ble high Court Delhi. The supplementary award for these khasra No would be announced after vacation.

SOLATIUUM

As provided under sub section 2 of section 23 of the LA Act the interested persons will be paid 30% solatium on the market value of the land

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount @ 12% P.a. on the market value of the land from the date of notification U/s 4 till the date of possession or announcement of the award which ever is earlier.

APPORTIONMENT

The compensation will be paid to the interested persons according to the latest entries in the Revenue Record. In case of any dispute regarding title apportionment of compensation. The matter would be referred to the Court of ADJ Delhi U/S 30-31 of LA Act.

LAND REVENUE

The land revenue to be assessed and to be deducted from the Khalsa Rent Roll of the village from the date of taking over the possession of the land.

SUMMARY OF AWARD

1.	Market value of 'A' Block land measuring 406 bighas 19 biswas @ Rs. 10,00,000/- per acre or 2,08,333/- per bigha	Rs. 8,47,81,249.94 paisa
2.	Market value of "B" block land measuring 14 bighas 12 biswas @ Rs. 8,50,000/- per acre or Rs. 1,77,083/- per bigha	Rs. 25,85,416.66 paisa
	Total	Rs. 8,73,66,666.60 paisa
3.	Solatium 30% U/s 23(2)	Rs. 2,62,09,999.98 paisa
4.	Additional amount @ 12% P.a. W.e.f. 12/8/97 to 29/6/98 (322 days) u/s 23-1A	Rs. 92,48,898.61 paisa
5.	interest u/s 34 @ 9% p.a., w.e.f. 29/6/98 to 28/6/99 (One year)	Rs. 78,62,999.99 paisa
6.	Interest u/s 34 @ 15% p.a. w.e.f. 29/6/99 to 25/5/2000(332 days)	Rs. 1,19,20,164.37 paisa
7.	Cost of well	Rs. 40,000.00 paisa
8.	Cost of trees	Rs. 11,300.00 paisa
9.	Cost of removal charges of tube well / boring	Rs. 92,000.00 paisa
	GRAND TOTAL	Rs. 14,27,52,029.55 paisa

(RUPEES FOURTEEN CRORE TWENTY SEVEN LACS FIFTY TWO THOUSAND TWENTY NINE AND PAISA FIFTY ONLY)

APPROVED

(E. RAJA BABU)
LAND ACQUISITION COLLECTOR
PUNJABI BAGH: DELHI

DIVISIONAL COMMISSIONER/PR. SEC. (REVENUE)

Approved in open court, Rs. 8,73,66,666.60 (Rs. 8,73,66,666.60) LA set 25/5/2000

May kindly peruse the award placed opposite on the file for an area measuring 421 Bigha 11 Biswa land at village Baprola. This land is being acquired for a public purpose namely for setting up of Growth Centre under the Mini Master Plan Scheme, Delhi at public expenses. The notification under section 4 of the LA Act was issued vide notification no. F7(5)/96-L&B/LA/10151 Dated 12-8-97. In view of the urgency of the scheme the provision of section 17(1) of the LA Act were also made applicable to this land. The declaration under Section 6 was issued vide notification no. F-7(5)/96/L&B/LA/2862 Dated 26-5-98.

In this award there was a status quo order from the Hon'ble Delhi High Court on an area measuring 27 Bighas 18 Biswas land comprising Khasra no. 32/2(2-8), 32/3(6-6), 32/4(4-16), 32/5(4-16), 32/6(4-16) & 32/7(4-16) in case CWP no. 3021/98 & CMP No. 6885/98 titled as Sh. Rajesh Bhasin & others Vs. UOI as such this area is at present being excluded from the present award and the Department shall go by the orders of Hon'ble High Court, Delhi in this case.

A total sum of Rs. 15,35,17,408/- (Rs. Fifteen crores thirty five lacks seventeen thousand four hundred eight only)/- has been received from L&B Department for this award. However the possession of the land has been handed / taken over to the requisitioning department on 29-6-98.

SUMMARY OF AWARD:-

1.	Market value of "a" Block land measuring 406 Bighas 19 Biswas @ Rs. 10,00,000/- (Rs. Ten Lacks only/-) per acre or Rs. 2,08,333/- Per bigha.	Rs. 8,47,81,249-94
2.	Market value of B-Block land measuring 14 Bighas 12 Biswas @ 8,50,000/- Per acre or Rs. 1,77,083/- per Bigha.	Rs. 25,85,416-66
	Total	Rs. 8,73,66,666-60
3.	Solatium 30% u/s 23(2)	Rs. 2,62,09,999-98
4.	Additional amount @ 12% p.a. w.e.f 12-8-97 to 29-6-98 (322 days) U/S 23-1A.	Rs. 92,48,898-61
5.	Interest U/s 34 @ 9% p.a. w.e.f 29-6-98 to 28-6-99 (one year)	Rs. 78,62,999-99
6.	Interest U/S 34 @ 15% p.a. w.e.f 29-6-99 to 25-5-2000 (332 Days)	Rs. 1,19,20,164-37
7.	Cost of Wells	Rs. 40,000-00
8.	Cost of Trees	Rs. 11,300-00
9.	Cost of removal Charges of Tube well/Boarings	Rs. 92,000-00
	Grand Total	Rs. 14,27,52,029-55

(Grand total Rs. Forteen crores twenty seven lacks fifty two thousand two hundred nine & fifty paise only)

D.C. (WEST)

(E. RAJA BABU)
LAND ACQUISITION COLLECTOR
(PUNJABI BAGH) DELHI

May kindly approve the draft award.

Pr. Secy (Revenue) / Divisional Commr. As ordered

D.C. (West)

24/5/2000 (231) days.

SDM (P.B.) / 924
24/5/2000

38/bc(w)
24/5/2000
1694/Div. Commr / 24/5/2000

" " 6 = F-7(5)/96-L4B/LA-2862 DT 26-5-98

आज दिनांक 29-6-98 को मुताबिक शाहू श्रीम-डाच्य शाहू-डाच्य शाहू
(पंजाबी भाषा) नांगलाइ दिवली लेशय बहना लण शाहू बहना पदुचा। श्रीम
पर श्री सुरेन्द्र सिंह पदुचो हलवा ब मय दिवली व श्री दिवली शाहू पदुचो (LA)
हाजिर मिल मदवना LA की तरफ से श्री गिलाचन सिंह नायक तदसोमदाह
व मदवना शाहीरा दिवली की तरफ से श्री शाहू नवलकरवाक (शुरव्य)
मिलपक व मदवना D.S.I.D. की तरफ से श्री गोपाल सरन (A.E.E) तथा

मी राच्या ह्याशा (F.F) मी वर ही ज्ञान मिळाले। तिलाही मी ज्ञान देऊन

प्रायः काल के लिए ही उपरान्त नाटिकाओं में अन्तिम भाग आता

शाही की गद्दी की जिसका खाना 451-10 (अ. 1) है। जिस में से गहरान

$\frac{20}{20-21-22-23-24-25}$
 $\frac{10}{19-20-21-22-23-24-25}$
 $\frac{11}{16-24-25}$
 $\frac{21}{24-25}$

$\frac{22}{4/2}$ $\frac{32}{8-9-12-13-14-15-16-17-18-19-21/9-22-23}$
 1-0 4-16 9-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 2-0 4-16 4-16

32

24-25
9-16 4-16

33

1-2-3-4-5-6-7-8-9-10-11-12-13-14-15
9-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16

33

16 - 17 - 18 - 19 - 20 - 21 - 22 - 23 - 24 - 25

4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16

31

2 - 3 - 4 - 11 - 8 - 1 - 7 - 12 - 13

4-16 4-16 4-0 3-11 4-16 4-16 4-16

31

18-19/1-23/1

34

11-12-13-18-19-20-21-22-23/1

38

1-2-3/1

2-6 3-4 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 3-13 4-16 4-16 1-15

38

8/1-9-10-11/1-12/1-13/3-14/1-15/1-17/1-22/1

39

31-4-5-6-7/1-15/1

2-8 4-16 4-16 2-8 4-7 0-4 0-1 0-4 2-15 4-12 4-16 4-16 4-16 1-4 2-8

40

10-11-12-13-14-15

41

3-10-11

कुल रकमा 423 बिघा 12 बिघा

4-12 4-16 4-16 4-16 4-16 4-16 0-4 4-16 4-12

जो जमीन वाला श्री प्रतापसिंह (N.T) 4+13 का हक रक्का गया 1 भाग

पर अतिथित रक्का लगावाएर दो चारो तरफ मुका फिसल ओर तर-काली ओर दी गई।

जो ओर तर बरबन्त जमीन आपसवादी बिघा बिघा जो जोई गसाइत पर नदी

काई। इत फातर जो मुनादी व गुरतदरी वा डावाडा कुलन्द बाजारिय अनस्तार

हलवा पलनारी के पदल हो जरा दी गई। व नीज नम्बरान खदारा 32 2-3 2-8 6-6

32

4-5-6-7

कुल तावादी 27-18 बिघा व वजय रक्के हाईकोट बिघा 24 6 98

4-16 4-16 4-16 4-16

C.W.P. No 3021/98 व C.M.No 6835/98 के जारना जमीन नदी लिया गया है।

नीज इस जमीन जमीन रक्के खदारा होन व बाद लिया जायगा। व नीज नम्बरान

खदारा 10 33 40 41 व नीज पर जमीन नदी गजानात-चारीदारी 25 5-6 13-14 11 4-16 4-16 4-16 4-16 4-16 4-12

व जो जमीन होने दुल है। इन सगी नम्बरान खदारा जो जमीन व मय structure

(बुझी) दिया गया व नीज नम्बरान खदारा में खरीदकी जमीन जोई हुई है।

उपरोक्त जमीन जो इस जमीन नदी व दी गई है। उपरोक्त

सगी नम्बरान खदारा जो जमीन आपसवादी मुकाम हो - मुनादी है।

(नारायण) 16/12

29/6/98 29/6/98 29/6/98
 (विल्यागीकृत) (सुरेन्द्र कुमार) (मिलानाचनिकृत) (राज्याध्यवशी) 29/6/98
 पटना LA हामना पटना C.N.T.L+B E.E.(D.S.I.D.E)

29/6/98 29/6/98
 (शाली शरण) (राजेश शरणराम)
 A.E.E.(D.S.I.D.E) मुख्य लिपिक (R.D)

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT, 1, LIAISON ROAD, NEW DELHI

NO. F. 7151/98 (X) G.A. / 10/51

Dated: 12-8-51

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that the land is likely to be acquired to be taken by Govt. at public expense for a public purpose namely for setting up of Growth Centre under Plan Development of Delhi. It is hereby notified that the land in the locality described below is required to be acquired for the above purpose.

The notification is made under the provisions of Sec. 4 of the Land Acquisition Act, 1894 to all whom it may concern.

In exercise of the powers conferred by the aforesaid section the Lt. Governor is pleased to authorise the officers for time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts require or permitted by that section.

The Lt. Governor, Delhi being of the opinion that the provisions of sub-section (1) of Section 17 of the said Act are applicable to this land is further pleased under sub-section 4 of the said section to direct that the provisions of section 5-A shall not apply.

SPECIFICATION

Name of village	Total Area Bigha - Biswa	Khasra No.	Area Bigha - Biswa
Baprola	505-02	33/23	4-16
		24	4-16
		25	4-16
		34/11	4-15
		12	4-15
		13	4-15
		18	4-15
		20	3-13
		19	4-15
		20	4-15
		21	4-15
		22	4-15
		22/15	4-02

1000

1000

250

No. of Village	Total Area Bigha - Biswa	Khasra No.	Area Bigha - Biswa
----------------	-----------------------------	---------------	-----------------------

22/16	4-16
17	3-11
25	1-17

30/5	1-03
6	3-00

31/1	4-16
2	4-16
3	4-16
4/1	4-00
8/1	3-11
9	4-16
10	4-16
11	4-08
12	4-16
13	4-05
18	4-16

19/1	2-06
23/1	3-04

38/1	4-16
2	4-16
3 min	1-16
8 min	2-08
9	4-16
10	4-16
11/1	2-08
12 min	4-07
13/3	0-04
14/1	0-01
17 min	0-04
22 min	2-16

39/3/1	4-12
4	4-16
5	4-16
6	4-16
7/1	1-04
15/1	2-08

40/10	4-12
11	4-16

Continued

how

100

Name of village	Total Area Bigha - Biswa	Khasra No.	Area Bigha - Biswa
		40/12	4-16
		13	4-16
		14	4-16
		15	4-16
		41/3	0-04
		10	4-16
		11	4-12
		10/19	4-16
		20	4-16
		21	4-16
		22	4-16
		23	4-16
		24	4-16
		25	4-16
		11/16	3-18
		17	2-00
		18	5-04
		24	5-06
		25	4-11
		21/24/1	3-16
		25	4-16
		22/4/2	1-00
		32/2	2-08
		3	6-06
		4	4-16
		5	4-16
		6	4-16
		7	4-16
		8	4-16
		9	4-16
		10	3-02
		11	4-16
		12	4-16
		13	4-16
		14	4-16
		15	4-16
		16	4-16

Name of village

Total Area
Bigha - Biswa

Block No.

Area
Bigha - Biswa

32/17	4-15
18	4-15
19	4-15
20	4-15
21/2	1-05
21/4	2-00
22	4-15
23	4-15
24	4-15
25	4-15

33/1	4-15
2	4-15
3	4-15
4	4-15
5	4-15
6	4-15
7	4-15
8	4-15
9	4-15
10	4-15
11	4-15
12	4-15
13	4-15
14	4-15
15	4-15
16	4-15
17	4-15
18	4-15
19	4-15
20	4-15
21	4-15
22	4-15

By order,

(M. N. MALHAN)
BY SECRETARY (S)

राष्ट्रीय राजधानी क्षेत्र: दिल्ली सरकार
भूमि व भवन विभाग, विकास भवन
नई दिल्ली

सं०एस-7/5/96-भू.व.भ./भू.अ./ 10151

दिनांक: 12-8-97

अधिसूचना

जबकि दिल्ली के उपराज्यपाल को यह प्रतीत होता है कि सार्वजनिक प्रयोजन अर्थात् दिल्ली के योजनाबद्ध विकास के लिये भूमि का सार्वजनिक व्यवहार पर सरकार द्वारा ग्रोथ सेंटर विकास केन्द्रों निर्माण हेतु भूमि प्राप्त किया जाना संभावित है। अतः इसके द्वारा यह अधिसूचित किया जाता है कि निम्नलिखित इलाके में उक्त प्रयोजन के लिये भूमि अधिग्रहण किया जाना संभावित है।

यह अधिसूचना भूमि अधिग्रहण अधिनियम 1894 की धारा 4 के उपबंधों के अधीन तत्त्व संबंधित के लिये प्रचलित की जाती है।

पूर्वोक्त धारा में प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली के उपराज्यपाल तत्समय कार्यरत अधिकारियों को उनके कर्तव्यशिर्यों और कामगारों सहित इलाके में किसी भी भूमि में प्रवेश करने व सर्वेक्षण करने और उक्त धारा द्वारा अपेक्षित या अनुमति प्राप्त सभी अन्य कार्य करने के लिये सहर्ष प्राधिकृत करते हैं।

उपराज्यपाल इससे भी संतुष्ट हैं कि उक्त अधिनियम की धारा 17 के उपधारा 1 के उपबंध इस भूमि पर लागू हैं, उक्त धारा की उपधारा 4 के अधीन सहर्ष यह भी निर्देश है कि धारा 5-क के उपबंध लागू नहीं होंगे।

विशिष्ट विवरण

गांव का नाम	कुल क्षेत्र [बोघा-बिस्वा]	खसरा नं०	क्षेत्र [बोघा-बिस्वा]
बापरोला	505-02	33/23	4-16
		24	4-16
		25	4-16
		34/11	4-16
		12	4-16
		13	4-16
		18	4-16
		23 मिन	3-13
		19	4-16
		20	4-16
		21	4-16
		22	4-16
		22/15	4-02

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2008

2.

3.

4.

22/16	4-16
17	3-11
25	1-17
30/5	1-03
5	3-00

31/1	4-16
2	4-16
3	4-16
4/1	4-00
8/1	3-11
5	4-16
10	4-16
11	4-08
12	4-16
13	4-05
13	4-16
19/1	2-04
23/1	3-04

33/1	4-16
2	4-16
3 मिन	1-15
8 मिन	2-08
9	4-16
10	4-16
11/1	2-08
12 मिन	4-07
13/3	0-04
14/1	0-01
17 मिन	0-04
22 मिन	2-15

35/3/1	4-12
4	4-16
5	4-16
6	4-16
7/1	1-04
15/1	2-08

40/10	4-12
11	4-16

Copyd 12-3

2000

1.

2.

3.

4.

40/12 4-16

13 4-16

14 4-16

15 4-16

41/3 0-04

16 4-16

17 4-12

10/19 4-16

20 4-16

21 4-16

22 4-16

23 4-16

24 4-16

25 4-16

11/16 3-16

17 2-00

18 5-00

24 5-08

25 6-11

21/24/1 3-16

25 4-16

22/6/2 1-00

37/2 2-02

3 6-00

4 4-16

5 4-16

6 4-16

7 4-16

8 5-18

9 4-16

10 3-02

11 4-16

12 4-16

13 4-16

14 4-16

15 4-16

16 4-16

CONFIDENTIAL

25

1.

2.

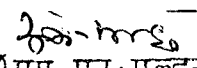
3.

4.

32/17	4-16
18	4-16
19	4-16
20	4-16
21/2	1-05
21/4	2-00
22	4-16
23	4-16
24	4-16
25	4-16

33/1	4-16
2	4-16
3	4-16
4	4-16
5	4-16
6	4-16
7	4-16
8	4-16
9	4-16
10	4-16
11	4-16
12	4-16
13	4-16
14	4-16
15	4-16
16	4-16
17	4-16
18	4-16
19	4-16
20	4-16
21	4-16
22	4-16

आदेश से


॥ स. न. मलहोत्रा ॥

उपसचिव ॥ भू. अ. ॥

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

No. F.7(5)/96/L&B/LA/ 2865

Dated :- 26.8.97

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, Delhi to take possession of land the specification of which is given in his Notification U/s 4 No. F.7(5)/96/L&B/LA/10151 dated 12.8.97 and U/s 6 dated _____ on expiration of 15 days from publication of the notification under sub-section (i) of Section 9 of the said Act.

By order,



(B.S. BHALLA)
JT. SECRETARY (LAND)

दिल्ली के असाधारण राजपत्र के भाग-4 में प्रकाशनार्थ

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार

भूमि व भवन विभाग, विकास भवन

नई दिल्ली

सं०स्फ: 7१5१/१6/भू.वभ./भू.अ. १४65

दिनांक: 26.8.97

अधिसूचना

भूमि अधिग्रहण अधिनियम 1894 की धारा 17 की उपधारा 1१ के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली के उपराज्यपाल दिल्ली के भूमि अधिग्रहण कलेक्टर को सहर्ष निर्देश देते हैं कि वे उक्त अधिनियम की धारा-१ की उपधारा 1१ के अधीन इस सूचना के प्रकाशन के 15 दिनों की समाप्ति पर ऐसी भूमि पर कब्जा जिसका विशिष्ट विवरण उनकी अधिसूचना धारा-4 सं० स्फ-7१5१/१6/भू.वभ./भू.अ. 10181 दिनांक 12.8.97 और धारा 6 दिनांक 26.8.98 में दिया हुआ है।

आदेश से

१बो.एस.भल्ला
संयुक्त सचिव भूमि

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

No. F.7(5)/96/L&B/LA/ 9862

Dated :- 26.5.98

NOTIFICATION

Whereas the Lt. Governor, Delhi is satisfied that land is required for a public purpose, namely for setting up of Growth Centre under the Mini Master Plan Scheme. It is hereby notified that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6, the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of Section 7, of the said Act. The Collector of Delhi is hereby directed to take order for the acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

SPECIFICATION

VILLAGE	TOTAL AREA (BIGHA - BISWA)	KHASRA NO.	AREA (BIGHA-BISWA)
Baprola	451-10	33/1	4-16
		2	4-16
		3	4-16
		4	4-16
		5	4-16
		6	4-16
		7	4-16
		8	4-16
		9	4-16
		10	4-16
		11	4-16
		12	4-16
		13	4-16
		14	4-16

Contd....P-2.

BS 4/6/98

M.T/LA

1867/sdm/pms
8/6/98

9/6/98

for necessary action

33/15	4-16
16	4-16
17	4-16
18	4-16
19	4-16
20	4-16
21	4-16
22	4-16
23	4-16
24	4-16
25	4-16
34/11	4-16
12	4-16
13	4-16
18	4-16
19	4-16
20	4-16
21	4-16
22	4-16
23 min	3-13
22/4/2	1-00
21/24/1	3-16
25	4-16
31/2	4-16
3	4-16
4/1	4-00
8/1	3-11
9	4-16
12	4-16
13	4-05
18	4-16
19/1	2-06
23/1	3-04
32/2	2-08
3	6-06
4	4-16

Contd...P-3.

32/5	4-16
6	4-16
7	4-16
8	4-16
9	4-16
12	4-16
13	4-16
14	4-16
15	4-16
16	4-16
17	4-16
18	4-16
19	4-16
22	4-16
23	4-16
24	4-16
25	4-16
21/4	2-00

38/1	4-16
2	4-16
3 min	1-15
8 min	2-08
9	4-16
10	4-16
11/1	2-08
12 min	4-07
13/3	0-04
14/1	0-01
17 min	0-04
22 min	2-15

39/3/1	4-12
4	4-16
5	4-16
6	4-16
7/1	1-04
15/1	2-08

Contd....P-4.

40/10	4-12
11	4-16
12	4-16
13	4-16
14	4-16
15	4-16
41/3	0-04
10	4-16
11	4-12
10/19	4-16
20	4-16
21	4-16
22	4-16
23	4-16
24	4-16
25	4-16
11/16	3-18
24	5-06
25	4-11

By order,



(B.S. BHALLA)
JT. SECRETARY(LAND)

दिल्ली के असाधारण राजपत्र के भाग-4 में प्रकाशनार्थ

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
भूमि व भवन विभाग, विकास भवन
नई दिल्ली

सं०: एफ-7१५१/१६-भू.वभ./भू.अ./१९६२

दिनांक: २६

जबकि दिल्ली के उपराज्यपाल को यह प्रतीत होता है कि भूमि के सार्वजनिक प्रयोजन हेतु ग्रोथ सेंटर विकास केन्द्र के निर्माण के लिए मिनी मास्टर प्लान स्कीम के अंतर्गत भूमि की आवश्यकता है। अतः इसके द्वारा यह धोषित किया जाता है कि निम्नलिखित विशिष्ट विवरण में वर्णित उक्त पूर्वोक्त अपेक्षित है।

यह धोषणा भूमि अर्जन अधिनियम १९१४ की धारा ६ के उपबंधों के अधीन सर्वे के लिए प्रचलित की जाती है और उक्त अधिनियम की धारा ७ के उपबंधों के अधीन निम्नलिखित के कलेक्टर को उक्त भूमि के अर्जन के लिए आदेश देने के लिए इसके द्वारा निर्देश दिया

भूमि के नक्शे का अवलोकन दिल्ली के कलेक्टर के कार्यालय में किया जा सकता

विशिष्ट विवरण

गांव का नाम	कुल क्षेत्र बोधी-बिस्वा	खसरा नं०	क्षेत्र बोधी-बिस्वा
बापरोला	४५१-१०	३३/१	४-१६
		२	१-१६
		३	४-१६
		४	४-१६
		५	४-१६
		६	४-१६
		७	४-१६
		८	४-१६
		९	४-१६
		१०	४-१६
		११	४-१६
		१२	४-१६
		१३	४-१६
		१४	४-१६

33/15	4-16
16	4-16
17	4-16
18	4-16
19	4-16
20	4-16
21	4-16
22	4-16
23	4-16
24	4-16
25	4-16
34/11	4-16
12	4-16
13	4-16
18	4-16
19	4-16
20	4-16
21	4-16
22	4-16
23 दिन	3-13
22/4/2	1-00
21/24/1	3-16
25	4-16
31/2	4-16
3	4-16
4/1	4-00
8/1	3-11
9	4-16
12	4-16
13	4-05
18	4-16
19/1	2-06
23/1	3-04
32/2	2-08
3	6-06
4	4-16

Contd...P-3.

32/5	4-16
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12	4-16
13	4-16
14	4-16
15	4-16
16	4-16
17	4-16
18	4-16
19	4-16
22	4-16
23	4-16
24	4-16
25	4-16
21/4	2-00
38/1	4-16
2	4-16
3 मिन	1-15
8 मिन	2-08
9	4-16
10	4-16
11/1	2-08
12 मिन	4-07
13/3	0-04
14/1	0-01
17 मिन	0-04
22 मिन	2-15
39/3/1	4-12
4	4-16
5	4-16
6	4-16
7/1	1-04
15/1	2-08

Contd...P-4.

1.	2.	3.	4.
		40/10	4-12
		11	4-16
		12	4-16
		13	4-16
		14	4-16
		15	4-16
		41/3	0-04
		10	4-16
		11	4-12
		10/19	4-16
		20	4-16
		21	4-16
		22	4-16
		23	4-16
		24	4-16
		25	4-16
		11/16	3-18
		24	5-06
		25	4-11

आदेश से

SW

॥ बी.एस.भल्ला ॥
संयुक्त सचिव ॥ भूमि ॥