



Name of Village	:	Basaidara Pur
Nature of Acquisition	:	Permanent
Purpose of Acquisition	:	Construction of Ring Road by PWD

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 Ring Road by Public Works Department (PWD). The notification for land measuring 2 Bigha and 12 Biswa or 2191.68 Sq.mtr. bearing Khasra number 0//3682/2519/2246 at Village Basaidarapur was issued by the Land & Building Department u/s 4 of Land Acquisition Act, 1894 vide Notification No. F.10(40)/2006/L&B/LA/8338 dated 07/09/2007. The declaration u/s 6 of the said Act was issued vide Notification No. F.10(40)/2006/L&B/LA/6699 dated 02/09/2008. The notification u/s 17 (1) of the said Act was also issued vide no. F.10(40)/2006/L&B/LA/6700 dated 02/09/2008 directing the LAC 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 said Act.

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

Wide publicity to the notification for acquisition was given through important dailies newspaper, 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 u/s 9&10 was also pasted at the site for the information of the interested persons. In response to this, the claims filed by the persons are discussed under the heading 'Claims & Evidence'.

2111 N. 40 St. West
The Middle School Building
Rampart, Louisiana 70072
225-810024

ASUREMENT AND TRUE AREA

The area to be acquired as given in the notification under Section 4 and the declaration under Section 6 of Land Acquisition Act, 1894 is 2 Bigha and 12 Biswa. On verification during the joint survey, the true area of land was found to be the same. As such total area of the land to be acquired comes to 2 Bigha 12 Biswa.

Khasra no.	Area (Bigha-Biswa- Biswansi)
0//3682/2519/2246min	02-12-00 or 2191.68 Sq.mtr.

CLAIMS & EVIDENCE

In pursuance of the notices issued under Section 9 & 10 of the Land Acquisition Act, 1894, the following persons have filed their claims:-

S. No	Name of Claimant	Khasra No.	Area	Claim
1	Smt. Parmeshwari Devi W/o Sh.Mohan Lal, Sh.Rameshwar Singh Tanwar, Sh.Krishan Tanwar and Sh.Balkrishan Tanwar all sons of Sh.Mohan Lal	0//3682/ 2519/ 2246min	02-12-00	Market value @ Rs.3 Lac per sqm, Rs. 20 Lac for diminution in profit, Rs.3 crore for damages, Rs.90 Lac per annum for unauthorised use by PWD, Rs.3 Lac for levelling of Petrol Pump alongwith Rs. 10 Lac as cost of structures besides statutory benefits, Cost of litigation.

It is seen that the claimants have claimed market value @ Rs. 3 Lac per mtr on the basis of sale deed executed by DCM Sri Ram Consolidated Ltd. in favour of BES Buildcon (P) Ltd. A perusal of the sale deed shows that transaction of 18.965 acres of land took place for an amount of Rs. 837,50,00,000/- i.e @ Rs. 1,09,037 per sq. mtr and not @ Rs. 3.0 lac sq. mtr as claimed by the claimants. It is further seen that the said amount also includes the cost of all built up structures including buildings, superstructures, facilities existing on the land and all other constructions including electrical & water connections, tube wells, bore wells e.t.c. Also the said land was in commercial use which is not the case in the present piece of land under acquisition. Also the land for which sale deed has been filed by the claimants is at a distance of more than 3-4 Kilometres from the land under ^{covered}. Therefore there is no similarity between the property which has been referred to in the claim and the land under the present acquisition and hence cannot be taken into consideration.

With reference to the claim on account of shifting the underground storage tanks and resultant damage to the electrical fittings as well for raising the level of the petrol pump, it is seen that the claimants have not filed any documentary evidence for the same. Further the claimants have themselves claimed in the claim filed by them that PWD has been using the notified property illegally even before the date of notification. In that case the claim of the claimants for shifting/damages for diminution in profit, leveling of petrol pump e.t.c is contradictory & unfounded and hence rejected.

MARKET VALUE OF LAND

While determining the market value of the land as on the date of notification under Section 4 of the LA Act, 1894, several factors such as location of the land, quality, potentiality, use of land, awards announced in the recent past of the same or adjoining villages, claims filed by the interested persons, registered sale deeds and price policy of the Government regarding acquisition of land are taken into consideration.

ALM/11/1054/2015
City of Bangalore
Planning & Development
11/11/15

The land under acquisition falls in Mansarovar Garden and is a part of ng Road within the boundaries of revenue estate of village Basaidara Pur. Government of Delhi has not fixed any minimum/indicative rates for acquisition of land in Urbanised Village.

The Delhi Development Authority was asked to clarify the status of the land under acquisition as to whether it was commercial, residential, mix land use or any other use. The DDA in its reply dated 17/08/2010 has stated that the land under acquisition is coming under 60 Mtr. road R/W and is covered under 'Transportation' land use. The area, as per the version of DDA, is adjoining to the existing petrol pump and residential area of Mansarovar Garden. Since the reply of DDA shows that the land is marked for Transportation Land use, the same cannot be put for any other use such as in the category of commercial/mixed/industrial land use. The area surrounding the site of acquisition is residential as per report of DDA. Hence, the land use of the land under acquisition has been taken to be 'Residential' and not commercial as claimed by the claimants.

The notification u/s 4 was issued on 07/09/2007 and Government of Delhi notified the circle rates before this date and matters arising before the date of notification u/s 4 are relevant for deciding the market value.

So, the price within a reasonable time frame of bonafide transactions of purchase of similar lands possessing similar advantage has been considered. The details of registered sale deeds of properties in the adjacent areas of site under acquisition were collected to estimate the fair market value, which are detailed below:-

Sl No	SD No.	SD Date	Khasra No./ Property No.	Value	Sq. Mtr	Rate per Mtr.
1.	16087	02/08/2007	Shop no.10, Basement & Ground Floor, wz-17, Mansrovar Garden	3,00,000	83.6 sqm	21800*
2.	16394	08/08/2007	G-90, IInd Floor,	7,25,000	102.0 sqm	21800*

ADDA, All India, West
Old Middle School Building
Purpura, Lawrence Road
DELHI-110017

			Mansrovar Garden			
			IInd Floor, G-90,		35.6% share of	
3.	16391	08/08/2007	Mansrovar Garden	4,00,000	102.0 sqm	21800*
			F-181, IInd Floor			
4.	16846	17/08/2007	Mansrovar Garden	26,00,000	301.5 sq. yds	21800*
			G-99B, IInd Floor,			
5.	17226	24/08/2007	Mansrovar Garden	11,00,000	83.6 sqm	21800*
			Shop bearing No. 2, G.F,			
			FA 229C, Mansarover			
6.	17279	27/08/2007	Garden	3,00,000	10.2 sq. mtr	21800**
			F-198, Ground Floor,			
7.	18926	24/09/2007	Mansrovar Garden	10,20,000	83.6 sqm	21800*
			F-198, Ist Floor,			
8.	19098	25/09/2007	Mansrovar Garden	10,20,000	83.6 sqm	21800*
			Ist Floor, E-91, Mansrovar			
9.	20604	19/10/2007	Garden	21,15,000	167.3 sqm	21800*
			Ist Floor, G-90, Mansrovar			
10.	21019	25/10/2007	Garden	11,85,000	101.92 sqm	21800*
			IInd Floor, F-154,			
11.	21240	30/10/2007	Mansrovar Garden	22,00,000	178.4 sqm	21800*
			Ist Floor, A-6, Mansrovar			
12.	21543	02/11/2007	Garden	13,25,000	124.16 sqm	21800*
			IInd Floor, E-61,		½ share of	
13.	21712	05/11/2007	Mansrovar Garden	16,00,000	251.5 sqm	21800*
			Ist Floor, FB-103A,			
14.	22876	23/11/2007	Mansrovar Garden	8,00,000	83.61 sqm	21800*
			Plot no.4, Block-G,		60% share of	
15.	23784	26/11/2007	Mansrovar Garden	45,00,000	337 sqm	21800*
			Ground Floor, F-35,			
			Shopping Centre no.-1,			
16.	23091	28/11/2007	Mansrovar Garden	19,50,000	69.4 sqm	21800**
			Shop no.11,B-198,			
17.	23287	30/11/2007	Mansrovar Garden	1,86,000	9.29 sqm	21800**
			Ist Floor, F-35, Shopping			
			Center no.1 Mansrovar			
18.	23500	03/12/2007	Garden	9,30,000	69.4 sqm	21800*
			Basement & Ground			
			Floor, C-91, Mansrovar			
19.	23657	05/12/2007	Garden	27,00,000	146.3 sqm	21800*

Amr

J.	23835	07/12/2007	Plot No.35, F-Block Mansarovar Garden	9,30,000	23.13Sq. Mtr. 1/3 share of	21800*
21.	24333	14/12/2007	F-82, Mansarovar Garden	17,50,000	184 sqm	21800*

* Land rate as mentioned in the annexure to sale deed. Rest of the amount is for cost of construction and stamp duty.

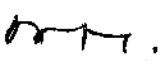
** Land rate as mentioned in the annexure to sale deed. Use factor is 3.
Rest of the amount is for cost of construction and stamp duty

On the basis of above sale deeds, it is seen that the rate at which the sale transactions have taken place is Rs. 21800/- per sqm. The circle rates have been notified by the Govt. of NCT of Delhi on 18/07/2007 vide notification No.F.2(12)/Fin.(E.1)Part File/Vol I.(ii)/3548 dated 18/07/2007.

The only course that can be taken as criterion to determine the market value of the land under acquisition is the circle rates notified by the Govt. of NCT of Delhi. The area of Mansarovar Garden falls in 'D' category of the circle rates. The circle rates have been implemented w.e.f. 18/07/2007 and the notification under section 4 was issued on 07/09/2007, therefore, both the dates are more or less on the same period. Therefore, in view of the facts discussed above, the undersigned assesses the market value of the land @ Rs. 21800/- per Sq. Mtr. which is the circle rate for areas falling under category 'D' for residential land use as per the circle rates notified in July 2007.

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

I have carefully considered all the factors mentioned above for arriving at fair market value of the land. Accordingly, I assess the market value of the land specified in the table under the heading "Measurement and True Area" @ Rs 21800/- per sq. mtrs.


ANJAL AG, Joint Secy
Old Middle School Building
Rampart, Lawrence Road

SOLATIMUM

On the market-value so determined by the LAC, the owners/interested persons are entitled to get 30% extra compensation as solatium.

POSSESSION

The possession of the land under acquisition has been taken over by the Government on 23/08/2010.

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.

INTEREST

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

APPORTIONMENT

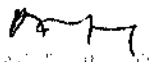
PWD, the requisitioning department had raised objection to the ownership of the property vide letter dated 01.05.2008 and stated that the land might actually belong to DLF. In support of the claim PWD submitted that in the land records 'malikana huk' in name of DLF for 2 Bigha 8 Biswa in Khasra number 2246 is mentioned. The PWD, being requisitioning Deptt., had further stated that the ownership/possession rights as determined by demarcation carried out by SDM is under challenge in the Court of Financial Commissioner.

never they have not submitted any documentary evidence to show that the land is or was in the ownership of DLF, MCD or PWD itself.

In order to ascertain the ownership of the land, report was sought from the SDM (Patel Nagar) under whose jurisdiction the revenue estate from which the land is being acquired falls. SDM (Patel Nagar) vide reply dated 20.07.2010 referred to the demarcation report dated 02.06.06 carried out by the Tehsildar Patel Nagar, in the presence of the representative of PWD & L&B Deptt, whereby the land under acquisition was stated to be in the ownership of Sh.Rameshwar Singh Tanwar, Sh.Krishan Tanwar and Sh.Balkrishan Tanwar all sons of Sh.Mohan Lal, r/o Village Basaidarapur. The SDM reaffirmed the fact that the land is in the ownership of Sh. Mohan Lal s/o Bhagwana and in the possession of Sh.Rameshwar Singh Tanwar, Sh.Krishan Tanwar and Sh.Balkrishan Tanwar all sons of Sh.Mohan Lal. It was also clarified that Khasra number as stated to be belonging to DLF was infact 3663/2520/2246 whereas the Khasra number of land under acquisition is 3682/2519/2246 .

Notices were issued to M.C.D & DLF also. Though there has been no response from DLF, the MCD in its reply dated 12/08/2010 has informed that the land under acquisition is far away from the blocks of residential colonies developed by DLF in or around the vicinity of land under acquisition. It was informed that the colonies that have been developed by DLF have been handed over to MCD for further extension of the public amenities and therefore there is no relevancy of the area developed by DLF and the site in question. It was further informed that the MCD is not at all concerned with the land in question and the same is squarely covered by the PWD, Ring Road. Further copy of layout plan of Rajouri Garden obtained from DLF was examined and it was seen that the area under acquisition was not anywhere near the colony layout of Rajouri Garden as approved and developed by the DLF.

I accordingly assess that the compensation will be paid to the rightful owners/interested persons on the basis of latest revenue records, the demarcation report & further clarifications by SDM(Patel Nagar) & MCD and the


Assistant Secretary
Government of India
Ministry of Revenue
New Delhi

apportionment on the basis of revenue record collected at the time of issuance of notices U/s 9,10.

If there is 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.

SUMMARY OF AWARD

S. No.	ITEM	AMOUNT (IN RUPEES)
1	Compensation for the land measuring 02 Bigha 12 Biswa or 2191.68 sqm @ Rs 21800 /- per sqm.	Rs. 4,77,78,624/-
2	Solatium @ 30% U/s 23(2) on item No. 1	Rs. 1,43,33,587.2/-
3	Addl. Benefits u/s 23 (1A) on item 1 @ 12% per annum from the date of notification to the date of possession i.e. from 07/09/2007 to 23/08/2010 for 1081 days.	Rs. 1,69,80,392/-
4	Total (1+2+3)	Rs. 7,90,92,603.2/-
5	80% Estimated Compensation Tendered/Offered @ Rs 6,930/- per sqm for land measuring 02 Bigha 12 Biswa or 2191.68 sqm.	Rs. 1,57,95,876.00
6	Balance compensation on which interest is payable (Item 4-5)	Rs. 6,32,96,727.2/-
7	Interest @ 9% p.a. U/s 34 of the Land Acquisition Act, 1894. from 24/08/2010 to 31/08/2010 for 8 days on item no. (6).	Rs. 1,24,859.3/-
8	Grand Total (4+7)	Rs. 7,92,17,462.5/-

(Rupees Seven Crore Ninety Two Lacs Seventeen Thousand Four Hundred Sixty Two and paise Fifty Only)


(ANIL BANKA)

Land Acquisition Collector

District West:Delhi

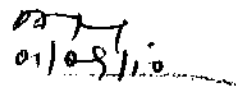

Divisional Commissioner/

Secretary (Revenue)

ADMLAC District West
Old Middle School Building
Rampura, Lawrence Road
Delhi-110035

Award announced in the open court on 01/08/2010.

Page 9 of 9


01/08/10
ADMLAC District West
Old Middle School Building
Rampura, Lawrence Road
Delhi-110035

वाल्मीकी चार्जवाही ग्राम बसईदारा पुर

नम्बर खसरा 0/3682/2519/2246 मांन खसरा 2-12 बिस्

प/ड 4 नो: F. 10(40)/08/L&B/LA/8338 दिनांक 07/09/200

प/ड 6 नो: F. 10(40)/08/L&B/LA/6699 दिनांक 02/09/200

प/ड 17(1) नो F. 10(40)/08/L&B/LA/6700 दिनांक 02/09/200

आज येज आदेशानुसार जिनका LAE (W) साहब
पत्र नम्बर LAE (W)/2010/6652 दिनांक 19/8/2010 के
तहत वाकत लेने/देने वाला वांछित भूमि नम्बर

खसरा 0/3682/2519/2246 मांन खसरा तोदादी 2-12 बिस्

ग्राम बसईदारा पुर बहमरा सुरज भाग, पटवारी (LA)

मांका पर पहुँचा। मांका पर महकमा L&B की तरफ से

श्री विजेन्द्र पटवारी व महकमा माल की ओर से

श्री एम. एस. जोरखड़ (HCU) व सुवेन्द्र कुमार, B. Sc (PN)

व महकमा P.W.D. की ओर से श्री G.S.L. भटनागर

(A.E.) व श्री-जी. सी. शर्मा एडवोकेट (P.W.D.) हाजिर हैं।

सभी हाजरीन की मौजूदगी में नम्बर खसरा 0/3682/2519/2

खसरा तोदादी 2-12 बिस् का पुरमायना किया गया। उपर

खसरा नम्बर पर सड़क, नाला, आदि मौजूद हैं जिसे सबीत

हल्का पटवारी व फील्ड वांछना द्वारा मांका पर विमानातः

लगाकर करा दी गई है। अचरित वांछित भूमि का वाक

वाकई महकमा L&B के नुमाईद श्री विजेन्द्र पटवारी व

हवाले किया गया। इसी समय खसरा नो 0/3682/251

2246 मांन खसरा 2-12 बिस् का वाकत लिया जा लो

महकमा L&B के नुमाईद श्री विजेन्द्र पटवारी द्वारा महक

P.W.D. के नुमाईद श्री G.S.L. Bhatnagar (A.E.) के

हवाले किया गया। वाकत वाला वाही पूर्ण है

Cont-

PCO
अभिषेक
सिन्हा
23-8-2010
माम-114
23-8-10

23/8/10

अभिषेक

23/8/10

पुत्री है बरवक्त वहजा वार्नवाही किसी तरह का
मजाहना पेय नहीं हुआ वहजा वार्नवाही को एक
वाणी हलवा पटवारी को की गई गाँव रिवाड माल में

अमल किया जा सक

सुरज भाग, पटवारी
(L.A.)

सुचेत सिंह
ना. 14

महावीर सिंह खारवड
(F.R.G.)

सुरेन्द्र सिंह युगा
हलवा पटवारी कांका 2 नगा

विजल्ल (पटवारी)
(L.B.)

म. जी. एस. एल. अहमगा
(P.W.D.)

मी. पी. सी. शर्मा (Advocate)
P.W.D.

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

No F.10(40)/06/L&B/LA/ 6699

Dated :- 02-9-08

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 Ring Road by PWD. 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)/06/L&B/LA/8338 dated 7.9.2007 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)
Basai Darapur	2-12	0// 3682/2519/2246 min	2-12

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


(G.S. MEENA)

ADDL. SECRETARY (L&B)

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

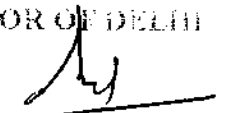
No.F.10(40)/06/L&B/LA/ 6700

Dated: 02-9-08

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section 7 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)/06/L&B/LA/8338 dated 7.09.2007 under section 4 and No.F.10(40)/06/L&B/LA/ 6699 dated 02-9-08, under section 5 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



(G.S. MEENA)

ADDL. SECRETARY (L&B)



आज दिनांक 2.6.06 को जयपुर जिला में पत्र दिनांक 30.5.06 के अनुसार जांच करने निश्चयित है।
 रजि. नं. 3682/2514/2246-2247 में जयपुर जिला में जांच पर पहुँचा। निश्चयित है कि सूचना बजटिरो टेलीफोन महकम PWD, भूमिदारान, LA(W) Bn, L & B बजटि, को कि हुका है। अब मौके पर महकमा PWD की तरफ से श्री संजय अग्रवाल A. En III, PWD XIV; PWD Surveyor शाहनवाज L & B बजटि की तरफ से पटवारी दीपक; भूमिदारान की तरफ से रमेश तवर, श्री किशन तवर व बालकिशन तवर; LA Bn की तरफ से M.T. एस. वी. सिंह, फील्ड कानूनगो जयसिंह व हल्का पटवारी अमरनाथ व मय रिकार्ड माल व सामान पैमाइरा के साथ हाजिर मिले।

Office of the Dy. Commissioner
(West) Delhi
 ATTESTED TO BE TRUE COPY
 Signature of the Incharge
(Copying Agency)

A. En. III, PWD XIV
 (Sanjay Aggarwal)

PWD Surveyor
 (Shah Nawaz)

Tech. (Patel Na)
 [F. C. Kamrango] H. Patwa

(Deepak)
 Patwari L & B Dept

(S. V. Singh)
 M.T. (L.A.)

R.S. Tanwar
 Ramashwar Singh Tanwar
 2/6/06

Shri Krishan Tanwar
 Sri Krishan Tanwar
 02/06/06



कायवाही निशानदेही (अन्दाजी)

खसरा नम्बर - 3682/2519/2246 व 2247 कायवाही निशानदेही

आज दिनांक 2-06-2006 को बहनम जनाब S.D.M
पटेलनगर, साहब, आदेश दिनांक - 30-5-2006 के अनुसार
आज दिनांक - 2-06-2006 को खसरा नम्बरान - 3682/2519/
2246 - 2247, गाँव बसईदारापुर निशानदेही करने हेतु
मोकै पर पहुँची। मोकै पर अधिकार P.W.D., L + B. विभाग, L.A. ग्राम-
जिला (पश्चिम) व भूमिदारान की हाजरी में कार्यवाही निशानदेही
शुरू की गई। निशानदेही करने के लिए आसपास में कोई Fix Point/
पत्थर आतलाश किया गया। Heavy Built-up होने के कारण
बन्दोबस्त 1908-09 रिकार्ड होने के कारण व किलाबन्दी न
होने के कारण कोई पत्थर (पैमाईश)/ Fix Point न मिला।
बाद में आसपास में (इन नम्बर खसरा के) Point तलाश किया
गया। तलाश करने के बाद व पूछताछ करने के पश्चात् खसरा
नम्बर - 2247 व 3682/2519/2246 के पूर्व व दक्षिण दिशा में
गाँव - नारायण की सीमा लगती है, जिसमें अकानात व 'होटल-
जोगीर पैलेस' बना हुआ है, जिसकी मोकै पर बसल्ली की गई
जोकि दुरुस्त पाई। खसरा नम्बर - 2247 की पूर्व व उत्तर
दिशा में दीवार पुराना बनी हुई है। इस उत्तरी-पूर्वी कोने को
सर्ग हाजिरान ने ठीक माना। इसी कोने से दक्षिण की ओर
 $19 + 6 = 25$ गज पैमाईश बजारीय पीता करके खसरा
नम्बर 3682/2519/2246 का पूर्वी-उत्तरी कोना व
इसी नम्बर खसरा का दक्षिण-पूर्वी कोना कायम किया गया।

Office of the Dy. Commissioner
(West) Delhi

ATTEST TO BE TRUE COPY
Signature of the Incharge
(Copying Agency)

2/6/06

P.T.O.

खसरा नम्बर 3682/2519/2246 के पूर्व-दक्षिण कोने से
 पश्चिम की तरफ व रिंग रोड की तरफ 128 फीट (15 गज) पैमाइश (मीठा अनुसार जिस पर भूमिदारान का काया है) करके
 खसरा नम्बर 3682/2519/2246 के बचे हुए रकबे का
 दक्षिण व पश्चिमी कोने का निशान लगाया गया।
 इससे आगे पश्चिम की तरफ चला, सड़क (रिंग रोड) महकमा
 P.W.D. बना हुआ है। खसरा नम्बर 3682/2519/2246 के
 मीठा अनुसार बचे हुए रकबे के दक्षिण व पश्चिमी कोने से
 उत्तर की तरफ 31 गज (255.75 Feet) पैमाइश करके निशान
 लगाया गया। इसी कोने से उत्तर की तरफ मुलाबिक रिकार्ड
 19 गज पैमाइश करके खसरा नम्बर 2247 मिन के उत्तरी-
 पश्चिमी कोना का निशान लगाया गया। इसी कोने से
 मुलाबिक रिकार्ड खसरा नम्बर 2247 के पूर्वी-उत्तरी कोने
 पर पैमाइश करके मिलाया गया व खसरा नम्बर 3682/
 2519/2246 के पूर्वी-उत्तरी कोना जो कि पहले ही कायम
 किया हुआ है, उस कोने से 268 Feet (32 1/2 गज) पैमाइश
 करके खसरा नम्बर 3682/2519/2246 के उत्तरी-पश्चिमी
 कोने पर निशान लगाया गया। इस तरह खसरा नम्बर
 2247 व 3682/2519/2246 के चारों कोनों पर
 निशाना लगाये गये।

Office of the Dy. Commissioner
 (West) Delhi
 ATTEST TO BE TRUE COPY
 Signature of the Officer
 (Copy to Agency)



मौके पर महकमा P.W.D. व भूमिदारान श्री रामेश्वर वगैरा ने कहा कि हमारा खसरा नम्बर 2247 का आपस में कोई विवाद नहीं है क्योंकि खसरा नम्बर 2247 पहले ही Acquired होकर सड़क (रिंगरोड) (1-10)

बनी हुई है। खसरा नम्बर 3682/2519/2246 का विवाद है, जिसकी निशान देही करके चारों कोनों पर निशानात लगा दिये गये हैं व सभी हाजिरान को मौके पर समझा दिया गया है। जिसकी Field Book मुताबिक मौका व बनाया हुआ खसरा इस प्रकार है।

पूर्व में 49.50 फीट (6 गज), पश्चिम में 255.75 feet (31 गज), उत्तर में 268 फीट (32 1/2 गज) व दक्षिण में 128 फीट (15 1/2 गज) है। जिसका खसरा 2 बीघे 10 बिस्वी

बना है। जिस पर भूमिदारान का फलाना है। इस खसरे की गणना सेलमन प्लॉट "क" के अनुसार, जो कि A.E. श्री संजय अग्रवाल, महकमा P.W.D. द्वारा सुकाया गया व दोनों पार्टियों की सहमति के बाद गणना/खसरा निकाला गया। बाकी खसरा खसरा नम्बर 3682/2519/2246 - 2 बीघे 12 बिस्वी पर महकमा P.W.D. द्वारा जाला व सड़क रिंगरोड बनाया हुआ है जो कि Acquired भूमि नहीं है बल्कि

रिकार्ड के अनुसार फाईवट भूमि दर्ज है।

P.T.O.

ATTESTED TO BE
Signature of the Incharge
(Deputy Secretary)
1/1/16

जमावची वर्ष 1916-17 व 1944-45 में खसरा नम्बर -

3682/2519/2246 का कुल रकबा 6 बीघे 12 बिस्वी था। जिसमें से अर्वाड नं०-692 वर्ष 1957 द्वारा - 13 बिस्वी व अर्वाड नं० 1113 वर्ष 1961 द्वारा - 17 बिस्वी भूमि Acquired हो चुकी है। जमावची वर्ष 1960-61 में बाकी रकबा 5 बीघे 2 बिस्वी शेष बचता है। जिसमें से - 2 बीघा 10 बिस्वी भूमि भूमिदारान के कब्जे में है व - 2 बीघे 12 बिस्वी भूमि पर चाला, सड़क (रिंग रोड) बना हुआ है जो कि मदकमो PWD का है व Acquired भूदा भूमि नहीं है। 5 बीघे 2 बिस्वी की मलोकियत श्री रामेश्वर तंवर, श्री किशोर तंवर व बालकिशन तंवर S/O श्री मोहनलाल, गाँव - बसईदारापुर की रिकार्ड आल में दर्ज है।

यह निशान देही जमावची वर्ष 1916-17 व 1944-45 की के तस्मि की मदद से की गई। रिकार्ड जमावची वर्ष 1916-17 वर्ष 1944-45 व 1960-61 उर्दू भाषा में है, जिसकी फोटो स्टेट को पी को रिटायर्ड पटवारी को बुलाकर तसल्ली की गई क्योंकि अब जिला-पाश्चिम में किसी भी स्टोफ को उर्दू भाषा का ज्ञान नहीं है।

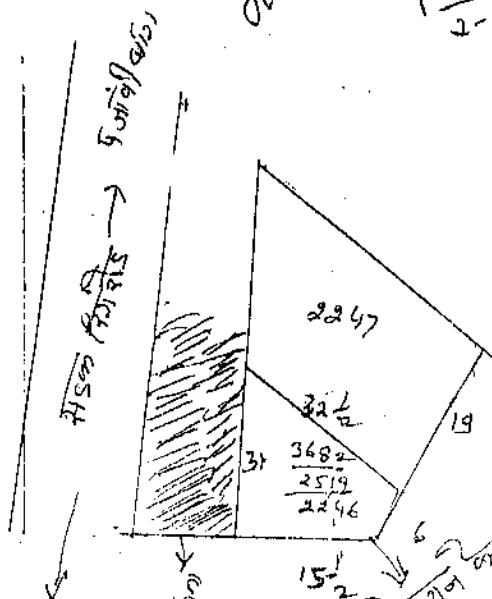
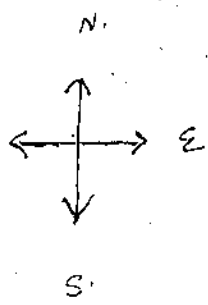
इस प्रकार खसरा नम्बराना 3682/2519/2246 के चारों दिशाओं की निशान देही कर दी गई व सभी हाजिरान की तसल्ली करा दी गई।

P.T.O.

ATTESTED TO BE
Signature of the
9/9/16



निशान देही कसै संगथ किसी किस्म की
परबानी पेश नहीं आगी। बस तरफ
निशान देही का कार्य पूरा हुआ। जिसका नजारी नमूना
पुष्ट हजा पर बना दिया गया है।
रिपोर्ट प्रस्तुत है।



Signature
Patel
2-6-06

Signature
WINAY KAUSHIK
Tehsildar (Patel Nagar)
D/o Deputy Commissioner (West)
Old Middle School Bldg;
Ram Pura; Delhi-110035.

Signature
K. K. SHARMA
05/6/06

(K. K. SHARMA)
Sub. Divisional Magistrate
(Patel Nagar)
Ram Pura. Delhi-35.

Signature
26/6/06

Signature
FK 60
2-6-06

Signature
Patel
2-6-06

Signature
2/6/06
Patel (L.B.B.)

Balkrishna

Signature
बालकृष्ण न तंवर

Signature
2-6-06

Office of the Dy. Commissioner
(West) Delhi

ATTESTED TO BE TRUE COPY

Signature of the Incharge
(Copying Agency)

APPLICATION ON...

PAGE... WORDS... Section

COPIING FEE... AMOUNT...

RECOVERY...

URGENT...

NAME OF THE APPLICANT...

SIGNATURE OF THE COPYIST

Amendment
2008-11-15

⑦

Area of A ①

$$S = \frac{128 + 49.50 + 167.00}{2} = 172.25$$

$$A = \frac{1}{2} \int (172.25 - 167)(172.25 - 49.50)(172.25 - 128)$$

$$= 2216.29 \text{ sq ft}$$

Area of A ②

$$S = \frac{255.75 + 268.00 + 167.00}{2} = 345.38$$

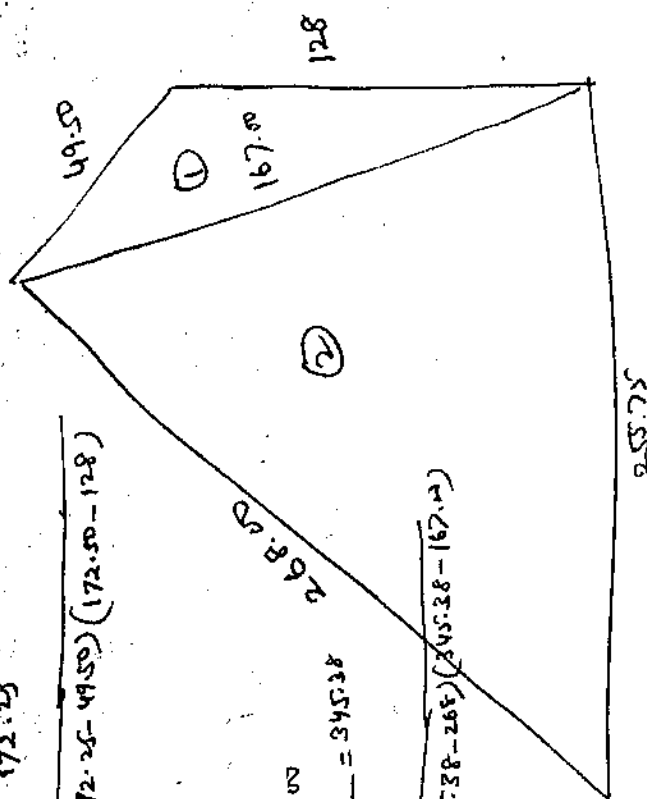
$$A = \frac{1}{2} \int (345.38 - 255.75)(345.38 - 268)(345.38 - 167.00)$$

$$= 20649.03 \text{ sq feet}$$

Total Area A1+A2

$$= 22865.22 \text{ sq feet}$$

$$\text{or } 2540.59 \text{ sq yd} = 2.10$$



Office of the Dy. Commissioner
(West) Delhi
ATTESTED TO BE TRUE COPY
Signature of the Incharge
(Copying Agency)

(VINAY KAUSHIK)
TERISILDAR, PATEL NAGAR.

ACT II
(SANDHYA AGARWAL)
(ASSISTANT ENGINEER)
(P.W.D. XIV)

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

No: F.10(40)/06/L&B/LA/ 8338

Dated :- 07/9/2007

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose namely for construction of Ring Road by PWD. It is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

The notification is made, under the provisions of Sub-section 1 of Section 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, Delhi is pleased to authorize the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey the land in the locality and do all other acts required or permitted by that section.

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

SPECIFICATION

V ILLAGE	TOTAL AREA (Bigha-Biswa)	KHASRA NO.	AREA (Bigha-Biswa)
Basai Darapur	2-12	0// 3682/2519/2246 min	2-12

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


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