

Award No. 01/L.A.C.(N)/2005-06

Date of Award 08.8.2005

Award No	01/L.A.C.(N)/2005-06
Name of Village	Civil Station
Nature of Award	Permanent
Purpose of Acquisition	MRTS

These are the proceedings for acquisition of land comprising Khasra No 280 min area 1956.49 Square Metres of village Civil Station, Delhi. The Notification under Section 4 of the Land Acquisition Act, 1894 was issued vide No F.7/(45)/2001/L&B/LA/MRTS/4097 dated the 28<sup>th</sup> May, 2003, the Declaration under Section 6 of the Land Acquisition Act, 1894 was issued vide No F.7/(45)/2001/L&B/LA/MRTS/8747 dated the 26<sup>th</sup> August, 2003. The details of land notified are as under;

Village	Property No	Khasra No	Total Area
Civil Station	12, 14 & 16, Boulevard Road, Delhi	280 min	1956.49 Square Metres

The due publicity of the Notification under Section 6 was made in the Times of India (English) on 14<sup>th</sup> June, 2003 and in the Nav Bharat Times (Hindi) on 14<sup>th</sup> June, 2003.

The Notice under Section 9 & 10 of the Land Acquisition Act, 1894 was issued. The interested person appeared in response to the Notice and submitted their claim which has been dealt with separately under claim & evidence.

#### Measurement & True Area

The total area of the land measuring 1956.49 Square Metres was notified for acquisition. The area was found to be 1956.49 Square Metres on the physical joint survey conducted by a team of staff of Land Acquisition Collector (North).

Thus, the entire area required for MRTS Project has been covered in the Notification and Declaration and there is no discrepancy on this account.

Claim		
Claimant	Claim	Documents
1 – Methodist Church in India Plot Nos 12, 14 & 16, Boulevard Road, Delhi	For the land @ ₹19000/- per Square Metre	1. Deed of Perpetual Lease Registration No 2568 dated the 25 <sup>th</sup> November, 1925 (12 – Boulevard Road, Delhi)
		2. Deed of Perpetual Lease Registration No 2659 dated the 24 <sup>th</sup> November, 1927 (14 – Boulevard Road, Delhi)
		3. Deed of Perpetual Lease Registration No 941 dated the 4 <sup>th</sup> May, 1928 (16 – Boulevard Road, Delhi)

On perusal of the claims filed by the Executive Secretary, Methodist Church (Delhi Regional Conference), 16 – Boulevard Road, Delhi – 110 054 on behalf of the Church of India plot Nos 12, 14 & 16 at Boulevard Road, Delhi following details of the claims and evidences have been filed.

#### Market value of land

For determining the compensation to be awarded for land acquired market value of the land on the date of publication of the Notification under Section 4 of the Land Acquisition Act, 1894. The Land Acquisition Collector (North) had written a letter to the Commissioner (Planning), Delhi Development Authority on 20<sup>th</sup> May, 2004 vide No 997 for appraisal of the land use in respect of the properties Nos 12, 14 & 16 at Boulevard Road, Delhi mentioning therein that the above mentioned properties was being acquired under the Land Acquisition Act, 1894 and Notification under Section 6 thereof has been made vide No F.7(45)/2001/L&B/LA/MRTS/8747 dated the 26<sup>th</sup> August, 2003 Section 17(1) of the said Act has also been invoked vide letter dated the 26<sup>th</sup> August, 2003. The matter of determining compensation was being contemplated in respect of the said property.

### **Solatium**

In addition to the compensation based on the market value of the land solatium @ 30 per cent on the market value of the land is given to the rightful claimants under Section 23(2) of the Act.

### **Interest under Section 34 of the Act.**

The entitled persons / organizations are also eligible for interest @ 9 per cent per annum for the first year and @ 15 per cent per annum for the subsequent years on the compensation for the land measuring 1956-49 Square Metres from the date of Notification u/s 4 ( 28.5.03 ) for a period of 812 days.

### **Possession**

The possession of the acquired land has been taken over by the DMRC on 30<sup>th</sup> March, 2001 As per the agreement possession of the land measuring 1956.40 sq. mtr. has already been taken vide agreement made at Delhi on 30<sup>th</sup> day of March of 2001 between DMRC and executive board of Methodist Church of India. Since DMRC (MRTS) is an important and ambitious Govt. project and it is in public interest therefore possession of the land by DMRC is accepted.

### **Apportionment**

In the revenue record the land under acquisition is in the name of Sarkar Daulat Madar but on the other hand Methodist Church in India has produced a certified copy of perpetual lease deed done by the D.C. Delhi. It is found on survey that Methodist Church in India is enjoying full rights over a very long period of time and there has not been any claim other than the claim of Methodist Church in India. As the lease produced as evidence by Methodist Church in India is perpetual the amount of compensation is apportioned in the ratio of 80% to Methodist Church and 20% to the owner ( D.C., Delhi).

## Summery of Award

Sr No	Value	Rupees
A	Market value @ Rs 6,930/- per Sq. meter for 1956.49 sq. mts.	1,35,58,476 /-
B	Solatium @ 30% of Market Value	40,67,543 /-
C	Interest u/s 34 on balance compensation from date of Notification u/s 4 till date of Award i.e. 17.8.2005. 9% for one first year and 15% for 447 days	48,24,218/-
	Total Award A + B + C	2,24,50,237/-

This award is made u/s 11 of Land Acquisition Act.




( C M Singh )

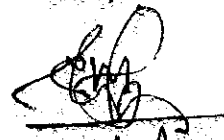
Land Acquisition Collector /

Additional District Magistrate (North)

Approved.

  
18/8/2005  
SECRETARY (REVENUE)

Announced in open court

  
LAC  
18-8-05