

AWARD NO.

4¹ /2008-09/DC(N-W)

NAME OF THE VILLAGE

GHEWARA

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

FOR PUBLIC PURPOSE NAMELY FOR
REHABILITATION OF SLUM & J.J.
CLUSTERS.

INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of Land Acquisition Act, 1894 in respect of land measuring 2 Bigha 14 Biswa in village Ghewra. The land is required by the Government for a public purpose namely for Rehabilitation of Slum & J.J. Clusters.

The land stands notified under section 4 of LA Act, 1894 vide notification No.F.11(81)/2000/L&B/LA/61310 dated 24.7.2007. The Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F.11(81)/2000/L&B/LA/11335 dated 07.11.2007.

In pursuance of the said notification, notices under section 9 & 10 of the LA Act, 1894 were issued to the interested persons. Also notice U/s 50 of the LA Act, 1894 was issued to the requisitioning department. In response to the notices issued, claims filed by the claimants/interested persons/requisitioning department have been discussed under the heading "CLAIMS".

MEASUREMENT

The area to be acquired as given in the notification and declaration under section 4 and 6 of the LA Act is 2 Bigha 14 Biswa for Rehabilitation of Slum & J.J. Clusters. The revenue staff compared the area with revenue records and found it to be correct.

Thus, the present award is for 2 Bigha 14 Biswa land as per details given below: -

Rect. No.	Kh. No.	Area Bigha-biswa-biswansi
30	25/2	2-12
31	26	0-02
Total		2-14

[Signature]

CLAIMS

In response to the notices issued under section 9 and 10 to the interested persons and under section 50 of the LA act to the requisitioning department none of the claimant/requisitioning department has filed any sort of claim.

MARKET VALUE

While determining the market value of the land as on the date of notification u/s 4 i.e. 24.07.2007, several factors such as location of the land, nature of soil, awards announced in the recent past of the same or adjoining villages, pronouncements of different courts, claims filed by the interested persons, sale deeds, and price policy of the Government regarding acquisition of the agricultural land are to be taken into consideration.

The status of land under acquisition is agriculture land as per entry in the Revenue Records. Since none of the interested person has filed any sort of claim with regard to fixation of the market value of the land under acquisition, consequently, the rates for agricultural land as specified by Govt. of NCT Delhi can only be applied.

In a policy announcement which came into effect from the financial year 2005-2006, Government of National Capital Territory of Delhi fixed the indicative prices of agricultural land @Rs.17,58,400 per acre for the acquisition of agricultural land vide letter no F9(20)/80/L&B/LA/6720 dated 30-8-2005 which are applicable from 30-8-2005.

In view of absence of any documentary evidence on record and in the light of above discussion I find Rs.17,58,400 per acre to be the most reasonable price for the agricultural land as on 24.07.2007. The notification under section 4 was issued on 24.07.2007 and the price of land is to be determined as on the date of notification u/s 4 of the LA act itself. **I, accordingly, determine the market value of the land @Rs.17,58,400 per acre.**

In addition to the market value of land fixed above, land owners will be entitled to all other benefits as per the provisions of the Land Acquisition Act, 1894.

SOLATUM

As provided under sub-section 2 of section 23 of the Land Acquisition Act, 1894, Solatium @ 30% shall be paid to the interested persons 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 as per the provisions of section 23(1-A) of the Land Acquisition Act, 1894 from the date of notification under section 4 i.e. 24-7-2007 till the date of possession or announcement of the award whichever is earlier.

12/1/08

POSSESSION

Physical possession of the land under acquisition will be taken after announcement of award.

APPORTIONMENT/ NAKSHA MUTJAMIN

Compensation will be paid to the land owners as per the latest entries in the revenue record. In case of any dispute regarding title or apportionment of compensation, the matter will be referred to the concerned court of Additional District Judge, Delhi under section 30-31 of the LA act, 1894.

The details of apportionment are as under :

Sl. No.	Name & Share	Khasra No.	Area	Market Value	Solatium 30%	Addl. Amt. @ 12% pa 24/7/2007 to 30/5/2008 312 Days	G. Total
1	PYARI W/o SWAROOP SINGH - 1/4 R/O GHEWARA	30//25/2 31//26	2-12-0 A 0-2-0 A 2-14-0	247275	74182.5	25364.32	346821.81
2	KULDEEP S/o NARESH - 1/4 R/O GHEWARA			247275	74182.5	25364.32	346821.81
3	ANGOORI W/o SUKHBIR SINGH - 1/4 R/O GHEWARA			247275	74182.5	25364.32	346821.81
4	SUMITRA DEVI W/o SUSHIL KUMAR - 1/4 4/12, EAST PUNJABI BAGH, DELHI			247275	74182.5	25364.32	346821.81
Gross Total			2-14-0	989099.99	296730	101457.27	1387287.26

LAND REVENUE

The land revenue being assessed shall be deducted from the Khalsa rent roll of village from the date of taking over the possession of the land.

7/4/8


SUMMARY OF AWARD

1.	Market Value of land measuring 2 Bigha 14 Biswa @ Rs.17,58,400/- per Acre Or say @ Rs.3,66,333.33 per Bigha	9,89,099.99
2.	Solatium @ 30% on the Market Value U/s 23(2) of LA Act 1894	2,96,729.99
3.	Additional Amount @ 12% P.A. U/s 23(1-A) of LA Act 1894 on the market value w.e.f. 24.07.2007 to 30.05.2008 312 days	1,01,457.27
4	GRAND TOTAL(1+2+3)	13,87,287.25 or Say 13,87,287.00

(Rs. Thirteen Lacs Eighty Seven Thousand Two Hundred and Eighty Seven Only)


LAND ACQUISITION COLLECTOR (N-W)
KANJHAWALA, DELHI

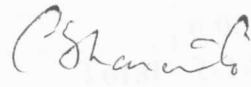
APPROVED


Secretary (Revenue)

30/5/2008

None present

Award announced in open court.


Lac 30/5/08

कब्जा कार्यवाही ग्राम चौक

अवार्ड नं 4/08-09/DC(NW)

आज दिनांक 17/7/08 को आदेशानुसार ADM/LAC(NW) पत्र संख्या LAC(NW)/2008/1290-1295 दिनांक 11/7/08 के संदर्भ में ग्राम चौक की जो भूमि उपरोक्त अवार्ड से अधिग्रहीत है का कब्जा लेने/देने हेतु बाहमराह श्री अमित पट्टवारी कार्यालय में दर्जिर हैं। महकमा L&B की तरफ से श्री दीपक श्री पट्टवारी, महकमा Slum & JJ (MCD) की तरफ से श्री गुरदास चंद, काबूतगी व श्री विनोद कुमार पट्टवारी दर्जिर हैं। महकमा माल की ओर से श्री जय सिंह फील्ड काबूतगी मध्य रिकार्ड दर्जिर हैं। महकमा माल के गुमांडे की शिवारत पर सभी दर्जिर के साथ नम्बरान खसरी के मौके पर पहुँचें। खसरा नं. 30 (212), 31/26(0-2) कुल रेक्वा लादी (2-14) जो कि मौके पर खाली है का कब्जा वास्तुकार से हासिल करके महकमा L&B के गुमांडे श्री दीपक श्री पट्टवारी के हवाले किया गया। महकमा L&B के गुमांडे ने यह कब्जा वार्ड 30 का लो. मौके पर इसी समय महकमा Slum & JJ के गुमांडे श्री गुरदास चंद काबूतगी के हवाले किया। कब्जा कार्यवाही के समय कोई मजहमत पैदा नहीं आई। कब्जा कार्यवाही की एक प्रति रिकार्ड माल में अमल दराजद हेतु महकमा माल के गुमांडे को दे दी जायगी। कब्जा कार्यवाही सम्पूर्ण हुई।

(जय सिंह), काबूतगी
LA branch (NW)

(अमित) पट्टवारी
LA branch (NW)

(गुरदास चंद) काबूतगी
Slum & JJ Deptt (MCD)

(जय सिंह) काबूतगी (फील्ड)
अस्वती विहार (NW)

(विनोद कुमार) पट्टवारी
Slum & JJ Deptt (MCD)
भूमि एवं भवन विभाग