AWARD NO.: 06/DCW/2005-06

Name of Village

Khasra no. 83/20/1 min, Village

Hastsal, Delhi.

Nature of Acquisition

Permanent

Purpose of Acquisition

Prem Nagar Metro Station (MRTS

Project).

These are the proceedings for acquisition of land U/s 11 of Land Acquisition Act, 1894 initiated for the public purpose, namely, Prem Nagar Metro Station (Mass Rapid Transit System Project). A notification for land measuring 119.07 sqmts. on the North-West side of Najafgarh road adjoining to Prem Nagar Metro station in village Hastsal of kh. No. 82/16 min was issued by the Land & Building Department on 30/05/2005 U/s 4 of Land Acquisition Act, 1894 vide Notification No. F.7(4)/2005/LA/L&B/MRTS (W)/2356. The provision of Section 17(1) of the Land Acquisition Act, 1894 was also made applicable and U/s 17(4), it was mentioned in this notification that the provisions of Section 5 A of the said Act shall not apply. declaration U/s '6' of Land Acquisition Act, 1894 was issued vide Notification No. F. 7(4)/2005/LA/L&B/MRTS(W)/4311 05/07/2005. Further, another notification F. 74(4)/2005/LA/L&B/MRTS(W)/4312 dated 05/07/2005 was issued U/s 17(1) mentioning the Land Acquisition Collector to take possession of this land on expiry of 15 days from publication of the notice U/s 9(1) of the said Act.

The khasra no. shown in these notifications was 82/16 min. But later on, it has come to notice that this proposed land for acquisition actually belongs to the Kh. No. 83/20/1min. Accordingly, a corrigendum bearing No. F.7(4)/2005/L&B/LA/MRTS (W)/8634 was issued on 10.10.2005.

The details of area under present acquisition is as under;-

S. NO.	PROPERTY NO.	SITE	AREA IN SQ METERS
1.	į.	North-West side of Najafgarh road adjoining Metro station, Prem Nagar Hastsal, Delhi	119.07
ĺ		Total	119.07

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(1) & 10(1) of the said Act were issued inviting claims from the owners/occupants/interested persons of the land/property. In response to this one interested person has filed his claim which is detailed under the heading 'Claims & Evidence'. This acquisition involves land & structures appurtenant thereto. The valuation of the structures was got done by DMRC from Govt Registsered Valuers and vetted by Public Works Department of GNCT of Delhi.

#### **MEASUREMENT AND TRUE AREA**

As per the notification, the total area of land measuring 119.07 sqm. was notified for acquisition. On physical survey conducted by a team of the staff of LAC (West), Land & Building Department, Transport Department and DMRC, the total area was found to be the same i.e. 119.07 sqm. The entire area required for MRTS project has been covered in the notification and declaration and there is no discrepancy on this account.

## **CLAIMS & EVIDENCES**

In response to the notice issued U/s 9(1) of the Land Acquisition Act, 1894 to the owners/occupants/interested persons, the following person has filed his claim:-

S. No.	Property No.	Name of Claimant	Claims
1.	83/20/1 min	Sh. Arun Kumar Tyagi	Rs. 1 crore for value of land. Construction cost- more than one crore. Total Rs. 3 crore as compenation and to rehabilitate.

But, no documentary evidence like registered sale deeds of similar land anywhere near to the claimed market value was furnished by the interested person. It is further observed that the claim is not only exorbitantly high but also lacks supportive evidences.

Even the claim of Rs. 1 crore towards cost of structure is very high. Even the interested person himself has filed a valuation report from T.R. Sethi & Co. having Municipal Corp. Lic no. S-1154 as per which the cost of structure comes to Rs. 15,47,778/- only. The claims towards other items like loss of business and rehabilitation are very high and are not supported by any documentary evidences and possess no scientific base on which such calculation is made.

#### **MARKET VALUE**

### A. **LAND**

To arrive at fair market value, the locality of the site, situation of the area and finally the quality, potentiality and use of land should be kept in mind. The property under acquisition is situated in Prem Nagar, Hastsal having residential as well as commercial activities in the vicinity. The market value of the land under acquisition is to be

determined with reference to the date of publication of notification U/s 4 of the Land Acquisition Act, 1894, which in this case is 30/05/2005.

Keeping the above facts in mind, three methods of valuation of land under acquisition were followed.

In the first method, the schedule of rates circulated by Department of Urban Development, Ministry of Urban Affairs & Employment vide letter No. J-22011/4/95-LD dated 16/04/1999 was referred. It was noted that no specific price of this area was given. However, as per the indicative price of the land in other colonies/outlying colonies, it is Rs. 1,980/- per sqm. for residential purpose and Rs. 4,410/- for commercial purpose. But these rates were applicable till March, 2000 and not revised yet.

In another method of valuation, the price paid within a reasonable time frame in bonafide transactions of purchase of similar lands possessing similar advantages has been followed. So, the copies of registered sale deeds of rates of similar lands in the adjacent areas of Uttam Nagar & Hastsal were collected to estimate the fair market value. The details of sales transactions have been summarized as under:-

S. No.	Registration no.	Amount (in Rs.)	Area in sqm.	Name of colony & revenue state	Average (per sqm.)
1.	12978- 04/09/2003	10,00,000/-	83.6	G-1, (ساله) Uttam (۱۹۳۱) Nagar	Rs. 11,962/-
2.	10208- 02/06/2004	1,50,000/-	41.8	75/1, Uttam Nagar (Hastsal)	75.88/-
3.	10266- 02/06/2004	2,00,000/-	41.8	83/7/1, Uttam Nagar	Rs. 4,785/-

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				(Hastsal)	<del></del> . <del></del>	
4.	14536	6,45,000/-	36	RZ-25	Rs	
!	17/05/05	İ	(double	B/1, Prem	7,167/-*	
			storey	<sup> </sup> Nagar		
L	<u> </u>		built up)_	Hastsal)		•

\* Presuming the building cost as 60% of the total, being double-storey building.

On calculation, the average sale price of theses transactions comes to Rs. 6,875/- per sqm.

In another method of valuation, the awards of nearby areas announced in recent years were also taken into consideration. The awarded value of land assessed for Prem Nagar (Hastsal) is Rs. 8,100/-.

By evaluating the above methods and keeping the locational advantage of being situated on the main road in mind and giving a reasonable increase, the market of the land is assessed at Rs. 8,500/-per sqm.

Before determining the amount of compensation, a notice U/s 50(1) was given to DMRC Ltd., a company for which the land is being acquired but none appeared.

## B. STRUCTURES

As per the report submitted by Govt. Registered Valuers and duly vetted by Public Works Department of Govt. of NCT of Delhi, the total cost of the structures is estimated as Rs. 10,67,388/- (Rupees Ten lacs sixty seven thousand and three hundred eighty eight only).

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### **OTHER COMPENSATION**

## C. SOLATIUM

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 Sec 23(2) of the Land Acquisition Act, 1894.

## D. <u>ADDITIONAL BENEFITS</u>

The interested person is also entitled to have additional benefits @ 12% per annum on the market value of the land and structure U/s 23 (1A) of the Land Acquisition Act, 1894 from the date of notification U/s 4 till the date of possession i.e. from 30/05/2005 to 07/12/2005.

### E. INTEREST U/S 34

The interest at the rate of 9% p.a. u/s 34 of said Act is also paid to the interested person from the date of possession till the date of award i.e. from 8/12/2005 to 11/05/2006.

## F. <u>APPORTIONMENT</u>

The compensation will be paid to the rightful owners/interested persons on the basis of latest records. The details of owner of land under acquisition as per the claim filed is as under:-

S. No.	Property No.	Name of interested person	Status of land	Area
1.	83/20/1	Sh. Arun Kumar	Freehold	119.07
	min	Tyagi S/o Late Sh. R.		sqmts.
		N. Tyagi		•

In case of any dispute, the matter will be referred to the Civil Court under the relevant provisions of the Land Acquisition Act, 1894 i.e. Section 30 & 31.

## **SUMMARY OF AWARD**

S. No.	ITEM	AMOUNT (IN
	:	RUPEES)
1	Compensation for the land	Rs. 10,12,095/-
	measuring 119.07 sqm @ Rs. 8,500/-	
	Per sqm.	
2	Solatium @ 30%	Rs. 3,03,628.5
3	Value of structures as assessed by	Rs. 10,67,388/-
	Regd. Valuer & vetted by PWD	,
4	Addl. Benefits u/s 23 (1A) on item 1	Rs. 1,31,263.80/-
	& 3 @ 12% per annum from the date	
	of notification to the date of	
	possession i.e. 30/05/2005 to	
	07/12/2005 (192 days)	i .
5	80% amount tendered before	Rs. 2,45,189/-
	possession@1980/- pusquitr.	
6	Interest on balance compensation u/s	Rs. 86,726. <b>4</b> 3
	34 @ 9% per annum from the date of	
	possession to the date of award i.e.	
	08/12/2005 to 11/05/2006 (155 days)	
	Total Balance	Rs. 23,55,912/-
	Grand Total	Rs. 26,01,101/-

(Rupees Twenty Six Lacs One Thousand One Hundred and One

Only).

(SANJEEV MITTAL)

**Land Acquisition Collector** 

West District:Delhุ่i

Submitted for approval of the Secretary (Revenue)

Secretary (Revenue)

GNCT of Delhi

Award announced in the open Court.

When

11/572006.

# POSSESSION REPORT OF AVI PROPERTY REQUIRED ADDITIONALLY FOR PREM NAGAR M.R.T.S STATION

> ( Labet Rana) Autwrii / LAC(W)

(8. V. Single) N.7 / LAC(10)

Karamyoli Thousand Yayi) LDI/MRTS ( Deepak Suis)
Autori/LAB

(Laht kumhi)

J.F/AMRC

(Virendra Kulling) Executive Engineer/AMPRE

L Jagat Narayan)
Assistant Engineer | Arekefline I

physical possession of vacant land & structure massing 119.07 Squi as mentioned above has been harded over to Land & Building Departmet.

Hunded oner By (3. v. singl)

TakenonerBy Des ( Deepate Sun) Pitraci/L&A

N.T/LACLW) Further above vacant land & structure has been harded over to Transport Department Emultaneously.

Handed one By

( Deepark buri) Petward/L&B

Taken over by

(Karamyogi) LAC/MRTS/Trumpent Dept.

Further above vacant land & Structure hasbeen handed over to DAIRE Simultaneonsty.

Handedone By

Teder Over Psy

Konarjog. (Karam Yogi) L De METS/ Tramputtifot (Virendra lanuar) Executive Engineer/OMAC

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

.F.7(4)/2005/L&B/LA/MRTS(W)/ 8634

Dated: 10/10/2005

## **CORRIGENDUM**

In partial modification of Notification/Gazette Notification (English/Hindi Version) of notification u/s 4 No.F.7(4)/2005/L&B/LA/MRTS(W)/2356 dated 30/05/2005 and notification u/s 6 No.F.7(4)/2005/L&B/LA/MRTS(W)/4311 dated 5/7/2005 of Land Acquisition Act, 1894, Kh. No.82/16min. of village Hastsal may be read as 83/20/1min.

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

(MAY KHANNA) DY. SECRETARY (LA)

## राष्ट्रीय राजधानी राज्य क्षेत्र, दिल्ली सरकार भूमि एवं भवन विभाग विकास भवन, नई दिल्ली

संख्या एफ 7(4)/2005/ मू.व म./ भू अ /एमआस्टीएस(पश्चिम)/ 8634 दिनांकः 10/10/२०२४

## शुद्धि पत्र

इस विभाग की अधिसूचना/राजपत्रित अधिसूचना संख्या एफ 7(4)/2005/मू वम. /एमआस्टीएस(पश्चिम)/ 2356 दिनांक: 30/5/2005 धारा ४ एवं संख्या एफ 7(4)/2005/मू वम. /एमआस्टीएस(पश्चिम)/ 4311 दिनांक: 5/7/2005 धारा ६ भूमि अधिग्रहण अधिनियम 1894, के अंग्रेजी/हिन्दी अनुवाद में आंशिक संशोधन के अनुसार गांव हस्तसाल में खसरा न0 82/18 मिन के स्थान पर खसरा न0 83/20/1 मिन पढ़ा जाए।

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

विजय खन्ना) उप-सचिव (मृ.अ.)

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

No. F. 7(4)/2005/LA/L&B/MRTS(W)/23556

Dated:-.30/05ない

#### **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 Prem Nagar MRTS Station (Additional land). 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 authorise 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 (I) 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

S.No.	Property & Name of	Kh. No. and Total Area (in sq. Mtrs.)	Propert	rty No. of Boundaries			
	Locality		NW	sw	NE		
1.	North West side of Najafgarh Road adjoining to Prem Nagar DMRC Station Village: Hastsal	82/16 min 119.07 Sq. Mtrs	R- Block	DMRC acquired area (Prem Nagar station)	Part of the same property	Najafgarh Road	
	Total Area	119.07 Sq. Mtrs.					

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

(VIJAY KHANNA) DY. SECRETARY (LA)

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

संख्याः-एक.7(4)/2005/भू व म/ मूअ/एम आर.टी.एस(पश्चिम)/ 2357

दिनांकः 36/05/2005

## अधिसूचना

जबिक दिल्ली के उपराज्यपाल को यह प्रतीत होता है कि सार्वजनिक प्रयोजन एवं सार्वजनिक व्यय पर सरकार द्वारा एम.आर.टी.एस.योजना के अंतगर्त प्रेम नगर एम.आर.टी.एस. स्टेशन हेतु अतिरिक्त भूमि प्राप्त किया जाना है । अतः इसके द्वारा यह अधिसूचित किया जाता है कि निम्नलिखित इलाके में उक्त प्रयोजन के लिए भूमि अधिग्रहण किया जाना संमावित है ।

यह अधिसूचना भूमि अधिग्रहण अधिनियम 1894 की धारा 4 के उप-धारा (1) के उपबन्धों के अधीन सर्वसंबंधित के लिए प्रचालित की जाती है ।

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

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

विशिष्ट विवरण

कम	संपति एवं स्थान का नाम	खसरा न0 और कुल	सीमाओ	की संपति स		_ <u>,,</u>
स०		क्षेत्र (स्कं0 मी0)	ਰ040	द0प0	বতপুত	द०पू०
1.	प्रेम नगर एमआर.टी.एस स्टेशन से जोडती हुई नजफगढ़ रोड की उत्तर पश्चिम दिशा, गांव हस्तसाल	82 / 18 मिन 119.07	आर. ब्लाक	एम आर टी एस.स्टेशन (प्रेम नगर)	उसी सपति का भाग	नजफगढ़ रोड
	कुल क्षेत्र	119.07				· · · · · · · · · · · · · · · · · · ·

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

(विजय खन्ना)

उप-सचिव (मू,अ.)

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

No. F. 7(4)/2005/LA/L&B/MRTS(W)/ \$ 3 1/

Dated: 05/07/2015

#### 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 Prem Nagar MRTS Station (Additional land). It is hereby notified that the land in the locality described below is acquired 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 7(4)/2005/LA/L&B/MRTS(W)/ 2356 dated 30/5/2005 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**

S.No.	Property & Name of Locality	Kh. No. and Total Area (in sq. Mtrs.)	Property P	No. of Bou	ndaries			
			NW	SW	NE	SE		
1.	North West side of Najafgarh Road adjoining to Prem Nagar DMRC Station Village: Hastsal	82/16 min 119.07 Sq. Mitrs	R-Block	DMRC acquire d area (Prem Nagar station)	Part of the same property	Najafgarh Road		
	Total Area	119.07 Sq. Mtrs.						

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

(VIJAY KHANNA) DY. SECRETARY (LA)

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

संख्याः-एफ.7(4)/2005/मू व म/ मूअ/एम.आर.टी.एस(पश्चिम)/ 93//

**唯市市:** 0170分次のJ

## अधिसूचना

जबिक दिल्ली के उपराज्यपाल को यह प्रतीत होता है कि सार्वजिनक प्रयोजन एवं सार्वजिनक व्यय पर सरकार द्वारा एम.आर.टी.एस.योजना के अंतगर्त प्रेम नगर एम.आर.टी.एस. स्टेशन हेतु अतिरिक्त भूमि भूमि प्राप्त किया जाना है ! अत; इसके द्वारा यह अधिसूचित किया जाता है कि निम्नलिखित इलाके में भूमि का उक्त प्रयोजन के लिए अधिग्रहण किया जाना संमावित है ।

यह घोषणा भूमि अधिग्रहण अधिनियम 1894 की घारा 6 के उपबंधों के अधीन सर्वसंबंधित के लिए प्रचालित की जाती है, जिसके लिए भूमि अधिग्रहण अधिनियम 1894 की घारा 4 के अंतर्गत अधिसूचना संख्या एफ 7(4)/2005/मू व भ/भू अ/एम.आर.टी.एस((पश्चिम)/2356 दिनांक; 30/5/2005 के द्वारा की जा चुकी है और उक्त अधिनियम की घारा 7 के उपबंधों के अधीन दिल्ली के भूमि अधिग्रहण कलेक्टर (पश्चिम) को उक्त भूमि का अधिग्रहण के लिए आदेश लेने के लिए इसके द्वारा निदेश दिया जाता है।

भूमि के नक्शे का अवलोकन दिल्ली के भूमि अधिग्रहण कलेक्टर (पश्चिम) के कार्यालय में किया जा सकता है ।

#### विशिष्ट विवरण

कम	संपति एवं स्थान का नाम	खासरा न0 और कुल	सीमाओं की संपति संख्या				
स		क्षेत्र (स्कं0 मी0)	उक्क	द0प0	<b>BOÃO</b>	द०पू०	
1.	प्रेम नगर एम.आर.टी.एस. स्टेशन से जोडती हुई नजफगढ़ रोड की उत्तर पश्चिम विशा,, गांव :हस्तसाल	82 / 16 मिन 119.07	आर. ब्लाक	एम.आर.टी. एस.स्टेशन (प्रेम नगर)	उसी संपति का भाग	नजफगद रोड	
	कुल क्षेत्र	119.07					

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

(विजय खन्मा) उप-सचिव (म.अ.)

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

No. F 7(4)/2005/LA/L&B/MRTS(W) \$ 3 /2

Dated :- 05707kmJ

#### **NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of Section of 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 Notification U/s 4 No. 7(4)/2005/LA/L&B/MRTS(W)/2356 dated 30/5/2005 and U/s 6 dated. Act. Section 9 of the said Act.

By order and in the name of the Lt. Governor of NCT of Delhi.

(VÍJAY KHANNA) DY. SECRETARY (LA)

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

संख्याः-एफ.7(4)/2005/मू व .भ/ मू.अ/एम.आर.टी.एस(पश्चिम)/ /3/2

दिनांकः ८५७०) /८० ५

## अधिसूचना

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

(विजय खन्ना)

HO02000

उप-सचिव (मू.अ.)