

AWARD No.

-15/94-95

Name of the Village - KAMRUDDIN NAGAR

Nature of Acquisition- Permanent

Purpose of Acquisition- Setting up of Water Treatment Plant.

These are proceedings of determination of compensation u/s 11 of Land Acquisition Act, 1894 and 1984 in respect of the land measuring 3 bighas and 12 biswas of Village Kamruddin-Nagar notified u/s 4 of the Land Acquisition Act vide notification No. F.7(18)/89-L&B(i) dated 7-4-93 for a public purpose namely setting up of Water Treatment Plant under the Scheme Planned Development of Delhi. In view of the urgency of the scheme the provisions of Section 17(i) of the Act were made applicable to the land. The Delhi Administration issued a declaration u/s 6 of the LA Act vide notification No. F.7(18)/89-L&B(ii) dated 29-4-93.

In pursuance of the above notifications, notices u/s 9&10 of the LA Act were issued to all the interested persons to file their claims and the claims filed by the claimants are discussed hereinafter under heading 'Claims'.

MEASUREMENTS:-

The area to be acquired are given in the declaration u/s 6 of the LA Act is 3 bighas and 12 biswas. The details of the land are as under:-

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of Soil</u>
<u>15</u>		Agricultural
23	1-04	
24	1-04	-do-
25	1-04	-do-
Total	3-12	

The area covered by the aforesaid notification was measured on the spot by the Land Acquisition field staff and the same was found correct.

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CLAIMS:-

The interested persons have filed their claims as under:-

<u>S.No.</u>	<u>Name</u>	<u>Kh. No.</u>	<u>Claims</u>
1.	Sh. Hagare s/o Late Sh. Dhan Singh R/o 82, Village Kamruddin Nagar, P.O. Nangloi, Delhi-41.	<u>15</u> 24 (1-04) 25 (1-04) (2-08)	(i) Rs.1500/- per sq. (ii) Solatium 30% (iii) 15% Addl. Amou (iv) Intt. @18% per month. (v) Alternative plo (vi) Value of the crop @Rs.25000/- per acres.
2.	Sh. Maïd Singh s/o Late Sh. Dhan Singh r/o H.No.18, Village Kamruddin Nagar, P.O. Nangloi, Delhi-41.	As above.	As above.
3.	Sh. Sabha Chand s/o Sh. Risal Singh r/o H.No. 100, Village Kamruddin Nagar, P.O. Nangloi, Delhi-43.	<u>15</u> 23 (1-04)	As above.

MARKET VALUE:

The market value of the land in question could either be assessed on the market value of land prevailing at the time of notification u/s 4 of the Land Acquisition Act. In the instant case the crucial date is 7-4-92 and to arrive at the correct and fair market value of land, the locality of the site, quality and other uses of the land and availability of civic amenities is to be considered to arrive at fair and true market value of the land, the help of any award announced in the near past in the periphery of the land acquisition. The field staff was directed to consult the revenue records and inform whether previous award in this village was announced. The field staff has reported that Award No. 10/91-92 was announced for this village on 21-2-92. The market value of land in this award has been fixed @Rs.4.65 lacs per acre by the LAC after keeping in view the land use. The interested persons have claimed market value @Rs. 1500/- per sq. yds with the statutory benefits, but none of them have filed any evidence in support of their claims.

However, Delhi Administration has fixed the minimum price of agricultural land @ Rs.4.65 lacs per acre vide Joint Secretary L&B letter No.F.9(20)/80/L&B/11313-16 dated 3-5-90. In the present case since the land in question is agricultural one as per the Khasra Girdawari record for the year 1992-93, the compensation is to be determined keeping in view the instructions contained in Joint Secretary (L&B), Delhi Administration letter referred to above. Keeping in view, the land use, previous award, instructions issued by the Delhi Administration/ ^{and} other related ~~and~~ aspects, I fix the market value of the land @ Rs. 4.65 lacs per acre or Rs.96,875/- per bigha.

WELL AND TUBEWELL:

There is no well and Tubewell is existing on the land under acquisition.

TREE

There is no tree existing in the land under acquisition.

SOLATIUUM :

As provided u/ Sub.Section 2 of Section 23 of the LA Act, the interested persons will be paid @ 30% on the market value of the land due to compulsory nature of acquisition as per provisions of the Land Acquisition Amendment Act, 1984.

POSSESSION:

The possession of the land has been taken over and handed over to the acquiring deptt. on 3-12-1993. The interested persons are entitled for the interest u/s 34 of the LA Act, @9% per annum for one year and thereafter @ 15% from the date of possession till the date of announcement of award according to the provisions of the amended Act, 1984.

ADDITIONAL AMOUNT:

The interested persons are entitled to additional amount @ 12% on the market value of the land from the date of notification u/s 4,6,17 till the date of possession or the announcement of the award, whichever is earlier.

Signature
Lower
SECRETARY (REVENUE)

Contd....P/4-

APPORTIONMENT:

Compensation will be paid to the interested persons according to the latest entries in the revenue record. In case of any dispute arising in the apportionment of the compensation the matter will be referred to the court of ADJ for adjudication u/s 30-31 of Land Acquisition Act.

LAND REVENUE:

The land revenue will be deducted from the date of taking over possession of the land.

SUMMARY OF THE AWARD

The award is summarised as under:-

1.	Market value of the land measuring 3 Bighas 12 Biswas @ Rs.4.65 lacs per acre or Rs.96,875/- per bigha.	-	Rs.3,48,750-00
2.	Solatium @30% on the market value u/s 23(a)	-	Rs.1,04,625-00
3.	Additional amount u/s 28(1-A) on the market value @ 12% per annum from 7-4-93 to 2-12-93 (240 days)	-	Rs. 27,517-80
4.	Interest u/s 34 @ 9% per annum from 3-12-93 to 20-2-95 (445 days)	-	Rs. 52,766.45

Grand Total:-

Rs. 5, 33, 659-25

(Rupees five lacs thirty three thousand six hundred five nine and paise twenty five only)

SECRETARY (REVENUE)

SECRETARY (REVENUE)

(P.C. CHATURVEDI)
LAND ACQUISITION COLLECTOR
DELHI.

Announced in open Court on 27/12/98
Issue notice u/s 12(2) of L.A. Act
20/1/98

Comptroller
22/6/98

(DWS & S.D.
Under taking
on C.D.)

NOTIFICATION

Dated: 7-4-93

No.F.7(18)89-L&B 1): Whereas it appears to the Lt. Governor, Delhi that the land is likely to be required to be taken by the Government at the public expense for a public purpose namely for the setting up of Water Treatment Plant under the scheme of Planned Development of Delhi. It is hereby notified that the land in the locality described below is likely to be required for the above purpose.

The notification is made under the provisions 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 any land in the locality and do all other acts required 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	Khasra No.	Area
	(Bigha-Biswa)		(Bigha-Biswa)
Kamruddin Nagar	3 - 12	15/23	1-04
		24	1-04
		25	1-04

By order,

(H.D. BIRDI)

Joint Secretary (Land Bd.)
Govt. of the National
Capital Territory of Delhi.

21-28-6-
31
2
29 Dec
31 Jan
20 Feb
8.0 days
5 days
5

1, 7
1, 79
79,
39,

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

NOTIFICATION

Dated: 29-4-93

No.F.7(18)/89-L&B(ii): Whereas the Lt. Governor, Delhi is satisfied that the land is required to be taken by Govt. at the public expenses for a public purpose, namely for the setting up of Water Treatment Plant under the scheme of "Planned Development of Delhi". It is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894 to all whom it may concern under the provisions of section 7 of the said Act, the Collector of 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 Collector of Delhi.

SPECIFICATION

Name of village	Total Area (Bigha-Biswa)	Khasra No.	Area (Bigha-Biswa)
Kammruddin Nagar	3-12	15/23	1-04
		24	1-04
		25	1-04

By order,

H.D.
(H.D. BIRDI)
Joint Secretary (Land & Bldg.)
Govt. of the National
Capital Territory of Delhi.

No.F.7(18)/89-L&B(ii)-(141 1/10355-360 Dated: 29-4-93

Copy forwarded to the:-

1. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
2. Commissioner (Lands), DDA, Vikas Sadan, INA, New Delhi
3. Dy. Director (NL), DDA, Vikas Sadan, INA, New Delhi
4. Addl. District Magistrate(LA), Tis Hazari, Delhi
5. Accounts Officer (Fin), L&B Deptt., Vikas Bhawan New Delhi.
6. Legal Advisor (L&B), Tis Hazari, Delhi
7. Tehsildar (L&B), Vikas Bhawan, New Delhi
8. Tehsildar (Delhi), Tis Hazari, Delhi
9. Tehsildar (NOTification), Tis Hazari, Delhi
10. Tehsildar (Mehrauli), Mehrauli, Delhi
11. Central Record Cell, (L&B), Vikas Bhawan, New Delhi
12. Revenue Assistant, DC Office, Delhi
13. Land Acquisition Collector (ME), (MW), (PN), (PS), (DS), (N), Tis Hazari, Delhi
14. Sub-Registrar Seelampur (Shahdra/Kashmere Gate I/II, Asaf Ali Road, Delhi.
15. Writ Cell (L&B), Vikas Bhawan, New Delhi.
16. Commissioner, MCD, Town Hall, Delhi
17. Ex. Engineer (Bldg), MCD, Town Hall, Delhi
18. Ex. Engineer, Project (Rural), Old Hindu College Bldg Kashmere Gate, Delhi.
19. Executive Engineer (W)C.VII, DWS&SD Undertaking, (MCD), Bhuli Bhattiari: Water Tanks, Upper Ridge Road, New Delhi-.

(H.D. BIRDI) IAS
Joint Secretary (Land & Bldg)
Govt. of the National
Capital Territory of Delhi

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

NOTIFICATION

Dated: 29-4-93

No.F.7(18)/89-L&B(iii): In exercise of the powers conferred by sub-section (1) of section 17 of the Land Acquisition Act, 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 No. F.7(18)/89-L&B(i) and (ii) dated 7/4/93 and 29-4-93 on the expiration of 15 days from the publication of the notification under sub-section (1) of section 9 of the said Act.

By order,

H.D. BIRDI

(H.D. BIRDI)
Joint Secretary (Land & Bldg)
Govt. of the National
Capital Territory of Delhi