

Award No.: 10/91-92

Name of Village: Kamruddin Nagar

Nature of Acquisition: Permanent

Purpose of Acquisition: Construction of Water Treatment Plant

These are proceedings for determination of compensation u/s 11 of Land Acquisition Act ~~1924~~ 1984 in respect of the land measuring 167 bighas and 11 biswas of village Kamruddin Nagar notified u/s 4 of the Land Acquisition Act vide notification No.F.7(18)/89-L&B(1) dated 30-5-90 for a public purpose namely construction of Water Treatment Plant. In view of the urgency of the scheme the provision of section 17(1) of the Act were made applicable to the land. The Delhi Administration issued a declaration u/s 6 of the L.A. Act vide notification No.F.7(18)/89-L&B(11) dated 2-7-90.

In pursuance of the above notification notices u/s 9 & 10 of the L.A. 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 given in the declaration u/s 6 of the L.A. Act is 167 bighas and 11 biswas. But according to the field book of the village and measurement by the field staff on the spot it comes out to 167 bighas and 6 biswas. The area of khasra number 16/12 was notified measuring 4 bighas 10 biswas but the actual area of the khasra number 16/12 in the field book and on measurement on the spot it was found 4 bighas 5 biswas. The details of the land are as under:-

<u>Kh.No.</u>	<u>Area</u>	<u>Kh.No.</u>	<u>Area</u>
15//9	B -B 4 -16	13	B - B 4-13
10/1	1-12	14	4-16
10/2	2-10	15	4-16
11/1	4-13	16/1	2-16
11/2	G-C3	16/2	2-00
12/1	3-00	17	4-16
12/2	1-16	16//18	4-16
19	4-16	19	5-13
20	4-16	22	2-09
21	4-16	23	4-16
22	4-16	24	4-16
16//6	4-05	25/1	3-16
7	4-05	25/2	1-00
8	3-13	17//3	4-12
12	4-05	4	4-16
		5	4-16

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<u>NO.</u>	<u>Area.</u>
17//6	4-16
7/1	5-4
7/2	1-12
14	3-5
15	4-16
18//1	4-16
2	4-16
9	4-18
10	4-16
11	4-16
12	4-16
Total	167-06

CLAIMS.

The interested persons have filed their claims as under:-

<u>S.NO.</u>	<u>NAME</u>	<u>KHNO.</u>	<u>CLAIMS.</u>
1.	Balbīr Singh, Attar Singh, 15/11/2, 15/12/1 Mahabir Singh SS/o Kishan Lal, Ram Kumar, Ishwar Singh, Rohtash SS/o Kamla, Jai Prakash, Ved Prakash S/o Ram Singh, Lalit Kumar S/o Raghubir Singh, Harish Kumar S/o Naresh Kumar Minor through Lalit Kumar, Narain Singh S/o Umrao Singh.		Rs. 15 lac lx per bigha for land, Solatium 30% interest 18% per annum Severance charges Rs. 1 lac to each claimants. Loss in profession Rs. 1 lac each, value for well Rs. 20000/-, Alternative plots to each claimants, Rasta for going to their remaining land.
2.	Sh. Kanha S/o Kali Ram	16/14	Rs. 5 lac per bigha
3.	Sh. Kanha S/o Kali Ram	15/10/1, 16/6, 7, 8, 15, 16	Rs. 12 lacs per acre Rs. 15000/- for khail boaring ext., Rs. 50000/- for damages. Further claims Rs. 5 lac per acre. Rs. 5 lacs per acre, Rs. 15000/- for tube well.
4.	Bhim Singh, Balal Singh SS/o 17/5, 6, 7/1 Prem, on behalf of Dalip Singh 7/2, 14, 15, S/o Prem	25/2	As Above
5.	Ram Karan S/o Tejan, Satbir S/o Sube Singh	As Above	As Above
6.	Satbir, Braham, Satyawan, Bhim Singh SS/o Mehta, Smt. Jai Devi W/o Mehta	17/4	As Above
7.	Ram Prasad S/o Pirthi	15/9, 10/2	As above
8.	Sabha Chand S/o Rishal	18/2, 9, 11, 12,	As above
9.	Saheb Singh, Bijender Singh SS/o Late Sh. Dhani Ram	16/12, 16/3, 16/18 19, 23	Rs. 200/- per sq. yds., Rs. 50000/- for tube well, i Rs. 5000/- for shisham As Above
10.	Kanwal Singh S/o Late Sh. Sarupan	As Above	

1. Krishan Kumar S/o Mauli	16/12, 16/3, 16/18 19, 23	Rs. 200/- per sq. yds. Rs. 50000/- for tube well, Rs. 5000/- for Shisham.
2. Ram Rattan S/o Mangtu	15/11/1, 12/2, 19, 20, 21, 22	Rs. 200/- per sq. yds. Rs. 50000/- for tube well. Rs. 50000/- for tree.
13. Daya Kishan S/o Mangtu	As Above	As above
14. Nafe Singh S/o Mangtu	As above	As Above
15. Ramesh S/o Mangtu	As above	As above
16. Hoshiyar Singh S/o Mangtu	As above	As above
17. Raghu Nath S/o Chunna	16/17, 18, 24, 25/1 18/1, 10	As above
18. Beerbhan S/o Kali Ram	As Above	As above
19. Virender S/o Kali Ram	As Above	As Above
20. Ram Chander @ Ram Chand S/o Chunna	As Above	As Above
21. Sher Singh, Narain Singh Ravi Chand, Ran Singh SS/o Mahasukh	17/5, 6, 7/1, 7/2, 14, 15, 25/2	4,60,000/- per acre. further claim 6% reasonable appreciation above this value, Rs. 50000/- for damages, Rs. 1000/- for tree, Rs. 15000/- for tube well.
22. Smt. Koshalya W/o Preet Singh, Smt. Rajwanti W/o Dalel Singh, Smt. Santro W/o Zile Singh	17/4	Rs. 5 lacs per acre, Rs. 50000/- for damages
23. As Above	16/22, 17/3	As Above
24. Satbir, Satyawan, Bhim Singh SS/o Mehta, Smt. Jai Devi W/o Mehta	As Above	As Above
25. Deepe S/o Parsa	17/5, 6, 7/1 7/2, 14, 15, 25/2	As Above

MARKET VALUE.

The Market value of the land in question could either be assessed on the basis of market value assessed in various awards in the periphery of the land in question or on the basis of sale deeds of the land registered with the office of Sub-Registrar in the ~~corresponding~~ corresponding period of the notification. The land use is also to play an important role in deciding the market value of the land. Interested persons have ~~xxx~~ claimed market value at the rate of Rs. 4,60,000/- to 5 lacs per acre, but none of them have filed any evidence in support of their claims. However, as per Delhi Administration letter No. F.9(20)/80/L&B/11313-16 dated 3/5/90 the minimum price of the agricultural land has been fixed @ Rs. 4.65 lacs per acre, if the land has been notified in 1990. In the present case since the

and in question is agriculture land as per the Khasra girdawri record for the year 1989-90, ~~and~~ the compensation is to be determined keeping in view the instructions contained in Joint Secretary, (S) Delhi Administration letter referred to above. Accordingly determine the same.

WELL.

There is one well in the land under acquisition in Kh. No. 15/11/2 which is in deteriorating & non-functioning condition. I assess the market price for the well Rs. 500/-.

TUBE WELL.

There are seven tube wells in Kh. No. 15/10/2, 12/1, 21, 16/6, 16/13, 17, 18/10. The owners are entitled to remove the pipes and structures etc. and is allowed a sum of Rs 500/- per tube well as ^{removal} ~~removal~~ charges.

TREES:

There are some trees on the land under acquisition on the following Kh. No.

<u>KH. NO.</u>	<u>NAME OF THE TREE</u>	<u>-</u>	<u>RATE PER TREE</u>
15/11/2	Shisham ✓	1	Rs. 50-00
	Pipal ✓	1	Nil
	Nimri ✓	14	Rs. 10/- (Rs. 140-00)
15/21	Safeda ✓	12	Rs. 50/- (Rs. 600-00)
	Sahtoot ✓	2	Rs. 25/- (Rs. 50-00)
	Lehsua ✓	1	Rs. 25/-
16/13	Shisham ✓	1	Rs. 1200/-
15	Jatti ✓	1	Rs. 20/-
17	Shisham ✓	1	Rs. 100/-
	Sahtoot ✓	1	Rs. 50/-
	Jatti ✓	1	Rs. 20/-
17/5	Sahtoot ✓	1	Rs. 50/-
18/10	Jatti ✓	1	Rs. 40/-
	Shisham ✓	1	Rs. 100/-
			<u>Rs. 2445/-</u>

SOLATIUUM .

30% solatium u/s 223(2) of the L.A. Act is given to the interested persons.

POSSESSION.

The possession of the land has been taken over on ~~18-7-90~~ 18-7-90. The interested persons are entitled for the interest u/s 34 of the L.A. Act @ 9% per annum for one year and thereafter @ 15% per annum from the date of possession till the date of announcement of award according to the provision of the amended Act 1984.

ADDITIONAL AMOUNT.

U/s 23(1-A) additional amount " 12% p.a. on the actual market value of the land is payable to the interested persons from the date of the notification u/s 4 to the date of announcement of the award or the date of taking possession of the land which-ever is earlier.

APPORTIONMENT

Compensation will be paid in accordance with the latest entries in the revenue record. In case of any dispute regarding title, apportionment of compensation, the matter will be referred to the Court of A.D.J. u/s 30-31 of the L.A. Act, 1984.

LAND REVENUE

Land under acquisition is assessed at Rs. 56.19 as land revenue. It will be deducted from the Khalsa rent roll of the village 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 167 Bighas 06 biswas @ Rs. 4.65 lacs per acre or Rs. 96,875/- per bigha.
2. Solatium @ 30% on the market value u/s 23(2)
3. Additional amount u/s 23(1-A) on the market value @ 12% per annum from 30-5-90 to 17-7-90 (48 days).
4. Interest u/s 34 @ 9% per annum from 18-7-90 to 17-7-91 (one year) on Rs. 2,10,69,343-75.
5. Interest u/s 34 @ 15% per annum from 18-7-91 to 13-1-92 (180 days) on Rs. 2,10,69,343-75
6. Market value of well
7. Market value of trees
8. Removal charges of seven tube wells @ Rs. 500/- each

Rs. 1,62,07,187-50

Rs. 48,62,156-25

Rs. 2,10,69,343-75

Rs. 2,55,762-74

Rs. 18,96,240-94

Rs. 15,58,554-19

Rs. 500-00

Rs. 2,445-00

Rs. 3,500-00

Rs. 2,47,86,346-62

Grand Total

(RUPEES TWO CRORES FORTY SEVEN LACS EIGHTY SIX THOUSAND THREE HUNDRED FORTY SIX AND PAISE SIXTY TWO ONLY)

[Signature]
SECRETARY (REVENUE)

[Signature]
(DURGA DAS)
LAND ACQUISITION COLLECTOR (PN)
DELHI

Announced in the open Court in the presence of interested persons. Issue notice u/s 12(2) to those who are not present.

[Signature]
21/2/92

कार्यवाही कब्जा कागज कमलदीन नगर

आज दिनांक 18-7-90 का पेशवा के अनुसार

बाहुकम LAC (PM) बहमराह श्री देवेन्द्र उमाश पटवारी

LA व श्री रतनलाल चपरासी LA श्री मोना पल गांधी कमलदीन नगर पटवारी। श्री मोना पल महकमा Water Treatment

Plant Under the Scheme of P.O.D. (जल उपकरण प्रकल्प - जल व्यवस्थापन प्रकल्प) का जोर से श्री

P.K. जैन A.E., श्री राज खिल्लाडी J.E., R.P. रलहन N.T.

(L & E), व M.M. चवगा लोका उपोत्पन्न मिले। नम्बरान

जिसका 15
9-10/1-10/2-11/1-11/2-12/1-12/2-13-14-15-16-17-18-19-20-21-22
4-5 1-12 2-10 4-13 3-3 3-3 1-16 4-16 4-16 4-16 4-16

16
6-7-8-12-13-14-15-16/1-16/2-17-18-19-20-21-22-23
4-5 4-5 3-13 4-10 4-13 4-16 4-16 2-10 2-10 4-16 4-16 5-13 2-9 4-16

16
24-25/1-25/2-17
4-16 3-16 1-10 4-12 4-16 4-16 4-16 5-4 1-12 3-5 4-16 4-16 4-16

8
9-10-11-12 कुल लाया जाय कमलदीन नगर श्री श्रीधर गुह्या

के लिए श्रीधर गुह्या नं. F. 7(18) 89-L&B(1) दिनांक 30/5/90

उपरोक्त नम्बरान जिसका का कब्जा श्री मोना पल

जिसका श्री पैमापरा व कायमा बाहुकम खान लागाने

क्षेत्रफल 167-11 के चारों ओर पुमा फिर कर कब्जा

कई वास्तु धारण से प्राप्त करके हवाले श्री P.K. जैन

E. राजखिल्लाडी J.E., R.P. रलहन N.T. (L & E) व श्री M.M.

चवगा लोका महकमा Water Treatment Plant

का गया। श्री मोना पल इस कब्जा कार्यवाही के समय कोई

चाना नहीं हुआ। इस कब्जा कार्यवाही की मुश्किलों व

सादा श्री मोना पल न देह हजा में बजावाज बुलन्द श्री

सिंह चपरासी LA से कराई गई। पटवारी इल्का कार्य

कार में व्यस्त होने के कारण श्री मोना पल उपोत्पन्न

हो लका। अतः इस कब्जा कार्यवाही

का इल्का को माफत लहेला

જામલ દરમદ આગજાત માલ મેજ દી જાવે મા.
જાત: વાધવાદી કહ્યા મુજમલ દી પુઝા દી, રિપોર્ટ પુલ્લવ

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King
18/7/90

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18/7/90

Rattan
18/7/90

Kumaram
18/7/90

A.E (W) C-VII
D.W.S & D Understating (m.c.D)

R.P. Rattan

Naik Pehsildar (Kia)
W.S. & D Understating (m.c.D)

18/7/90
Surmayor

18/7/90

18/7/90

J.E (W) C-VII
D.W.S. & S.D.V. (m.c.D)

DELHI ADMINISTRATION : DELHI (LAND & BUILDING DEPARTMENT)
NOTIFICATION

DATED:

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

This 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 (big.-Bis.)	Rect. No.	Khasra No.	Area (Big.-Bis)
1.	2.	3.	4.	5.
Kamruddin Nagar	167-11	15	9	4-04
			10/1	1-12
			10/2	2-10
			11/1	4-13
			11/2	0-03
			12/1	3-00
			12/2	1-16
			19	4-16
			20	4-16
			21	4-16
			22	4-16
	16	6		4-16
		7		4-05
		8		4-05
		12		3-13
		13		4-10
		14		4-13
		15		4-16
		16/1		4-16
		16/2		2-16
		17		2-00
		18		4-16
		19		4-16
		22		5-13
				2-09

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Contd.....2/-

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1.	2.	3.	4.	5.
		16	23	4-16
			24	4-16
			25/1	3-16
			25/2	1-00
		17	3	4-12
			4	4-16
			5	4-16
			6	4-16
			7/1	5-04
			7/2	1-12
			14	3-05
			15	4-16
		18	1	4-16
			2	4-16
			9	4-16
			10	4-16
			11	4-16
			12	4-16
2. Safipur Rehnola	50-12	2	20	4-03
			21	4-16
			22	2-09
		3	1	4-16
			2	5-03
			8	3-05
			9	4-16
			10	4-16
			11	4-16
			12	4-16
			13	4-16
3. Village Mundka	10-13	128	14	2-00
			3/2 min	1-00
			9	4-04
			10	3-05
			11	2-04

By Order,

(Mrs. Gita Sagar)
JOINT SECRETARY (LAND & BLD)
DELHI ADMINISTRATION: DELH

: 3 :

No. f.7(18)89-L&B(i)/ 13507-27

Dated: 30-5-90

Copy forwarded to the:-

1. Vice-Chairman, DDA, Vikas Sadan, INA Colony, New Delhi.
2. Commissioner (Lands), DDA, Vikas Sadan, INA Colony, New Delhi.
3. Dy. Director(NL), DDA, Vikas Sadan, INA Colony, New Delhi.
4. Addl. Distt. Magistrate (LA), Tis Hazari Courts, Delhi.
5. Land Acquisition Collector, ME, MW, PN, PS, DS, Tis Hazari Delhi.
6. Accounts officer (Fin.), (L&B), Vikas Bhavan, New Delhi.
7. Legal Advisor(L&B) Tis Hazari, Delhi.
8. Tehsildar(L&B) (In duplicate), Vikas Bhavan, New Delhi.
9. Tehsildar(Delhi), Tis Hazari Courts, Delhi.
10. Tehsildar(Notification), Tis Hazari Courts, Delhi.
11. Tehsildar(Mehrauli), Mehrauli, New Delhi. (60)
12. Central Record Cell(L&B), Vikas Bhawan, New Delhi.
13. Sub-Registrar, Seelampur Shahdara, Kashmere Gate/II (60) (60)
Asaf Ali Road, Delhi. (60)
14. Revenue Assistant, D. C. Office, Tis Hazari Courts, Delhi.
15. Writ Cell(L&B), Vikas Bhawan, New Delhi.
16. The Commissioner, M.C.D., Town Hall, Delhi.
17. The Ex. Engineer(Bldg), M.C.D., Room No.118, Town Hall, Delhi.
18. The Executive Engr. Project (Rural), M.C.D., Old Hindi College Bldg., Kashmere Gate Delhi. (60)

(Mrs Gita Sagar)
JOINT SECRETARY (L&B)