

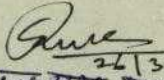
कच्चा कार्यवाही ग्राम मसूदपुर
अर्वाइ नं. 5/93-94

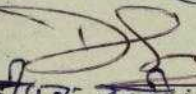
आज दिनांक 26-3-97 को मुलाबिक जोगम आदेशानुसार भूमि
अधिग्रहण अधिकारी वसन्त विहार आम्दा पर स. 5(6)96/CRC/5000
S-38 dated 17/2/97 अज कारीलप निर्देशक(नया पट्टा) ग्राम मसूदपुर
के नम्बर खसरा 135/1 लावासी 0-14 विस्वा मौका पर पहुँचा।
जहाँ श्री वेदासिंह पटवारी हल्का मय रिकार्ड नं श्री अखैसिंह पटवारी
LAC(VV) व श्री गणपतराय रावत Kgo(L&B) व श्री पीपक सूरि
पटवारी (L&B) व श्री कटारसिंह पटवारी D.D.A कर्मी सी०
गुप्ता NT(D.D.A) तथा श्री माँणसिंह केम(LA) हाजिर मिले।
मौका पर नम्बर खसरा 135/1 खाली पाया गया जिसके
(0-14)

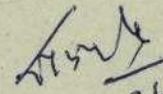
दोनों तरफ धुमा फिराकर व निशानाल खाम लगवाकर कच्चा
वाकई श्री गणपतराय रावत कानूनगो (L&B) के हवाले किया
गया। बरवक्त कच्चा कार्यवाही कोई मजहमत पैदा नहीं आई। कच्चा
कार्यवाही मुकम्मल हो चुकी है। इस अमर की मुतादी वा आवाज बुलन्द
श्री माँणसिंह केम(LA) मौके पर व देह हाजा में बजारीय
कनस्तर कराई गई। रिपोर्ट प्रस्तुत है।

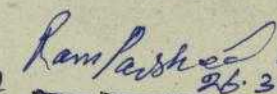
कच्चा गारिन्दा

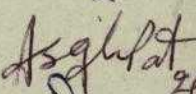
कच्चा देहन्दा

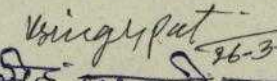

26/3/97
(गणपतराय रावत
कानूनगो (L&B))

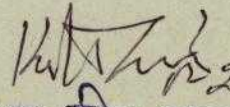

(पीपक सूरि पटवारी L&B)

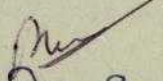

26/3/97
(डी०सी० गुप्ता
NT(D.D.A))


26/3/97
(श्री राम प्रसाद कानूनगो LA)


26/3/97
(अखैसिंह पटवारी LA)


26-3-97
(वेदासिंह पटवारी हल्का)


26/3/97
(कटार सिंह पटवारी D.D.A)


(माँणसिंह केम(LA))

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AWARD NO. 5/93-94 Dated 3-9-93

NAME OF VILLAGE : MASOODPUR
PURPOSE OF ACQUISITION : PLANNED DEVELOPMENT OF DELHI VIZ
FOR VASANT KUNJ RESIDENTIAL SCHEME).
NATURE OF ACQUISITION : PERMANENT

These are the proceedings for determination of compensation Under Section 11 of the Land Acquisition Act for acquisition of land measuring 3 bigha 04 biswas situated in village Masoodpur, Tehsil Mehrauli : Delhi. The land was notified U/s 4 of the Land Acquisition Act vide Notification No. F.9(17)/90/L&B(i) dated 22.11.90 and subsequently notifications U/s 6 & 17 (i) of the Land Acquisition Act were issued vide No. F9(17)/90/L&B/II & iii dated 6.9.91 respectively. The land is required by the Government for a public purpose, namely for the Planned Development of Delhi (VIZ for Vasant Kunj Residential Scheme). Due publicity were given to the notification and notices under section 9 & 10 of the Land Acquisition Act were issued to the interested persons to file their claims etc. The claims filed by the interested persons are discussed under the heading 'Claims'.

MEASUREMENT :

The land was measured on the spot by the Land Acquisition field staff with reference to the revenue record and ^{area} available for acquisition was found correct and no objection as regards to the measurement has been received from any corner. The area presently being acquired is detailed as under :-

<u>Khasra No.</u>	<u>Area</u> <u>Big. - Bis.</u>
435/179	2 - 10
135/1	0 - 14

.....2/-

-: 2 :-

CLAIMS :-

The following interested persons have filed their claims for compensation :-

<u>S.No.</u>	<u>Name of claimant</u>	<u>Khasra No.</u>	<u>Compensation claimed</u>
1.	M/s Param Export & Construction Pvt. Ltd. through Sh. Ashok Kumar.	435/179	Rs. 12,62,50,000 for land and construction & 12% and 30% etc.

MARKET VALUE :

Market value of the land is to be assessed keeping in view the prices prevailed on the date of notification Under Section 4 of the Land Acquisition Act and other factors i.e situation, quality and nature of the ~~xxx~~ soil. The other important factor in this context is the policy decision of the Delhi Administration by which the LAC has been advised to fix the minimum price of the agricultural land @ Rs. 4.65 lacs per acre and for the land between two river bunds @ Rs. 1.5 lacs per acre. The ^{prevalent price} ~~another criteria~~ for the assessment of the price of the ~~prevalent~~ is based on the latest pronouncement of the higher courts including the Awards of the Land Acquisition Collector in the same or nearest possible localities. In this case, The Delhi High Court has ~~awarded~~ awarded the rate of land @ Rs. 14,340/- per bigha in the adjoining village Mahipalpur where the notification u/s 4 has been issued on 23.1.65.

As regards the land being khasra No. 136/1 measuring 0-14 biswas is concerned. It is 'Banjar' in nature at site but

: 3 :

cultivable. However, it is assessed @ Rs. 4.65 lacs per acre. The land bearing khasra No. 435/179 measuring 2 bigha 10 biswas is concerned, There are structures/shops on this particular land as per revenue record at the time of notification u/s 4 issued on 22.11.90. Hence it can not be considered as agricultural land being used for other than agriculture purpose. Hence its assessment of compensation is assessed on the basis of the market value/the highest award of the Court. Keeping in view of the same, since Delhi High Court has awarded Rs. 14,340/- per bigha in the village Mahipal Pur for the land notified U/s 4 on 23.1.65 But keeping in view the distance of time gap between the relevant dates of notification under section 4, an appreciation @ 6 per cent is required to be added on Rs. 14,340/- which comes to about Rs. 40,000/- per bigha. The interested persons are also entitled for other statutory benefits as prescribed in the Land Acquisition Act. Hence, market value for both the categories of the land has been assessed as under:-

- I - An area measuring 0-14 biswas classified as 'Banjar' @ Rs. 4.65 lacs per acre i.e. Rs. 1,00,000/- per bigha.
 - II - An area measuring 2 bigha 10 biswas being used other than agriculture purpose @ Rs. 40,000/- per bigha;
- and I award the same accordingly.

COMPENSATION FOR STRUCTURES :

There are reported to be structures on the land presently being under acquisition. The P.W.D. has assessed the amount of Rs. 50,20,400/- for structures standing on the land under acquisition vide letter No. 135/LAC/SSW - II/SW - II/PWD/DA/85 dated 24.8.93. I accept the valuation ~~suggested~~ ^{assessed} by the P.W.D. and allow the same.

-: 4 :-

COMPENSATION FOR WELLS & TREES :

There is reported to be no well and tree on the land presently being acquired and as such no compensation has been assessed on [✓]these account.

INTEREST :

Since the possession of the land has not been taken, the interested persons are not entitled for any amount of compensation under section 34 of the Land Acquisition Act.

SOLATIUUM :

AS provided under Sub-Section 2 Section 23 of the Land Acquisition Act, the interested persons will be paid 30% solatium on the market value of the land due to compulsory nature of acquisition as per provisions of the Land Acquisition (Amendment) Act., 1984.

ADDITIONAL AMOUNT :

The interested persons are entitled for additional amount @ 12% from the date of notification under section 4 of the Land Acquisition Act till the date of Award or date of possession whichever is earlier.

LAND REVENUE :

The land under acquisition is assessed to land revenue amounting to Rs. 0.80 which will be deducted from the khalsa Rent Roll of the village Masoodpur from the date of taking over possession of the land.

-: 5 :-

APPORTIONMENT :

The payment of compensation will be made to the interested persons according to the latest entries available in the revenue record. In case of dispute arising therein regarding the apportionment of compensation, the matter will be referred to the Court of Addl. Distt. Judge, Delhi U/s 30-31 of the Land Acquisition Act.

VESTING OF OWNERSHIP :

From the date of taking over possession of the land, the land will absolutely vest in the Govt. free from all encumbrances.

SUMMARY OF AWARD

I - Land measuring 0 - 14 biswas @ Rs. 4.65 per acre i.e. Rs. 1,00,000/- per Bigha.	- Rs. 70,000-00
II - Land measuring 2 bigha 10 biswas @ Rs. 40,000/- per bigha.	- Rs. 1,00,000-00
Compensation for structures.	- Rs. 50,20,400-00
Total Rs.	= 51,90,400-00
Solatium @ 30%	- Rs. 15,57,120-00
Addl. amount @ 12% w.e.f. 22.11.90 to 2.9.93 i.e. 2 Years 284 days.	- Rs. 56,672-88
Grand Total Rs.	= 68,04,192-88

(Rupees Sixty Eight Lacs, Four Thousand, One Hundred Ninety Two & Paise Eighty Eight Only).

D.C. in his capacity as Secretary (Revenue) is requested to kindly approve the above Award.

(R. S. Randhawa)
LAND ACQUISITION COLLECTOR (MWO)
DELHI.

Secy (Revenue)
[Signature]
3.8.93

Noted & Approved
Announced in the office
Court at 4.0 PM
Noted - 4/5 12/2/93
The undersigned officers.

[Signature]
31/8/93
R. S. Randhawa

NOTIFICATION

Dated : 6.9.91

G.P.9(17)/90-LAB(11) : Whereas the Lt. Governor, Delhi is satisfied that the land is required to be taken by Government at public expense for a public purpose namely 'Planned development of Delhi', it is hereby declared that the land described in the specification below is required for the above purpose.

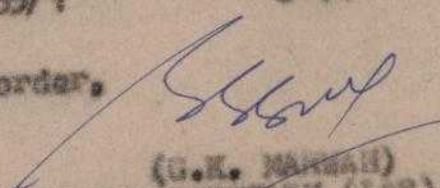
This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894 to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

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 Nos.	Area (Bigha-Biswa)
.....			
Masoodpur	3-04	435/179 135/1	2-10 0-14

By order,


(G.K. NANDAN)
JOINT SECRETARY (LAB)
DELHI ADMINISTRATION : DELHI