

Award No. : 1/2006-2007/P.C.(South)

Name of Village : Mehrauli

Area under acquisition : 6 Bigha 6 Biswa

Purpose of acquisition : Vasant Kunj Residential Scheme  
under Planned Development of Delhi.

Nature of acquisition : Permanent

Notification u/s 4 : F.9(99)/2004/L&B/LA/9037  
Dt.20.10.2005

Notification u/s 6 : F. 9(99)/2004/L&B/LA/12275  
Dt.9.01.2006

A notification u/s 4 & 6 of the L.A. Act was issued vide No.F. 9(99)/2004/L&B/LA/9037 Dt.20.10.2005 & F.9(99)/2004/ L&B/LA/ 12275 Dt.9.01.2006 respectively for Acquisition of 06 Bigha 06 Biswas of land in village Mehrauli.

The detail of true and correct area of the land under award is as under: -

Field No./Kh.No.

Area(Bigha-Biswa)

755/1

06-06

The following Civil Writ Petitions were received in respect of the land:

CWP No.	Title	Status of the Case
CWP No.4319/2002	Braham Singh Vs UOI & Ors.	Writ petition is dispose off on 30.11.2004.

Notices :- Notice u/s 9 & 10 were issued to the all recorded owners.  
Contd—2/-

**Compensation Claims: -**

S.No.	Name of the Claimant	Kh.No.	Claim
1.	Sushil Kr. S/o Brahm Singh	755/1	Not less than Rs.2 lacs per Sq. Yd. and Rs.50 lacs as reasonable expenses towards the change of residence and their place of business/ work
2.	Shakuntala Devi W/o Gajender Singh	-do-	-do-
3.	Jagbir Singh S/o Vijay Singh	-do-	-do-

**Documentary Evidence:-** The following documentary evidence were adduce by some of the claimants in support of their claims :-

1. Award passed by the Ld.LAC South in the year 2005-06 in respect of land situated in the Revenue Estate of village Yusuf Sarai.
2. Site map of the land bearing Kh.No.755/1 situated in village Mehrauli prepared by the approved architect (Subject matter of notification)
3. List of disposed off plots by the DDA in District South(Delhi) by way of public auction in the year 2004.
4. List of commercial plots sold, situated in Pocket-6 & 7, Sector C, Vasant Kunj, New Delhi by way of public auctioned by the DDA in the year 2002.

**Market Value: -**

The market value of the land has to be determined with reference to the price prevailing as at the date of preliminary notification. The market value means the price that would be paid by willing purchaser to a willing seller where both are actuated by business principles

Contd—3/-

prevalent at the time in the locality. The price, therefore, paid for comparable properties in the neighborhood are the usual evidence as to the market value.

The village Mehrauli is urbanized village .The notice U/s 50(2) of L.A. Act has been issued to the requisitioning agency i.e. DDA. In response to the notice U/s 50(2) of L.A. Act. Dy. Director (N.L), DDA vide letter No.F.9(13)/2006/ CRC/South/DDA Dt.8.5.2006 has desired the rate of compensation may be fixed at the minimum rate as fixed by GNCTD of agricultural land. As per joint survey report Dt.15.7..2005, the said land is lying vacant. Moreover, as per Khasra Girdawari, it is Gair Mumkin plot.

As the government has fixed Rs.17,58,400/- per acre as a matter of policy for agricultural land as conveyed vide letter No.F.9(20)/80/L&B/LA/6720 Dt.30.8.2005, I assess the market value of the land @ Rs.17,58,400/- per acre.

**POSSESSION** : The possession of land has not been taken.

**30% SOLATIUM**: 30% Solatium is payable on the market value of the land U/s 23(2) of L.A. Act 1894.

**ADDITIONAL AMOUNT U/s 23(1-A):**

In addition to the market value of the land an amount calculated at the rate of 12% per annum on such market value for the period commencing on and from the date of publication of the notification under section-4, sub section-(1), in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier.

**APPORTIONMENT:**

Name	Amount
1. Jagbir Singh S/o Vijay Singh,	Rs.8,03,404=28
2. Smt Shakuntala Devi W/o Gajender Singh	Rs.7,78,297=88
3. Brahm Singh S/o Harkesh	Rs.15,81,702=16

Compensation will be paid on the basis of the latest entries in the revenue record. If there is a dispute regarding title/apportionment, which could not be settle here within a reasonable period, the dispute will be referred to the

Contd—4/-

court of ADJ for adjudication u/s 30 & 31 of L.A.Act.


**VESTING OF OWNERSHIP:** From the date of taking over the possession of the land, the land under acquisition will vest absolutely in government and free from all encumbrances.

**LAND REVENUE DEDUCTIONS:** The land revenue assessed by the revenue officer concerned till date shall be deducted from the awarded money at the time of making the payment.

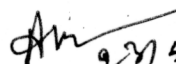
**SUMMARY OF AWARD :**

<u>S. No.</u>		<u>Amount of Compensation.</u>
1.	Market value of land @ Rs.17,58,400/- per Acre for 6 Bigha 6 Biswa	=Rs.23,07,900=42
2.	Solatum @ 30%	= Rs. 6,92,370=12
3.	Additional amount @ 12% u/s 23(1-A) w.e.f. 20.10.2005 to 23.05.2006 (215days)	= Rs. 1,63,133=78
	<u>Total</u>	= <u>Rs.31,63,404=32</u>

Total (Rupees thirty one lacs sixty three thousand four hundred four and paise thirty two only).

  
23/05/06  
(A.K. SINGH)  
LAND ACQUISITION COLLECTOR (SOUTH).  
DIV. COMMISSIONER/ SECRETARY (REVENUE)

Award announced in open Court today on 23/5/06.

  
23/5/06  
ADM/LAC(S)