

Name of Village : Mundka.  
Nature of Acquisition : Permanent  
Purpose of Acquisition : **Underground Reservoir and Booster Pumping Station.**

These are the proceedings for acquisition of land U/s 11 of Land Acquisition Act, 1894 initiated for the public purpose, namely for **Underground Reservoir and Booster Pumping Station at village Mundka..** A notification for acquisition of land measuring **20 Bigha and 02 Biswa** was issued by the Land & Building Department U/s 4 of Land Acquisition Act, 1894 vide Notification No. **F.10(35)/2004/L&B/LA/786 dated 27/04/2006.** The declaration U/s '6' of the said Act was issued vide Notification No. **F.10(35)/2004/L&B/LA/11519 dated 23/10/2006.**

Wide publicity to the notification 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 & 10 of the said Act were issued inviting claims from the owners/interested persons of the land. In response to this, some interested persons have filed claims, which are detailed under the heading 'Claims & Evidence'.

Kumar

## MEASUREMENT AND TRUE AREA

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The area to be acquired as given in the notification under Section 4 and the declaration under Section 6 of Land Acquisition Act, 1894 is 20 Bigha 02 Biswa. The field staff also measured the land to be 20 Bigha and 02 Biswa. So, the land under acquisition is 20 Bigha and 02 Biswa.

The details of the area under acquisition is as follows:-

Rectangle	Khasra no.	Area
108	10	03-13
	11/1	2-06
	11/2	2-06
	20/2	4-08
109	6/1	1-14
	15/2	2-03
	16/1	3-12
	<b>Total</b>	<b>20-02</b>

## CLAIMS & EVIDENCE

In pursuance of the notices issued under Section 9 & 10 of the Land Acquisition Act, 1894, the following persons have filed their claims:-

S. No.	Name of claimant	Khasra No.	Area	Claims
1	Sh. Sumangal Singh.	108//10	3-1	No specific claim
	Surender Singh and Neeraj	108//11/1	2-06	
	Kumar Ss/o Late Sh.	109//6/1	1-14	
	Randhir Singh, R/o Village	109//15/2	2-3	
	Mundka, Delhi-41			

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2	Sh. Randhir Singh S/o Late Sh. Phool Singh, R/o H. No. 306, Krishan Kuti Village Mundka, Delhi-41	109//16/1	3-12	Cost of land @ 20,000 per sq. yd., for cost of improvement Rs. 2 lacs , alternative site and other statutory benefits.
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### MARKET VALUE

#### A. LAND

While determining the market value of the land as on 27/04/2006 i.e. the date of notification Under Section 4 of the Land Acquisition Act, 1894, several factors such as location of the land, nature of soil, awards announced in the recent past of the same or adjoining villages, claims filed by the interested persons, sale deed and price policy of the Government regarding acquisition of agricultural land are to be taken into consideration.

The land under acquisition is agricultural land in the rural village, Mundka. The interested persons have in general claimed exorbitant prices of their land by making claims about Rs. 20,000/- per sq. yds. in addition to cost of improvements, alternative plot and other statutory benefits. They, however, have not filed any documentary evidence (s) in support of their claims. Their claims, therefore, cannot form the basis of determination of market value.

In a policy announcement, which come into effect from 30/08/2005, the Government of National Capital Territory of Delhi fixed the minimum price of agricultural land @ Rs. 17,58,400/- per acre for the acquisition of agricultural land vide their order No. F. 9(20)/80/L&B/LA/6720 dated 30/08/2005.

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In absence of any documentary evidence on record to the contrary, I find Rs. 17,58,400/- per acre to be the most reasonable price for the agricultural land as on 27/04/2006 i.e. the date of notification under Section 4 of the LA Act, 1894 of the A category of land, which is the leveled one. Further, land of khasra no. 108//11/2 (2-06) and 108//20/2 (4-08) is not a leveled one and soil/earth to the extent of 2.5 ft. has been taken out from there and the cost of soil/earth is approximately Rs. 3-3.25 per cubic ft. So, the cost of earth at the rate of Rs. 3 per cubic ft. has been reduced from the leveled land and market value comes to Rs. 14,31,670 - per acre. Thus I, accordingly, determine the market value of the leveled land of A category @ Rs. 17,58,400/- per acre and of B category i.e. from which the soil/earth has been removed as Rs. 14,31,670/-

Before determining the amount of compensation, a notice U/s 50(1) was given to Delhi Jal Board, for which the land is being acquired and their revenue official appeared and informed that rate fixed for acquisition of agricultural land may be given along with other benefits as per law.

**B. STRUCTURES**

There are no structures on this land under acquisition.

**C. TREES AND TUBEWELLS**

There are no tree or tubewells on the land under acquisition.

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**D. SOLATUM**

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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 Section 23(2) of Land Acquisition Act, 1894.

**E. ADDITIONAL BENEFITS**

The interested persons are also entitled to have additional benefits @ 12% per annum on the market value of the land U/s 23 (1A) of the Land Acquisition Act, 1894 from the date of notification U/s 4 till the date of possession or award whichever is earlier i.e. from 27/04/2006 to 20/12/2006.

**F. APPORTIONMENT**

The compensation will be paid to the rightful owners/interested persons on the basis of latest records.

If there is any dispute on the issue of ownership or apportionment, the matter will be referred to the Civil Court U/s 30/31 of the Land Acquisition Act, 1894.

S. No.	Name & Share	Khasra No.	Area	Grand Total
1	Randhir Singh S/o Phool Singh 1/1	109//16/1	3-12 A	1817631.57
2	Pradeep Kumar S/o Samunder Singh Safin 1/1	108//11/2 108//20/2	2-06 B 4-08 B	2754308.02
3	Surender Singh, Sumangal Singh and Niraj Kumar Ss/0 Randhir Singh 1/3 each	108//10 108//11/1 109//6/1 109//15/2	3-13 A 2-06 A 1-14 A 2-03	4954888.27

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The summary of the award is as under:-

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**SUMMARY OF AWARD**

S. No.	ITEM	AMOUNT (IN RUPEES)
1	Compensation for the land measuring 20 Bigha and 02 Biswa @ Rs. 17,58,400/- Per Acre for A category of land (13-08) and Rs. 14,31,700/- for B category of land (6-14).	4908866.62 1998414.56 6907281.18
2	Cost of tube well	5000/-
	<b>Total (1+2)</b>	<b>6912281.18</b>
3	Solatium @ 30% U/s 23(2)	2073684.35
4.	Addl. Benefits u/s 23 (1A) on item 1 @ 12% per annum from the date of notification to the date of possession i.e. 27/04/2006 to 20/12/2006 (233 days)	540862.33
	<b>Grand Total (1+2+3+4)</b>	<b>9526828/-</b>

(Rupees Ninety Five Laes Twenty Six Thousand Eight Hundred and Twenty Eight Only)



(SANJEEV MITTAL)

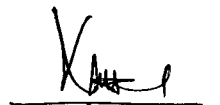
Land Acquisition Collector

District West:Delhi

  
Secretary (Revenue)

Govt. of NCT of Delhi

Announced in the open Court.

  
27/12/2006

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# Naksha Muntjamin

Award No. /DC(W)/2006-07

Award Date: 20/12/2006

Village Name MUNDKA

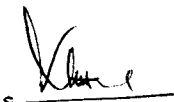
Date of Notification U/S 4 : 27/04/2006

PossesionDate 20/12/2006


Date of Notification U/S 6 : 23/10/2006

Rate by LAC Cat. A : 366333.33 / Bigha Cat. B : 298270.83 / Bigha

Sl. No.	Name & Share	Khasra No.	Area	Market Value	Other Copme-nsation	Solatium 30%	Addl. Amt. @ 12% pa 27/04/2006 to 20/12/2006 238 Days	G. Total	Remarks, if any
1	Randhir Singh S/o Phool Singh - 1/1	109//16/1	3-12 A	1318799.99	0	395640	103191.58	1817631.57	
2	Pradeep Kumar S/o Samunder Singh Safin - 1/1	108//20/2 108//11/2	4-8 B 2-6 B 6-14	1998414.56	0	599524.37	156369.1	2754308.02	
3	Surender Singh S/o Randhir Singh - 1/3	108//10 108//11/1 109//6/1 109//15/2	3-13 A 2-6 A 1-14 A 2-3 A 9-16	1196688.88	1666.66	359506.66	93767.22	1651629.42	
4	Sumangal Singh S/o Randhir Singh - 1/3			1196688.88	1666.66	359506.66	93767.22	1651629.42	
5	Niraj Kumar S/o Randhir Singh - 1/3			1196688.88	1666.66	359506.66	93767.22	1651629.42	
Gross Total				6907281.18	4999.98	2073684.35	540862.33	9526827.84	

  
04/12/2006

ADM/LAC (W)

  
4/12/06

Naib Tehsildar.



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

No. F. 10(35)/04/L&B/LA/ 786

Dated :- 27/6/06

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 Under Ground Reservoir and Booster Pumping Station at village Mundka. 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 authorize 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. Any person, interested, who has any objection to the acquisition of any land in the locality, may within 30 days of the publication of the notification file an objection in writing before the Land Acquisition Collector (West), Delhi.

Map showing the boundaries of land covered by the notification is available for inspection in the office of the Land Acquisition Collector (West).

SPECIFICATION			
V ILLAGE	TOTAL AREA (BIGHA -BISWA)	KHASRA NO.	AREA (BIGHA -BISWA)


Mundka

20 Bigha 02 Biswa

20 Bigha 02 Biswa

108//10(3-13), 11/1(2-06), 11/2(2-06), 20/2(4-08), 109// 6/1(1-14), 15/2(2-03), 16/1(3-12)

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

  
(VIJAY KHANNA)  
DY. SECRETARY (LA)

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

संख्या:-एफ.10(35)/2004/भू. व .न/ भू.अ./ 786  
अधिसूचना

दिनांक 27/04/08

जबकि दिल्ली के उपराज्यपाल संतुष्ट हैं कि सार्वजनिक प्रयोजन एवं सार्वजनिक व्यय पर सरकार द्वारा गांव मुडंका में भूमिगत जलाशय एवं बूस्टर पम्पिंग स्टेशन हेतु 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 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 तत्सम्यक 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 अनुमति प्राप्त सभी अन्य कार्य करने के लिए सहर्ष प्राधिकृत करते हैं कोई भी हितबद्ध व्यक्ति जिसे इलाके में किसी भी भूमि के अर्जन में कोई आपत्ति है, अधिसूचना के प्रकाशन के 30 दिनों में दिल्ली के भूमि अधिग्रहण कलेक्टर (पश्चिम) के समक्ष अपनी आपत्ति लिखित रूप में प्रस्तुत कर सकता है ।

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

विशिष्ट विवरण			
गांव का नाम	कुल क्षेत्र बीघा-बिस्वा	खसरा संख्या	क्षेत्र बीघा-बिस्वा

मुडंका

20 बीघा 02 बिस्वा

20 बीघा 02 बिस्वा

108//10(3-13), 11/1(2-06), 11/2(2-06), 20/2(4-08), 109// 6/1(1-14), 15/2(2-03), 16/1(3-12)

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

*(विजय खन्ना)*  
(विजय खन्ना)  
उपसचिव (भू. आ.)

c/50

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

No. F.10(35)/2004/L&B/LA/ 11519

Dated : 23/10/2004

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 Under ground Reservoir and Booster Pumping Station at village Mundka . It is hereby notified that the land in the locality described below is likely to be required 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.10(35)/2004/L&B/LA/786 dt. 27/4/06 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

VILLAGE	TOTAL AREA (BIGHA - BISWA)	KHASRA NO.	AREA (BIGHA - BISWA)
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Mundka	20 Bigha 02 Biswa		
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108//10(3-13), 11/1(2-06), 11/2(2-06), 20/2(4-08), 109// 6/1(1-14), 15/2(2-03), 16/1(3-12)

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

  
(T.C. NAKH)  
ADDL. SECRETARY (L&B)

10/11/04

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार  
भूमि व भवन विभाग  
विकारा भवन, नई दिल्ली

संख्या:-एफ.10(35)/2004/भू.व.भ./भू.अ./ 11519

दिनांक: 23/10/2004

अधिसूचना

जबकि दिल्ली के उपराज्यपाल को यह प्रतीत होता है कि सार्वजनिक प्रयोजन एवं सार्वजनिक व्यय पर सरकार द्वारा गांव मुंडका में भूमिगत जलाशय एवं बूस्टर पम्पिंग स्टेशन हेतु भूमि प्राप्त किया जाना है। अतः इराके द्वारा यह अधिरूचित किया जाता है कि निम्नलिखित इलाके में भूमि का उक्त प्रयोजन के लिए अधिग्रहण किया जाना है।

यह घोषणा भूमि अधिग्रहण अधिनियम 1894 की धारा 6 के उपबंधों के अधीन सार्वजनिक प्रयोजन के लिए प्रचालित की जाती है, जिसके लिए भूमि अधिग्रहण अधिनियम 1894 की धारा 4 के अंतर्गत अधिरूचना संख्या एफ.10(35)/2004/(भू.व.भ.)/भू.अ./786 दिनांक 27.04.2006 के द्वारा की जा चुकी है और उक्त अधिनियम की धारा 7 के उपबंधों के अधीन दिल्ली के भूमि अधिग्रहण कलेक्टर (पश्चिम) को उक्त भूमि का अधिग्रहण के लिए आदेश लेने के लिए इराके द्वारा निर्देश दिया जाता है।

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

विशिष्ट विवरण

गांव का नाम	कुल क्षेत्र (बीघा-बिस्वा)	खसरा नं.	क्षेत्र (बीघा-बिस्वा)
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**मुंडका**

**20 बीघा 02 बिस्वा**

108//10(3-13), 11/1(2-06), 11/2(2-06), 20/2(4-08), 109// 6/1(1-14), 15/2(2-03), 16/1(3-12)

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

ताराचन्द नाख  
(ताराचन्द नाख)  
अतिरिक्त सचिव (भू.व.भ.)

संलग्न