

AWARD NO.

1/DCW/1999-2000

NAME OF VILLAGE : NANGLOI JAT
NATURE OF ACQUISITION : PERMANENT
PURPOSE OF ACQUISITION : MASS RAPID TRANSIT SYSTEM
DELHI (MRTS)

INTRODUCTORY

These are the proceedings for determination of compensation U/S 11 of the Land Acquisition Act, 1894 in respect of land measuring 51 bigha 2 biswa of village Nangloi Jat. The land is required by the Government for a public purpose namely for Mass Rapid Transit System, Delhi (MRTS) at public expenses. The land stands notified under section 4 of the L.A. Act vide Notification No. F.7(35)/95/L&B/LA/7468 dated 25-2-1997. In view of the urgency of the scheme, the provisions of section 17(1) of the Act were also made applicable to this land.

The Delhi Government issued a declaration under section 6 of the L.A. Act vide notification No. F.7(35)/95/L&B/LA/902 dated 9-4-1997.

Notices under section 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices issued, claims filed by the interested persons have been discussed under the heading 'CLAIMS'.

MEASUREMENT

The area to be acquired as given in the declaration U/S 6 of the L.A. Act is 51 bigha 2 biswas. The same was measured by the field staff and found correct.

Thus the present award is for 51 bigha 2 biswa as per the details given below:

<u>Rectangle No.</u>	<u>Khasara No.</u>	<u>Area</u> <u>Bigha</u>	<u>Biswa</u>
5	21	4 -	16
	22	4 -	16
	23	4 -	16
	24/1	0 -	03
	24/2	5 -	09

Rectangle No.	Khasara No.	Biga	Biswa
6	24/2	2 -	08
	25	4 -	16
12	4/2	1 -	05
	5	3 -	06
13	1	4 -	02
	2	4 -	10
	3	4 -	14
	4	4 -	01
	5 min.	1 -	00
14	10 min.	1 -	00
TOTAL		51 -	02

CLAIMS

In response to the notices U/S 9 & 10 issued to the interested persons only, Claim has been filed as mentioned below:-

S.No.	Name of the claimant	Kh. No. & area	Claim	
1.	M/s Hindustan General Industries Ltd.,	5/21	4-16	A) Rs. 20,000/- per sq. yds. for land
		22	4-16	
		23	4-16	
		24/1	0-03	B) Rs. 20 lakhs for boundary wall
		6/24/2	2-08	
		25	4-16	
		13/1	4-02	C) Kh. No. 12/3 (1/4) should also be acquired.
		2	4-10	
		3	4-14	
		4	4-01	
12/4/2	1-05	D) Int. @ 15% and Solatitum 30%		
5	3-06			
		43-13		

MARKET VALUE

While determining the market value of land as on 25-2-97 i.e. the date of notification U/s 4 of the Act, several factors such as location of the land, nature of soil, Awards announced in the recent past of the same or adjoining villages, sale deeds, pronouncement of different courts, claims filed by the interested persons and price policy of the Government regarding acquisition of agricultural land have to be taken into consideration.

The land under acquisition was basically agricultural land. Only one claim has been filed who has claimed an exorbitant price of Rs.20,000 per sq.yrds. for his land. He has however, not filed any documentary evidence in support of his claim. The claim, therefore, cannot form any basis for the determination of market value.

In a policy announcement which came into effect from the financial year 1997-98 i.e. 1-4-97, the Govt. of NCT of Delhi has fixed the indicative price of agricultural land @ Rs.10.00 lacs per acre. It has been further provided in the policy that the indicative price of agricultural land would also apply to all such cases where land has been notified U/s 4 of the L.A. Act before 1-4-97 and awards have not been announced, as yet. In such cases the indicative price of Rs.10,00/-lacs ppr acre may be discounted @ 11.5% p.a. compounded rate of interest.

Since in the present case, Notification U/s 4 was issued on 25-2-97. As such on that date I accept the indicative price, after discounting, to be the most reasonable price. In this way, Rs.10.00 lakhs after discounting @ 11.5% p.a. for the financial year 1996-97 comes to Rs.8,96,640/- approximately.

I, accordingly, determine the market value of the land @ Rs.8,96,640/- per acre or Rs.1,86,800/- per bigha.

In addition to the market value fixed above, land owner will be entitled to all other benefits as per the provisions of the L.A. Act.

SOLATIUM

As provided under Sub-~~xxxxxx~~ section 2 of Section 23 of the Land Acquisition (Amendment) Act, 1984 the interested persons shall be paid 30% solatium on the market value of the land due to compulsory nature of acquisition.

ADDITIONAL AMOUNT

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

POSSESSION

Possession of the land has not been taken over so far. So interest U/S 34 shall not be paid.

STRUCTURE

There were 15 structures on Kh. No. 13/5 min. and 14/10 min. which were existing on the land under acquisition prior to the date of notification U/S 4. Valuation of the same has been got done from the DMRC Ltd., and vetted by the PWD, NCT of Delhi. Total cost of structures comes to Rs. 26, 82,798.00. I accept this valuation and allow the same.

In addition to above structures, there are some jhuggi, worn out boundary wall etc. on other khasra nos. also which in my opinion do not deserve any assessment. As such no compensation is allowed for them and land owners are at liberty to remove the 'Malba' etc. within fifteen days from the date of announcement of award, if they so desire.

APPORTIONMENT

The compensation will be paid to the interested persons according to 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.

LAND REVENUE

Land revenue to be assessed and to be deducted from Khalsa Rent Roll of the village from the date of taking over the possession of the land.

SUMMARY OF AWARD

1. Market value of land measuring 51 bigha 2 biswa @ Rs. 8,96,640/- per acre or Rs. 1,36,800/- per bigha.	Rs. 95,45,480.00
2. Cost of structures	26,82,798.00
Total of market value	Rs. 1,22,28,278.00
3. Salariatum 30% U/S 23(2)	Rs. 36,68,483.00
4. Additional amount @ 12% p.a. w.e.f. 25-2-97 to 8-4-1999 (773 days) U/S 23-1(A)	Rs. 31,07,658.00
GRAND TOTAL:	Rs. 1,90,04,419.00

(Rupees one crore ninety lakh four thousand four
hundred and nineteen only)

[Signature] 7/4/99
(S.S. JAGLAN)
LAND ACQUISITION COLLECTOR/
SDM: PUNJABI BAGH: DELHI

APPROVED

[Signature]
SECRETARY (REVENUE)

8/4/99

Award announced in the open court. Some
notice 148 1481 of LA Act.

[Signature] 8/4/99

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT
VIKAS BHAVAN, N.DELHI-2

No. F.7(35)/95/L&B/LA/7468

Dated : 25/2/97

NOTIFICATION

Where as it appears to the Lt. Governor of Delhi that land is required to be taken by the Government at public expense for a public purpose namely for Mass Rapid Transit System, Delhi (MRTS). It is hereby notified that the land in the locality described below is to be acquired 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 workman to enter upon and survey the land in the locality and do all other acts required or permitted by that section.

The Lt. Governor, Delhi is also satisfied that provisions of sub-section (i) of the Section 17 of the said Act are applicable to this land and is further pleased under sub section (4) of the said section to direct that the provisions of section 5(A) shall not apply.

SPECIFICATIONS

Village	Total Area (Bigha-Bis)	Khasra No.	Area (Bigha-Bis)
Mangloi Jat	51-02	5/21	4-16
		22	4-16
		23	4-16
		24/1	0-03
		24/2	5-09
		6/24/2	2-08
		25	4-16

Contd...P-2

12/4/2
5

13/1

2

3

4

5min

14/10min

1-05
3-06

4-02
4-10
4-14
4-01
1-00

1-00

By order,

Vijay Kumar
(VIJAY KUMAR)
JT. SECRETARY (L&S)
for

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT
VIKAS BHAVAN, N.DELHI-2

Dated : 9/4/97

No. F.7(35)/95/L&B/LA/902

NOTIFICATION

N.T.

Where as it appers to the Lt. Governor of Delhi that land is required to be taken by the Government at public expense for a public purpose namely for Mass Rapid Transit System, Delhi (MRTS). It is hereby notified that the land in the locality described below is to be acquired 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.

SPECIFICATIONS

Village	Total Area (Bigha-Bis)	Khasra No.	Area (Bigha-Bis)
Nangloi Jat	51-02	5/21	4-16
		22	4-16
		23	4-16
		24/1	0-03
		24/2	5-09
		6/24/2	2-08
		25	4-16

325/SDM/PB/97
22/4/97

SDM(P. Baghi

126/NT/LA
22/4/97

contd...P-2

12/4/2
5

1-05
3-06

13/1

4-02

2

4-10

3

4-14

4

4-01

5min

1-00

14/10min

1-00

By order,

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(M.N.MALHAN)
DY. SECRETARY (LA)

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