

**AWARD NO. :** 09/DC(W)/2006-07

Name of Village : Nangloi Jat.  
Nature of Acquisition : Permanent  
Purpose of Acquisition : **Entry/Exit and traffic integration of Inderlok-Mundka Corridor of Delhi MRTS Project, Phase-II.**

These are the proceedings for acquisition of land U/s 11 of Land Acquisition Act, 1894 initiated for the public purpose, namely **for Entry/Exit and traffic integration of Inderlok-Mundka Corridor of Delhi MRTS Project, Phase-II.** A notification for land measuring **2 Bigha and 01 Biswa** was issued by the Land & Building Department U/s 4 of Land Acquisition Act, 1894 vide Notification No. **F.7(10)/2005/L&B/LA/MRTS(W)/5886 dated 12/07/2006.** The provisions of Section 17(1) and 17(4) of the said Act were also made applicable and it was further directed that all the provisions of Section 5A shall not apply. The declaration u/s 6 of the said Act was issued vide Notification No. **F.7(10)/2005/L&B/LA/MRTS(W)/7965 dated 21/08/2006.** The land was also notified under Section 17(1) of the said Act vide notification no. **F.7(10)/2005/L&B/LA/MRTS(W)/7966 dated 21/08/2006.**

Wide publicity to the notification for acquisition was given through important dailies both in English and Hindi having large circulation for the knowledge of interested persons.

The notices U/s 9 & 10 of the said Act were issued inviting claims from the owners of the land as per revenue record. A public notice U/s 9 (1) was also given. In response to these, some interested persons have filed claims which are detailed under the heading 'Claims & Evidence'.



## **MEASUREMENT AND TRUE AREA**

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 2 Bigha 01 Biswa. The field staff also measured the land to be 2 Bigha and 01 Biswa. As such total area of the land to be acquired is 2 Bigha 01 Biswa.

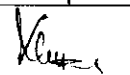
The detail of the area under acquisition is as follows:-

Rectangle	Khasra no.	Area (in Bigha-Biswa)
35	20 min	0-02
36	16 min	1-04
	17 min	0-15
	Total	2-01

## **CLAIMS & EVIDENCE**

In pursuance to the notices issued under Section 9 & 10 of the Land Acquisition Act, 1894, the following persons have filed their claims. All these claims were received after the date given in the public notice.

S. No.	Name of claimant	Khasra No.	Area (sq. yds.)	Claims
1	Sh. Devender Kumar Bajaj S/o Sh. Sobh Raj R/o AB-59, Mianwali Nagar, Delhi-87 (Devendra Steel) (Tenant)	36/17	132	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot.
2	Smt. Urmil Bajaj W/o Sh. Devender Kumar Bajaj R/o AB-59, Mianwali Nagar, Delhi-87	36/17	132	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot and claim of loss of structure to the extent of Rs. 10 lacs.
3	Sh. Sobh Raj S/o Late Sh. Asha Ram R/o AB-59, Mianwali Nagar, Delhi-87	36/17	132	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot



				and claim of loss of structure to the extent of Rs. 10 lacs and Rs. 5 lacs for loss of goodwill.
4	Sh. Rajiv Taneja S/o Sh. Ram Lal Taneja R/o AB-59, Mianwali Nagar, Delhi-87	35/20	73	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot and claim of loss of structure to the extent of Rs. 3 lacs and Rs. 5 lacs for loss of goodwill.
5	Smt. Sadhna Taneja W/o Sh. Mahesh Taneja	35/20	73	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot and claim of loss of structure to the extent of Rs. 3 lacs and Rs. 5 lacs for loss of goodwill.
6	Sh. Ram Lal Taneja S/o Sh. Mohan Lal	35/20	73	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot and claim of loss of structure to the extent of Rs. 3 lacs and Rs. 5 lacs for loss of goodwill.
7	Sh. Anand Swarup S/o Late Sh. Ram Kishan R/o 74, Ashok Mohala, Nangloi, Delhi	36/17	120	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot and claim of loss of structure to the extent of Rs. 5 lacs and Rs. 5 lacs for loss of goodwill.
8	Smt. Kitabo Devi W/o Late Sh. Chander Singh R/o H. No. 15, Tyagi Colony, Rajender Park, Nangloi, Delhi	36/17	227	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot and claim of loss of structure to the extent of Rs. 5 lacs.
9	Sh. Kuldeep Singh and Krishan Kumar Ss/o Late Sh. Chander Singh R/o H. No. 15, Tyagi Colony, Rajender Park, Nangloi, Delhi (Haryana Dhaba)	36/17	227	Rs. 50,000/- per sq. yd. In addition, alternative commercial/residential plot and Rs. 5 lacs for loss of goodwill.
10	Ramesh Kumari W/o Shri Kehar Das	36/17 min	153 sq.	No specific claim.

*Kames*

			yds.	
11	Gram Sabha, Nangloi Jat through BDO (W)	35//20 min	0-2	As per rule <u>Khan</u>
		36//16 min	1-4	
		36//17 min	0-15	

Some interested persons i.e. mentioned above at serial no. 1,2 & 3 have mentioned in their claims that the land falls in Tyagi Colony. It was informed that Tyagi Colony is an unauthorized regularized colony. The regularization plan of Tyagi Colony, Nangloi Jat was obtained from Town Planning Department of MCD. The site inspection as per the regularization plan was carried out by revenue officials of LA Branch and Halqa Patwari and it was informed that the land under acquisition does not fall in the land shown in the regularization plan. So, land under acquisition is not a part of unauthorized regularized colony, namely, Tyagi Colony.

## **MARKET VALUE**

### **A. LAND**

While determining the market value of the land as on 12/07/2006 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.

As mentioned earlier, the land under acquisition does not fall in any authorized or unauthorized regularized colony and is in a rural village, Nangloi Jat. As per the Delhi Land Reforms Act, 1954, applicable to the rural village, the land use is agricultural though the land under acquisition is agricultural land in the rural

Khan

village Nangloi Jatt. The interested persons have in general claimed exorbitant prices of their land by making claims about Rs. 50,000/- per sq. yds. in addition to 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 for the purpose of acquisition of land under the Land Acquisition Act, 1894, the Government of National Capital Territory of Delhi has fixed the minimum rates of agricultural land @ Rs. 17,58,400/- per acre vide order No. F. 9(20)/80/L&B/LA/6720 dated 30/08/2005.

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 12/07/2006 i.e. the date of notification under Section 4 of the LA Act, 1894. I, accordingly determine the market value of the land @ Rs. 17,58,400/- per acre.

Before determining the amount of compensation, a notice U/s 50(1) was given to Delhi Metro Rail Corporation Ltd., a company for which the land is being acquired but none appeared.

#### **B. STRUCTURES**

There are few shops built up on the land under acquisition but the same are on the agricultural land and as per the provision of Delhi Land Reforms Act, 1954, this land cannot be used for any purpose other than agriculture without prior permission of the competent authority. All these structures are forbidden by law. So, in view of sub section eighthly of Section 24, the same is not taken into consideration.



**C. TREES AND TUBEWELLS**

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

**D. SOLATIUM**

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.

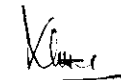
**E. ADDITIONAL BENEFITS**

The interested persons are also entitled to 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 12/07/2006 to 23/11/2006.

**F. APPORTIONMENT**

The compensation will be paid to the rightful owners/interested persons on the basis of latest records. As per revenue record, the land stand in the name of Gram Sabha (u/s 81) so, the compensation is assessed in the favour of Gram Sabha.

As other interested persons have filed claims for the land under acquisition in addition to the Gram Sabha so, the dispute of ownership and apportionment matter will be referred to the Civil Court U/s 30/31 of the Land Acquisition Act, 1894.



The summary of the award is as under:-

**SUMMARY OF AWARD**


S. No.	ITEM	AMOUNT (IN RUPEES)
1	Compensation for the land measuring 2 Bigha and 01 Biswa @ Rs. 17,58,400/- Per Acre.	750983.33
2	Solatium @ 30% U/s 23(2)	225295/-
3.	Addl. Benefits u/s 23 (1A) on item 1 @ 12% per annum from the date of notification to the date of possession i.e. 12/07/2006 to 23/11/2006 (135 days)	33331.31
4	80% estimated compensation tendered	781022.66
5	Balance compensation	228586.98
6	Interest @ 9% u/s 34 from 24/11/2006 to 15/03/2007 (112 days) on balance compensation	6312.75
	<b>Grand Total (1+2+3+4)</b>	<b>1015922/-</b>

(Rupees Ten lacs Fifteen thousand Nine hundred and Twenty Two only)




(SANJEEV MITTAL)

Land Acquisition Collector  
District West: Delhi

  
Secretary (Revenue)  
Govt. of NCT of Delhi

Announced on the open Court.

  
29/3/2007

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# VOLUNTARY COUNSELLING & TESTING CENTRE

## LABORATORY REPORT FORM

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1. Date ..... 2. PID No. DE/1701/02 3. Age ..... yrs.

4. Identification Marks : a. .... b. ....

5. Date when sample received 12/5/02

6. Result of HIV antibody test :  
Expiry date

First Test *Quint 124*  
(Name of kit)

HIV-1/HIV-2/HIV1&2

Reactive

☒ Non-reactive

Second Test  
(Name of kit)

HIV-1/HIV-2/HIV1&2

Reactive

☒ Non-reactive

Third Test  
(Name of kit)

HIV-1/HIV-2/HIV1&2

Reactive

☒ Non-reactive

7. Any Comment ?

Signature of Doctor

Date 12/5/02

Seal of Hospital

MEDICAL OFFICER IN CHARGE  
B.S.A. HOSPITAL  
ROHINI, DELHI-85

LAB. TECHNICIAN  
VCTC B.S.A. HOSPITAL  
ROHINI, DELHI-85

- Note : (i) This report may be signed by the incharge of the HIV test laboratory or any authorized person.  
(ii) The signed HIV test report should be sent by the authorized person to the counsellor in VCTC for handing over to the person after post test counselling.

Un. No. VCT

## VOLUNTARY COUNSELLING & TESTING CENTRE

### LABORATORY REPORT FORM

1. Date ..... 2. PID No. DE 11702/07 3. Age 29 yrs.  
4. Identification Marks : a. \_\_\_\_\_ b. \_\_\_\_\_  
5. Date when sample received 12/5/07

6. Result of HIV antibody test :  
Expiry date

**First Test** Amph A128  
(Name of kit)

HIV-1/HIV-2/HIV1&2

Reactive

☒ Non-reactive

**Second Test**  
(Name of kit)

HIV-1/HIV-2/HIV1&2

Reactive

☐ Non-reactive

**Third Test**  
(Name of kit)

HIV-1/HIV-2/HIV1&2

Reactive

☐ Non-reactive

7. Any Comment ?

Signature of Doctor

Date 12/5/07

Seal of Hospital

MEDICAL OFFICER I/C VCT  
BSA HOSPITAL  
ROHINI, DELHI-85

LAB TECHNICIAN  
VCTC B.S.A. HOSPITAL  
ROHINI, DELHI-85

- Note : (i) This report may be signed by the incharge of the HIV test laboratory or any authorized person.  
(ii) The signed HIV test report should be sent by the authorized person to the counsellor in VCTC for handing over to the person after post test counselling.

28/c

GOVERNMENT OF NCT OF DELHI  
LAND & BUILDING DEPARTMENT  
VIKAS BILAWAN : NEW DELHI

No F. 7(10)2005/L&B/LA/MRTS(W)/

Dated :-

To

The Director,  
Information & Publicity,  
Block No. 9, Old Sectt.,  
Delhi.

Sub:- Publicity of Notification in two daily leading newspapers.

Sir,

I am to enclose herewith two copies of Notification u/s 4 No.F. 7(10)2005/LA/L&B/MRTS(W) 5886 Dated: 12/07/2006 in English & Hindi to be published in The Times of India (English) and Hindustan (Hindi). The date alongwith the cutting of the same may please be furnished to this Department immediately after publication for taking further necessary action at this end. It may be ensured that the notification be published immediately. Further, concerned agency may be directed to get the notification vetted by the undersigned before publication.

Bills in duplicate alongwith the tear sheet may please be forwarded to the ADMLAC (West), Old Middle School Building, Rampura, Delhi for making payment to the newspapers directly.

Yours faithfully,

(AMAR SINGH)  
DY. SECRETARY (LA)

No F. 7(10)2005/L&B/LA/MRTS(W) 5886

Dated :- 12/07/2006

Copy forwarded to ADMLAC (West), Old Middle School Building, Rampura, Delhi, for information. Necessary publicity may also be made in the village and the date of such notice in the village may be communicated to this Deptt. immediately. Necessary payment in respect of the publication of the notification may be made directly to the Newspaper on receipt of the bills from the Director, Public Relations Deptt., Delhi

(AMAR SINGH)  
DY. SECRETARY (LA)



27/C

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

No F. 7(10) 2005/L&B/LA/MRTS(W) 5886

Dated :- 12/07/2006

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 Entry/Exit and traffic integration of Inderlok-Mundka Corridor of Delhi MRTS Project, Phase-II. 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.

The Lt. Governor, Delhi is satisfied also 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 all the provisions of Section 5(A) shall not apply.

SPECIFICATION			
VILLAGE	TOTAL AREA (BIGHA-BISWA)	KHASRA NO.	<u>AREA</u> (BIGHA-BISWA)
Nangloi Jatt	2 BIGHA 01 BISWA.	35/ 20min.	(0-02)
		36/ 16min.	(1-04)
		17min	(0-15)

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

  
(AMAR SINGH)  
DY. SECRETARY (LA)

39/ L

**Dated :-**

**The Director,  
Information & Publicity,  
Block No. 9, Old Sectt.,  
Delhi.**

Sir,

Bills in duplicate alongwith the tear sheet may please be forwarded to the ADM/LAC (West), Old Middle School Building, Rampura, Delhi for making payment to the newspapers directly.

(AMAR SINGH)  
DY. SECRETARY (LA)

Dated :- 21/8/2026

(AMAR SINGH )  
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**GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI  
LAND & BUILDING DEPARTMENT, VIKAS BHAWAN, NEW DELHI**

No F. 7(10)/2005/L&B/LA/MRTS(W)/ 7965

Dated :- 21/5/06

**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 Entry /Exit and traffic integration of Inderlok-Mundka Corridor of Delhi MRTS Project, Phase-II. It is hereby notified that the land in the locality described below is acquired 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.7(10)/2005/L&B/LA/MRTS(W)/5886 dated 12.7.006 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.	<u>AREA</u> (BIGHA-BISWA.)
Nangloi Jatt	2 BIGHA 01 BISWA.	35// 20min	(0-02),
		36// 16min.	(1-04),
		17min.	(0-15)

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

  
 (AMAR SINGH)  
 DY. SECRETARY (LA)

36/C

FOR PUBLICATION IN PART IV OF DELHI EXTRA ORDINARY GAZETTE  
GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI  
LAND & BUILDING DEPARTMENT : VIKAS BHAWAN : NEW DELHI

No F . 7(10)/2005/L&B/LA/MRTS(W)/ 7966

Dated :- 21/8/06

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section 17 of the Land Acquisition Act, 1894, the Lt. Governor, Delhi is pleased to direct the Land Acquisition Collector (West), Delhi to take possession of land the specification of which is given in this notification U/s 4 No. F.7(10)/2005/L&B/LA/MRTS(W) dated 12.7.2006 and U/s 6 dated 21/8/06 on expiration of 15 days from publication of the notice under sub-section (i) of Section 9 of the said Act.

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

  
(AMAR SINGH)  
DY. SECRETARY (LA)

No F . 7(10)/2005/L&B/LA/MRTS(W)/ 7966

Dated :- 21/8/06

Copy forwarded to Dy. Secretary (GAD) (in duplicate), Delhi Sectt., I. P. Estate, New Delhi. Three copies of the Gazette Notification may please be supplied to this Department.

  
(AMAR SINGH)  
DY. SECRETARY (LA)