

15/DEC/04-05

**AWARD NO. : /2005**

**Name of Village** : Khasra No.772 (min)  
773 (min) & 913 (min)Village Nawada  
Majra Om Vihar (Hastal) Delhi.  
**Nature of Acquisition** : Permanent  
**Purpose for Acquisition** : M.R.T.S. Project

These are the proceedings for acquisition of land U/s 11 of Land Acquisition Act, 1894 initiated for the purpose of Mass Rapid Transit System Project. The notification for land measuring 3802.53 was issued by the Land & Building Department on 16.10.2003 u/s 4 vide notification No. F.7(29)/2003/LA/L&B/MRTS(W)/17706 of the Land Acquisition Act. The declaration u/s 6 of Land Acquisition Act was issued vide Notification No. F.7(29)/2003/LA/L&B/MRTS(W)/19255 dated 11.11.2003. Since the land was also notified u/s 17(i) of the L.A. Act too vide Notification No. 19256 dated 11.11.2003, the provisions of Section 5 (A) of the L.A. Act were dispensed off. The details of area under present acquisition is as under:-

S. NO.	PROPERTY NO.	LOCALITY	AREA IN SQ. METER
1.	Khasra No. 772(Min) & 773(Min)	Nawada Majra, Om Vihar, Delhi	2886.38
2.	Khasra No. 913(Min)	-do-	916.15
		<b>Total :-</b>	<b>3802.53</b>

Wide publicity of the notification was given through important Dailies both in English and in Hindi having the very large circulation in Delhi, for the knowledge of interested parties/persons.

The Notices u/s-9(1) & 10(1) of the L.A. Act were issued inviting claims from the owners/occupants/interested persons of the properties. In response to this, some interested persons have filed their claims which are detailed under the heading

'Claims & Evidences'. This acquisition involves land & structures appurtenant thereto. The structures were got evaluated by Govt. approved valuers and vetted by PWD of GNCT of Delhi and submitted by DMRC.

### **MEASUREMENT AND TRUE AREA**

As per the notification, the total area of land measuring 3802.53sqm. was notified for acquisition. On physical survey conducted by a team of the staff of LAC (West)), Land & Building Department, Transport Department and DMRC, the total area was found to be the same i.e. 3802.53 sqm. The entire area required for MRTS project have been covered in the notification and declaration & there is no discrepancy on this account.

### **CLAIMS & EVIDENCES**

In response to the notices issued u/s 9(1) and 10(1) of the Land Acquisition Act, 1894 to the owners/occupants/interested persons, the following persons filed their claims:-

S.No	Property No.	Name of the claimant	Claims
1.	772	Davinder Kumar	Rs. 1 lacs per sq. yard for land Rs. 5 lacs for structure - Solatium @ 30 % - Alternative Shop.
2.	773	Nitesh Kumar	-do-
3.	- do -	Smt. Savita	Rs. 1 lacs per sqm for land Rs. 10 lacs for structure Solatium & Alternative Shop
4.	- do -	Rajinder Dabas	-do-
5.	- do -	Smt. Saroj Rani	-do-
6.	- do -	Smt. Raj Bala	-do-
7.	- do -	Dharambir Kumar	-do-
8.	- do -	Smt. Shakuntala	-do-
9.	- do -	Manoj Kumar	Rs. 1 lac per sqm for Land Rs. 5 lacs for Structure Rs. 1 lacs Damage Solatium @ 30% - Addl. Amount @ 12%
10.	- do -	Smt. Anshu Rani	-do-
11.	- do -	Smt. Asha Rathi	-do-
12.	- do -	Sandeep Kumar	-do-

13.	913	B.K Ghai	-do-
14.	722	Sanjay Bhatia	-do-
15	773	Sarbjot Singh	-do-
16	913	Kishanlal Aggarwal	-do-
17	773	Smt. Bala	-do-
18	913	Sukhlal	-do-
19	773	Suresh S/o Kali Ram	-do-
20	773	Smt. Harinder Kaur	-do-
21	913	Hiralal	-do-
22	773	Brahma Swaroop Malhotra	-do-
23	913	Deena Nath	-do-
24	773	Mrs Darshan Kaur	-do-
25	-do-	Smt. Sarla Rani	-do-
26	-do-	Narinder Singh	-do-
27	-do-	Mrs. Ranjit Kaur	-do-
28	-do-	Amarjeet Singh	-do-
29	-do-	M. S. Makkar	-do-
30	913	S. K. Bhalla	-do-
31	773	Rajinder Singh	-do-
32	913	Smt. Manju Sharma	-do-
33	-do-	Avtar Singh Chawla	-do-
34	-do-	Mohan Lal	-do-
35	772	Subhash Chander	-do-
36	-do-	Rajeev Kumar	-do-
37	-do-	Attar Singh	-do-
38	-do-	Satbir Singh	-do-
39	913	Om Parkash	-do-

40	-do-	Smt. Hema Devi	-do-
41	913	Smt Laj Malhotra	Rs. 40,000/- per sq yard Rs. 7 lacs for construction Rs. 3 lacs for Damage. Solatium @ 30%
42	-do-	Amrit Lal	-do-
43	-do-	Ladvinder Singh	-do-
44..	-do-	Subhash Chander	Rs. 2 lacs per sq yard for land Rs. 15 lacs for structure Rs. 15 lacs for Damage Solatium and Addl. Amount
45	-do-	Parshant Malhotra	As at Sl.No.42
46	-do-	K. S. Sethi	-do-
47	773	Nafe Singh	Rs. 1 lacs per sq yard for Land Rs.15 lacs for structure Alternative site
48	913	Kamlesh Rani	As at Sl.No.45
49	913	Pawan Kumar	Rs. 3,95,000/- for land & Construction
50	772	Ajimuddin	Rs.35,000/- per sq yard for land Rs.1,23,750/- for Construction Solatium & Addl.Amount
51	-do-	Amiruddin	Rs.35,000/- per sq yard for land Rs.3,51,250/-for construction. Solatium & Addl-Amount.
52	773	Smt. Seelam w/o Sudesh Kumar	Rs.35,000/-per sq yard Solatium & Addl Amount Alternative site
53	772	Nazruddin	-do-
54	-do-	Nanhey Khan	Rs. 28000/- per sq yard for land Rs. 1,49,000/- for structure. Solatium & Addl Amount.
55	773	Jaswant Singh	Rs.35,000/- per sq yard for land. Solatium & Addl Amount.
56	-do-	Dalal Singh, Mehtab Singh, Bijinder Singh, Jasbir Singh	Rs. 35,000/- per sq yard for land Rs. 5 lacs for structure. Solatium & Addl Amount.
57	-do-	Mehtab Singh	-do-
58	-do-	Shambhu Dayal	Rs. 1 lac per sq yard for land. Rs. 3 lacs for structure Rs. 15 lacs for damage
59	772	Harbans Lal	No Specific Claims.

60	913	Madan Lal	Alternative Shop
61	-do-	R.C . Chawla & Avtar Singh	No specific claim
62	-do-	Raghubir Singh	-do-
63	773	Geeta Ram Aggarwal	-do-
64	-do-	Anuradha Bansal	-do-
65	-do-	Madhu Jain	-do-
66	-do-	R.P Aggarwal	-do-
67	-do-	D.D Bansal	-do-
68	-do-	Kanta Bansal	-do-
69	-do-	Manish Kumar	-do-

On perusal of the claims filed by the interested persons, it is noted that most of the interested persons have claimed market value of land at Rs. 1,00,000/-per sqm. approximately. But none of them have furnished any documentary evidence like registered sale deeds of similar land anywhere nearer to the claimed market value. It is further observed that the claims are not only exorbitantly high but also lacks supportive evidences.

Similarly, the claims towards cost of structures have been very high and not supported by reliable evidences. Most of them were not evaluated by credible Govt. approved valuers, hence were not accepted to be the basis of arriving at the compensation towards structures. The claims towards other items like defacement of properties, discomfort, loss of business, cost of shifting and transportation are not supported by documentary evidences and posses no scientific base on which such calculation were deducted.

## MARKET VALUE

### A. LAND

To arrive at fair market value, the locality of the site, situation of the area and finally the quality, potentiality and use of area and finally the quality, potentiality and use of land should be kept in mind. The property under acquisition are situated in Om Vihar have residential as well as commercial activities in the vicinities. The market value of the land under acquisition is to be determined with reference to the date of publication of notification u/s 4 of the L.A. Act 1894, which in this case is 16.10.2003, so that adequate compensation on prevailing market value could be awarded.

Keeping the above facts in mind, two methods of valuation of land under acquisition were followed. In the first method, the schedule of rates circulated by Deptt. of Urban Development, Ministry of Urban Affairs & Employment vide letter No. J-22011/4/95-LD dated 16.4.1999 was referred. It was noted that indicative price of land in Om Vihar area was given at Rs.1980 /- per sqm. for residential purpose and Rs. 4140/- for commercial purpose. But these rates were applicable till March, 2000 and not revised yet, thus making the method inherently deficient.

In another method of valuation, the price paid within a reasonable time-frame in bonafide transactions of purchase of similar lands possessing similar advantages has been followed. So the certified registered sale deeds of rates of similar lands in the adjacent areas of Uttam Nagar & Hastal, were collected to estimate the fair market value. The details of sales transactions have been summarized as under :-

Sl. No.	Registration No. & date	Amount (in Rs.)	Area in sqm.	Name of colony & revenue state	Average Rate (per sqm.)
1.	22885 26.02.2003	5,00,000/-	60.19	20-B, Anand Vihar, Uttam Nagar (Hastsal)	Rs. 9,138/-
2.	10208 02.06.2004	1,80,000/-	41.8	75/1, Uttam Nagar (Hastsal)	Rs. 4,306/-
3.	10366 04.06.2004	1,00,000/-	33.44	64/5, Mohan Garden	Rs. 2,990/-

On calculation, the average sale price of these transactions comes to Rs. 5478/- per sqm.

By evaluating the above two methods for determining the justified market value of land and keeping the locational advantage of being situated on main road in mind, the market value has been assessed at Rs. 5500/- per sqm for residential properties .

Before determining the amount of compensation, a notice u/s 50(i) was given to the D.M.R.C. Limited, a company for which the land was acquired.

#### B. STRUCTURE

The value of structures including permanent structure, boundary wall, gate and any other things should be given to the interested persons as per the valuation report submitted by DMRC Ltd., duly vetted by PWD. The summary of the values awarded is summarized as under :-

S.No.	Valuation No.	Property Number	Name of Owner/ occupant	Amount vetted by PWD
1.	385	Shop No.1, A-275, Gulab Bagh, Nawada		84,501.00
2	386	Shop No.2, A-275, Gulab Bagh, Nawada	Deena Nath	84,506.00
3	387	Shop No.3, A-275, Gulab Bagh, Nawada	Sunder Singh Bhalla S/o sh. Im Prakash Bhalla	73,325.00
4	388	Shop No.4, A-275, Gulab Bagh, Nawada	Sukh Lal Goma S/o sh. Arjun Dass(Libas Boutique)	53,135.00
5	389	Shop No.5, A-275, Gulab Bagh, Nawada	Sukh Lal Goma s/o Arjun Dass Goma (goma Electricals)	1,05,817.00
6	390	Shop No.6, A-275, Gulab Bagh, Nawada		66,312.00
7	391	Shop No.7, A-275, Gulab Bagh, Nawada		35,596.00
8	392	Shop No.8, A-275, Gulab Bagh, Nawada	R. K. Garg (Garg clinic)	65,915.00
9	393	Shop No.9, A-275, Gulab Bagh, Nawada	Karan Electric	39,873.00
10	394	Shop No10, A-275, Gulab Bagh, Nawada	Sh.Parshant Malhotra(Jai Durga Motars)	41,528.00
11	395	Shop No11, A-275, Gulab Bagh, Nawada	Sh.Laj Malhotra	49,653.00
12	396	Shop No12, A-275, Gulab Bagh, Nawada	Sh. Amrit Lal S/o Chudhary Ram Malhotra	49,446.00
13	397	Residence, A-275, Gulab Bagh, Nawada	Braham Swaroop Malhotra	4,18,997.00
14	398	A-275, Residence, IInd Flr. Gulab Bagh, Nawada	Kamlesh Rani w/o Amrit Lal	212,295.00
15	399	A-275/24, Residence, Gulab Bagh, Nawada	Hema Devi W/o T.N. Jha	215,940.00
16	400	A-275/25, Residence, Gulab Bagh, Nawada	Subhash Chand s/o Laxmi Dass	150,390.00



17	401	A-275/26, Residence, Gulab Bagh, Nawada	Kishori Lal	163,356.00
18	402	A-275, Residence, Gulab Bagh, Nawada	Kuljeet Singh s/o Lt. H.S. Sethi	139,228.00
19	403	MCD School, Gulab Bagh, Nawada	MCD School, Rathi Market	151,377.00
20	404	A-275, Residence, 1st Flr., Gulab Bagh, Nawada	Laj Malhotra	411,416.00
21	405	Gulab Bagh, Nawada, Om Vihar Shop No.15-G	Maley Singh Rathi	67,839.00
22	406	Gulab Bagh, Nawada, Om Vihar-15A		45,818.00
23	407	Gulab Bagh, Nawada, Om Vihar Shop No. 15A	Jai Durga Jewellers	38,345.00
24	408	Gulab Bagh, Nawada, Om Vihar Shop No. 15L	Suresh Kumar	38,345.00
25	409	Gulab Bagh, Nawada, Om Vihar Shop No. 15M	Dr. A.S. Chawala	38,345.00
26	410	Gulab Bagh, Nawada, Om Vihar Shop No. 15N	Rajeev Kumar S/o Satvir Singh(Ghahlot Refrigerator)	42,330.00
27	411	Varanda/Stair case area, Gulab Bagh, Nawada	Male Singh Rathi	84,950.00
28	412	1st Flt., Nawada, New Delhi	Nafe Singh Rathi	528,587.00
29	413	15B, Nawada, New Delhi	Nafe Singh Rathi	58,359.00
30	414	Shop No.5, Nawada, New Delhi	STD shop, Roshni Singh w/o Hawa Singh	46,808.00
31	415	Nawada Station	Hina Boutique	27,128.00
32	416	Shop, Nawada, New Delhi	Readymade Garment Shop	27,128.00
33	417	Shop, Nawada, New Delhi	Readymade Garment Shop	27,128.00
34	418	Shop No. 14, Nawada, New Delhi	Anju Beauty Parlour	27,128.00
35	419	Shop No. 15, Nawada, New Delhi	Anju Beauty Parlour	27,128.00
36	420	Shop No. 16, Nawada, New Delhi	Computer Academy Centre	27,128.00
37	421	Shop No. 17, Nawada, New Delhi	Computer Academy Centre	27,128.00
38	422	Shop No. 18, Nawada, New Delhi	Placement service	29,255.00
39	423	Shop No. 19, Nawada, New Delhi	Rajinder Builders	25,948.52

40	424	Nawada, New Delhi, Nawada Station	Saroj Silai Centre	29,255.00
41	425	Shop, Nawada, New Delhi	Rajinder Kumar S/o Dev Raj (Saroj Silai Centre)	76,353.00
42	426	Shop, Nawada, New Delhi	Nafe Singh Rathi( Saroj Silai Centre)	1,59,025.00
43	427	Shop No. 21, Nawada, New Delhi	Saroj Silai Centre	29,255.00
44	428	Shop No.1, R.N. Aggarwal, Market Shyam Park, Nawada Complex, Nawada, New Delhi	Sarjot Singh s/o Jaswant Singh (Singh Generator)	70,208.00
45	429	Shop No.2, Nawada, New Delhi		66,755.00
46	430	Shop No.3, Nawada, New Delhi		24,899.00
47	431	Shop No.4, Nawada, New Delhi	Sh. Sarjot Singh, S/o Jaswant Singh(Jai Son Engineers)	64,511.00
48	432	Shop No.5, Nawada, New Delhi		64,511.00
49	433	Shop No.6, Nawada, New Delhi	Vichitra Const Co.	64,511.00
50	434	Shop No7, Nawada, New Delhi	Vichitra Const Co.	64,511.00
51	435	Shop No8, Nawada, New Delhi	Vichitra Const Co.	64,511.00
52	436	Shop No9, Nawada, New Delhi	Vichitra Const Co.	64,511.00
53	437	Shop No10, Nawada, New Delhi	Vichitra Const Co.	64,511.00
54	438	Shop No11, Nawada, New Delhi	Vichitra Const Co.	64,511.00
55	439	Stair Case Portion ,Nawada New Delhi.	R.N Aggarwal	48,340.00
56	440	Nawada Complex,Shyam Park, Nawada New Delhi.	Narender Singh Makkar S/o Sh. Bhagat Singh Makkar.	23,364.00
57	441	Nawada Complex,Shyam Park, Nawada New Delhi.	Narender Singh Makkar S/o Sh. Bhagat Singh Makkar.	23,364.00
58	442	Nawada Complex,Shyam	Narender	23,364.00

		Park, Nawada New Delhi.	Singh Makkar S/o Bhagat Singh Makkar.	
59	443	Shop No.15, Nawada Complex , Shyam Park, Nawada New Delhi.	Narender Singh Makkar S/o Bhagat Singh Makkar.	92,076.00
60	444	Shop No.16, Nawada Complex , Shyam Park, Nawada New Delhi.	Narender Singh Makkar S/o Bhagat Singh Makkar.	59,984.00
61	445	Shop No.17, Nawada Complex, Shyam Park, Nawada New Delhi.	Narender Singh Makkar S/o Bhagat Singh Makkar.	59,984.00
62	446	Varanda Portion , Nawada , New Delhi	R.N Aggarwal	249,188.00
63	447	Shyam Park,G-3 Khasra No.773, Nawada New Delhi.	Seehum, W/o Sudesh Kumar & Smt Bala, W/o Mukesh	566,291.00
64	448	Shyam Park,G-2 i Khasra No.773/710/774, Nawada New Delhi.	Jaswant Singh S/o Sohan Singh	69,280.00
65	449	Shop No.2, Shyam Park Nawada,New Delhi	Jaswant Singh S/o Sh.Sohan Singh	69,280.00
66	450	ShyamPark, G-2/2, Nawada New Delhi.		193,950.00
67	451	ShyamPark, G-1, Shop No1, Nawada New Delhi.	Jaswant Singh,S/o Sohan Singh	40,321.00
68	452	Shyam Park, G-1, Shop No, 2 Nawada New Delhi.	Mehtab Singh Balyan S/o el Singh	48,335.00
69	453	Shyam Park, G-1, Shop No3, Nawada New Delhi	Bijender S/o Sh.Dalal Singh (Bijender Properties)	51,401.00
70	454	Shyam Park, G-1, Shop No4, Nawada New Delhi	Wazeer Singh, S/o Hari Singh	23,124.00
71	455	Shyam Park, G-1, Residence, Nawada New Delhi	Dalal Singh S/o Bhagmal	42,744.00
72	456	Shyam Park Nawada , New Delhi.	Sh.Najroodin	23,652.00
73	456a	Shyam Park Nawada , New	Sh.Najroodin	5,194.00

		Delhi.		
74	456b	Shyam Park Nawada , New Delhi.	Sh.Najroodin	66,058.00
75	457	Shyam Park Nawada , New Delhi	Sh . Satveer & Udhveer	40,582.00
76	458	Shyam Park Nawada , New Delhi		18,274.00
77	459	Shop No. 20 Nawada , New Delhi.	Rajender Builder	29,255.00
78	460	Shyam Park Nawada , New Delhi	Sh. Attar Singh	4, 137.00

### **OTHER COMPENSATIONS**

#### **A. SOLATIU**

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 provisions of L.A. Act.

#### **B. ADDITIONAL BENEFITS**

The interested persons are also entitled to have additional benefits @ 12% per annum on the market value of the land and solatium u/s 23(i)(ii)(a) of the Land Acquisition Act from the date of notification u/s 4 till the date of possession i.e. from 16.10.2003 to 02.01.2004.

#### **C. INTEREST U/S 34**

The interest at the rate of 9%&15%. p.a. shall also be paid to the interested persons from date of possession till the date of award i.e. from 03.01.2004 to ~~02.02~~ 02.02.2005..

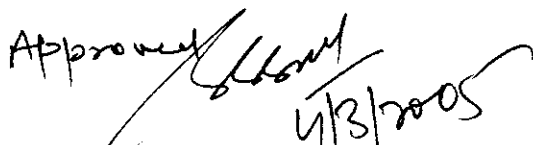
#### D. APPORTIONMENT


The compensation will be paid to the rightful owners/interested persons on the basis of latest records. The details of recorded owners of land under acquisition were collected from the revenue record These Lands are Vested in Gaon Sabha u/s 81 of DLR Act 1954 as such the whole amount against acquired land assessed in favour of Gaon Sabha.

#### SUMMARY OF AWARD


S.No.	ITEM	AMOUNT (Rs.)
1.	Compensation for the land measuring 3802.53 Sqm. @ 5500/-	Rs. 2,09,13,915/-
2.	Solatium @ 30%	Rs. 62,74,175/-
3.	Value of structures as assessed by Regd. Valuer & vetted by PWD	Rs. 66,90,813/-
4.	Addl. Benefits u/s 23 (IA) on item 1 & 3 @ 12% per annum from the date of notification to the date of possession i.e.16.10.2003 to02.01.2004 (79 days)	Rs. 7,16,967/-
5.	Amount tender before possession	Rs. 78,30,169/-
6	Interest Balance on compensation u/s 34 from the date of possession to the date of award i.e. 03.01.2004 to 07.03.2005 (430 days)	Rs. 24,08,913/-
		Rs. 7,14,974/-
		Rs. 31,23,887/-
	<b>TOTAL BALANCE:-</b>	Rs.2,98,89,588/-
	<b>GRAND TOTAL :-</b>	Rs. 3,77,19,757/-

(Rupees Three Crore Seventy Seven Lacs Nineteen Thousand Seven Hundred Fifty Seven Only).

Approved   
4/3/2005  
Secretary (Revenue)

  
(BINAY BHUSHAN)  
LAND ACQUISITION COLLECTOR  
WEST DISTRICT: DELHI

The award is drawn with the approval of Secretary (Revenue), GNCT of Delhi & announced accordingly in the open court

  
7/3/05

Naksha Mutgiman Om vihar Station (M.R.T.S.) (Nawada) @ 5500/- per Sqm.

1	2	3	4	5	6	7	8	9	10	11	12
S.No	Property No	Area in Sqm.	Market value @ 5500/- Sqm.	Solatium @ 30%	Value of Structure	Add Amount @ 12% w.e.f Notification to permission	Amount Undeclared before permission	Balance Amount	Interest Balance	Total Balance	Grand Total
1	Kherana 913	916.5	5038825/-	1511648/-	2883628/-	205767/-	1886536/-	7753332/-	904909/-	8658241/-	10544777/-
2	772-773	2886.38	15875090/-	4762527/-	3807185/-	511200/-	5943633/-	19012369/-	2218978/-	21231347/-	27174980/-
	<u>Total</u>	3802.83	20913915/-	6274175/-	6690813/-	716967/-	7830169/-	26765701/-	3123887/-	29889588/-	37719777/-

*[Signature]*


*[Signature]*  
N.T. UA


*[Signature]*

January 2, 2004

POSSESSION REPORT OF VILLAGE NAWADA MAJRA, HASTSAL,  
OM VIHAR FOR OM VIHAR MRTS STATION.


As per Office Order NO. LAC(W)/2003/1332-1334 dated 11-12-2003, officials from LAC(W), L&B Dept, Transport Dept. and DMRC are assembled today at the site for taking over physical possession of above mentioned land at Khassa No. 913 min. on the South-east side of Najafgarh Road and Khassa No. 772 min & 773 min. on the North-west side of Najafgarh Road measuring 3802.53 Sqm. The above said private land measuring 3802.53 sqm has been notified U/s 4 of L.A. Act, 1894 vide Notification No. F.7(29)/2003/LA/L&B/MRTS(W)/17706 dated 16-10-2003 and U/s vide Notification No. F.7(29)/2003/LA/L&B/MRTS(W)/19255 dated 11-11-2003. Detail of measurements are given in the drawing enclosed. Physical demarcation of above land has been made and physical possession of vacant land and structures measuring 3802.53 Sqm. as mentioned above has been handed over to L&B Department.

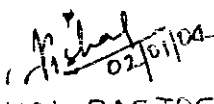
  
(PRAKASH VARDANANI)  
TEHSILDAR/LA(W)

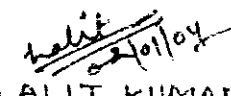
  
(LAXMI HAND)  
KGO/LA(W)

  
(DEEPAK SURI)  
PATWARI/L&B

  
(SATISH KUMAR)  
S.A./TRPT. DEPT.


  
(VIRENDRA KUMAR)  
XEN(G)/DMRC

  
(VISHAL RASTOGI)  
J.E.(G)/DMRC

  
(LALIT KUMAR)  
J.E.(G)/DMRC

Physical possession of vacant land and structures measuring 3002.53 Sqm at Village Nawada Majra, Hasthal, Om Vihar has been taken over from LAC(W) and simultaneously handed over to Transport Dept.

Handed Over By

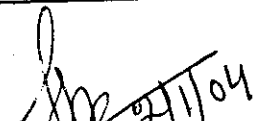
  
(DEEPAK SURI)  
PATWARI/L&B

Taken Over By


  
(SATISH KUMAR)  
S.A./TRPT. DEPT.

Further, above land has been handed over to DMRC simultaneously.

Handed Over By

  
(SATISH KUMAR)  
S.A./TRPT. DEPT.

Taken Over By

  
(VIRENDRA KUMAR)  
XEN(G)/DMRC



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

No. F. 7(29)/2003/LA/L&B/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(29)/2003/LA/L&B/MRTS(W)/17706 Dated: 16/10/03 to be published in Times of India(English) and Nav Bharat Times (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 is 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 ADM/LAC (West), Old Middle School Bldg., Rampura, Delhi for making payment to the newspapers directly.

Yours faithfully,

Encl : as above.

(LAL SINGH)  
DY. SECRETARY (LA)

No. F. 7(29)/2003/LA/L&B/MRTS(W)/ 17708

Dated :- 16/10/03

✓ Copy forwarded to ADM/LAC (West), Old Middle School Bldg., 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. It is also requested that estimated 80% compensation amount be communicated immediately.

(LAL SINGH)  
DY. SECRETARY(LA)

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

No. F. 7(29)/2003/LA/L&B/MRTS(W)/ 17706

Dated :- 16/10/03

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 Om Vihar MRTS Station. 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 authorise 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 (1) 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

SPECIFICATION						
S.No.	Property & Name of Locality	Measurement & Total Area (in sq.Mtrs.)	Property No. of Boundaries			
			NW	SW	NE	SE
On Southeast side of Najafgarh Road						
1.	Kh. No. 913min., Village Nawada Majra, Hastal, Om Vihar	916.15	Najafgarh Road	Service Road	Kh. No. 915, MCD School, Nawada	Resi. No. A-275/23 and Road
On Northwest side of Najafgarh Road						
2.	Kh. No. 772min. & 773min., Village Nawada Majra, Hastal, Om Vihar	2886.38	Road & Service Road	M-8, M-16, M-15 & Lane	Service Road	Najafgarh Road
Total Area		3802.53 Sqm.				

BY ORDER AND IN THE NAME OF THE

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

(LAL SINGH)  
DY. SECRETARY (LA)

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

संख्या एफ 7(29)/2003/ भू.व.भ./एमआरटीएस(पश्चिम)/ 17706

दिनांक: 16/10/03

अधिसूचना

जबकि दिल्ली के उपराज्यपाल को यह प्रतीत होता है कि सार्वजनिक प्रयोजन एवं सार्वजनिक व्यय पर सरकार द्वारा ओम विहार एमआरटीएस स्टेशन के निर्माण हेतु भूमि प्राप्त किया जाना है। अतः इसके द्वारा यह अधिसूचित किया जाता है कि निम्नलिखित इलाके में भूमि का उक्त प्रयोजन के लिए अधिग्रहण किया जाना संभावित है।

यह अधिसूचना भूमि अधिग्रहण अधिनियम 1894 की धारा 4 की उपधारा (1) के उपबंधों के अधीन सर्वसंबंधित के लिए प्रचालित की जाती है।

पूर्वोक्त धारा में प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली के उपराज्यपाल तत्समय कार्यरत अधिकारियों को उनके कर्मचारियों और कामगारों सहित इलाके में किसी 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।

उपराज्यपाल इससे भी संतुष्ट हैं कि उक्त अधिनियम की धारा 17 की उपधारा (1) के उपबंध इस भूमि पर लागू हैं, उक्त धारा की उपधारा (4) के अधीन सहर्ष यह भी निदेश है कि धारा 5-क के उपबंध लागू नहीं होंगे।

विशिष्ट विवरण

क्रम संख्या	क्षेत्र एवं सम्पत्ति का नाम	कुल क्षेत्र वर्गमीटर में	सम्पत्ति संख्या की चारदिशारी			
			उत्तरपश्चिम	दक्षिणपश्चिम	उत्तरपूर्व	दक्षिणपूर्व
दक्षिण पूर्व भाग-नजफगढ़ रोड						
1.	खसरा नं० 913 गिन गांव नवादा माजरा, हस्तसाल, ओम विहार	916.15	नजफगढ़ रोड	सर्विस रोड	खसरा नं० 915 एमसीडी स्कूल नवादा	आवासीय संख्या ए 275/23 और रोड
उत्तर पश्चिम भाग-नजफगढ़ रोड						
2.	खसरा नं० 772 मिन और 773 मिन, गांव नवादा माजरा, हस्तसाल, ओम विहार	2886.38	रोड और सर्विस रोड	एम-8, एम-16, एम-15 और लैन	सर्विस रोड	नजफगढ़ रोड
	कुल क्षेत्र	3802.53 वर्गमीटर				

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उत्तरपश्चिमी भाग में

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

(चाल रिज)  
उपराज्यपाल

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

No. F. 7(29)/2003/LA/L&B/MRTS(W)/ 19255

Dated :- 11/11/2003

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 Om Vihar MRTS Station. 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(29)/2003/LA/L&B/MRTS(W)/ 17706 dated 16/10/2003 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

S.No.	Property & Name of Locality	Measurement & Total Area (in sq.Mtrs.)	Property No. of Boundaries			
			NW	SW	NE	SE
On Southeast side of Najafgarh Road						
1.	Kh. No. 913min., Village Nawada Majra, Hastal, Om Vihar	916.15	Najafgarh Road	Service Road	Kh. No. 915, MCD School, Nawada	Resi. No. A-275/23 and Road
On Northwest side of Najafgarh Road						
2.	Kh. No. 772min. & 773min., Village Nawada Majra, Hastal, Om Vihar	2886.38	Road & Service Road	M-8, M-16, M-15 & Lane	Service Road	Najafgarh Road
Total Area		3802.53 Sqm.				

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

(LAL SINGH)  
DY. SECRETARY (LA)

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

संख्या एफ/7(29)/2003/ भू. व भ./एमआरटीएस(पश्चिम)/19255

दिनांक 11/11/2003

अधिसूचना

राजधानी दिल्ली के उपराज्यपाल संतुष्ट हैं कि सार्वजनिक प्रयोजन एवं सार्वजनिक व्यय पर सरकार द्वारा ओम विहार नजफगढ़ रोड स्टेशन के निर्माण 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 जाता है।

राजधानी दिल्ली के उपराज्यपाल भूमि अधिग्रहण अधिनियम 1994 की धारा 6 के उपबंधों के अधीन सार्वजनिक के लिए प्राप्ति के लिए भूमि अधिग्रहण अधिनियम 1994 की धारा 6 के उपबंधों के अधीन अधिसूचना संख्या एफ/7(29)/2003/ भू. व भ./एमआरटीएस(पश्चिम)/17702 दिनांक 10 अक्टूबर 2003 को जारी की जा चुकी है और उक्त अधिसूचना के अधीन उक्त उपबंधों के अधीन दिल्ली के भूमि अधिग्रहण अधिनियम (पश्चिम) की उक्त भूमि का अधिग्रहण निम्नलिखित उद्देश्यों के लिए इसके द्वारा निदेश दिया जाता है।

उक्त अधिसूचना के अधीन उक्त उपबंधों के अधीन दिल्ली के भूमि अधिग्रहण अधिनियम (पश्चिम) के कार्यालय में किया जा सकता है।

विशिष्ट विवरण

क्रम संख्या	क्षेत्र एवं सम्पत्ति का नाम	कुल क्षेत्र वर्गमीटर में	सम्पत्ति संख्या की चार दिवारी			
			उपस्थिति	पश्चिम	उत्तर	दक्षिण
दक्षिण-पूर्व भाग-नजफगढ़ रोड						
1	खसरा नं० 913 मिन गांव नवादा माजरा, हस्तसाल, ओम विहार	916.15	नजफगढ़ रोड	सर्विस रोड	खसरा नं० 915 एमसीडी स्कूल नवादा	आवास संख्या ए 276/23 और रोड
उत्तर पश्चिम भाग-नजफगढ़ रोड						
2	खसरा नं० 772 मिन और 773 मिन, गांव नवादा माजरा, हस्तसाल, ओम विहार	2886.38	रोड और सर्विस रोड	एम-8, एम-18, एम-18 और तीन	सर्विस रोड	नजफगढ़ रोड
	कुल क्षेत्र	3802.53 वर्गमीटर				

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

(लाल सिंह)  
उपसचिव(भू.अ.)

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

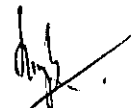
No. F 7(29)/2003/LA/L&B/MRTS(W)/19256

Dated : 11/11/2003

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 Notification U/s 4 No. 7(29)/2003/LA/L&B/MRTS(W)/ 17706 dated 16/10/2003 and U/s 6 dated 11/11/2003 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.

  
(LAL SINGH)  
DY. SECRETARY (LA)

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


संख्या एफ 7(29)/2003/ भू व भ./एमआरटीएस(पश्चिम)/17706

दिनांक: 11/11/2003

अधिसूचना

भूमि अधिग्रहण अधिनियम 1894 की धारा 17 की उपधारा 1 के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली के उपराज्यपाल दिल्ली के भूमि अधिग्रहण कलेक्टर (पश्चिम) दिल्ली को सहर्ष निदेश देते हैं कि वे उक्त अधिनियम की धारा 9 की उपधारा 1 के अधीन इस सूचना के प्रकाशन के 15 दिन की समाप्ति पर ऐसी भूमि पर कब्जा कर लें जिसका विशिष्ट विवरण धारा 4 अधिसूचना संख्या एफ 7(29)/2003/भू व भ./एमआरटीएस(पश्चिम)/17706 दिनांक 16 अक्टूबर, 2003 और धारा 6 दिनांक 11/11/2003 में दिया हुआ है।

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

  
(लाल सिंह)  
उपराज्यपाल (भू.आ.)