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AWARD NO. 3/98-99/S.W

Name of Village :-

Malik Pur, Kohi alias Rang Puri.

Nature of acquisition :-

Permanent.

Purpose of acquisition:-

P. D. D. for the construction of staff quarter for Govt. of NCT of Delhi.

These are proceedings for determination of compensation under sections II of the Land Acquisition Act 1894 and Ammended LA Act 1984 for an area measuring 130 Bigha 15 Biswas Situated in village Malik Pur Kohi alias Rang Puri Tehsil Vasant Vihar, Delhi. The land under acquisition was notified u/s-4 vide notification No.F.9(12)/95/L&B-LA/9739 dt. 27.6.96 and notification u/s 6 No. F. 9(12)/95/L&B/LA/10175 dt. 3.3.97 & u/s 17(1) No. F. 9(12)/95/L&B/LA/10177 dt. 3.3.97. The land is required by the Government for a public purpose namely for construction of staff quarters of Government officials N.C.T. of Delhi.

Notices u/s 9 & 10 were issued to the interested persons of village Malik Pur Kohi alias Rang Puri to file their claims. The claims filed by the interesting person will be discussed under the heading claims.

True and correct area

The land was measured on the spot in the presence of the field staff of LAC/SDM,PWD,L&B and found correct. The notified area was 130 Bigha & 15 Biswas. The details of area is as under:-

Khasra No.	Area
1071	5-6
1072	2-14
1073	2-7
1421	4-16
1425	5-3
1426	2-9
1427	4-16
1428	4-16
1432	4-16
1433	4-16
1436/1	4-16
1436/2	1-4
1437	3-12
1438/1	4-16
1438/2	2-0
1439	2-16
1442	4-16
1443	4-16
1444	4-16
1445	6-1
1446	4-16
1447	2-11
	6-05

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1448/1
1448/2
1449
1452
1453
1454
1805
1806
1807
1812
1813

-2-

1-0
3-16
4-16
4-16
4-16
5-6
3-10
4-06
3-02
3-02
1-17

Total area =

130-15

As per details of Khasra Nos, total area comes to 130-15 Biswas which was notified u/s 4, 6 & 17(1) of LA Act dated 27.6.96 & 3.3.1997 respectively.

Claims:-

The following persons have filed their Claims:-

S.No.	Name of the Claimants	Kh. Nos.	Compensation Claimed
1.	Col. Ajit Singh Bawa G.P.A. Sh. Manoj Bawa	1805	Rs. 10,000/-Per Sq. yds & Rs. 1,00000/- for Boundary Wall & one room.
2.	Sh. Salig Ram Chaudhry G.P.A. & F/O Sh. Radhika Chaudhry	1806	Suitable price as per market rate.
3.	Santosh Goyal, R/O F.34 East Patel Nagar N.D.	1813	Suitable price & alternative plot.
4.	Sh. Anurag Narula R/O 16/34 16/34 East Patel Nagar, N.D.	1806	-Do-
5.	Sh. Upinder Singh, R/O 16/34 East Patel nagar, New Delhi	1813	- Do-
6.	Sh. Bhola Ram R/O, Rang Puri	1438/1, 1438/2 1443, 1445, 1446 Total area 16-19 1449	objection for acquisition Rs 5,000/- per Sq yds & Rs. 2,00000/- per Builtup structure Objection for acquisition -Do-
7.	Sh. Mehtal Singh, S/O Sh. Dhan singh	1453	Rs. 10,000/- Per Sq. Yds. & alternative Plot.
8.	Sh. Gig Raj Patodia S/O Jai Ram Patodia	1306 1436/2, 1439	Contd-----3
9.	Sh. Avinash Sood		
10.	Sh. Kishan Chand S/O Man Phool		

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S.No.	Name of the Claimants	-3- Kh. Nos.	Compensation Claimed
11.	Sh. Jai Chand S/O Man Phool	1436/2,1439	Rs. 10,000/-Per Sq. Yds. and alternative plot
12.	Sh. Bhi Chand S/O Man Phool	-Do-	-Do-
13.	Sh. Satya Parkash S/O Ishwar Dass	-Do-	-Do-
14.	Sh. Ajad Singh S/O Ram Kalan	-Do-	-Do-
15.	Sh. Anand Prakas S/O Ishwar Dass	-Do-	-Do-
16.	Sh. Kartar Singh S/O Ram Kalan	-Do-	-Do-
17.	Sh. Mahavir S/O Ram Kalan	-Do-	-Do-
18.	Sh. Ram Sarup S/O Nanu Ram	-Do-	-Do-
19.	Sh. Daya Nand S/O Ram Kalan	-Do-	-Do-
20.	Smt Indra Wati W/O Kanwal Singh	1444	-Do-
21.	Sh. Ballu Ram S/O Risal Singh	1426 & 1427	Market price and alternative plot.
22.	Sh. Suresh Chand Sh. Ramesh Chand S/O Bhart Singh	1444	Rs. 5000/- per Sq. yds. & Solatium and additional amount interest.

Market Value:

In a policy announcement which comes in to effect from 01-04-1997 vide notification No. F.9(20)/80-L&B/LA/16641-85 dt. 30.6.97 and F.9(20)/80/L&B/LA-822-66 dt. 25.7.97 the Govt. of Delhi has fixed the indicative price of agriculture land @ Rs. 10 Lac per acre. But as per notification No. F.9(20)/80/L&B-LA/8822-66 dt. 25.7.97 the land rates comes to Rs. 9,12,095-90 per acre instead of Rs.10,00000/- per acre which states as under:-

The indicative price of agriculture land would apply to all such cases where land has been notified u/s 4 of the land acquisition Act before 01.04.97 and award have not been announced as yet. In such cases the indicative price of Rs. 10 Lac per acre may be discounted @ 11.5% per annum compound interest from date of notification u/s 4 to 01.04.1997.

At the time of issuing the notification u/s 4 & 6 & 17(1) the land rate was fixed by The Govt. of Delhi Rs. 4,65000/- per acre. But keeping in view the notification No. F. 9(20)/80/L&13/LA/822-66 dated 25.7.97 issued by The Govt. of Delhi accordingly determined the market value of the land under acquisition comes to Rs. 9,12,095-90 per acre or Rs. 1,90020/- per Bigha. In addition to the market value, the land owners will be entitled to all other benefits as per provision of the land acquisition Act.

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Shifting charges of Tubewell Boring:-

There are two borings of which detail is given as under with shifting charges of one boring is decided Rs. 5000/-

S.No.	Kh. Nos.	Boring	Shifting Charge
1.	1443	Boring	Rs. 5000/-
2.	1446	Boring	Rs. 5000/-
Total			Rs.10,000/-

Standing Crops:-

Standing crops exist in approximately 20 Bighas land. The land owners will be permitted to harvest their crops before handing over the physical possession.

Structures :-

There are some structures in some Khasra Nos. of which the cost has been valued/assessed by the PWD Deptt. Govt. of NCT Delhi. The detail of which is as under.

S.No.	Khasra No.	Cost of structures.
1.	1446	Rs. 65907/-
2.	1447	Rs. 58057/-
3.	1448	Rs. 35686/-
4.	1449	Rs. 35820/-
Total -		Rs.1,95,470/-

Solatium :-

30% solatium will be given to the interested persons due to compulsory nature of acquisition.

Additional Amount :-

Additional amount @ Rs 12% u/s 23(1-A) of the LA Act will be given to the land owners from the date of notification u/s 4 to the date of physical possession or award which is earlier.

Apportionment :-

1. Compensation will be paid according to the latest entries in the revenue record.
2. Where there is a dispute, the matter will be referred to the court of additional District Judge Delhi under section 30 & 31 of Land Acquisition Act, if the parties do not reach to an amicably settlement with is a reasonable period.

Land Revenue:-

The land in question is assessed to sum of Rs. 13-08 as land revenue. The same will be deducted from the rent roll of the village w.e.f. taking over the physical possession.

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Summary:-

The award is summarised as under:-

1. The amount of land measuring 130 Bigha & 15 Biswas @ Rs.9,12095.90 per acre or Rs. 1,90020.00 per Bigha	=	Rs. 2,48,45115-00
2. 30% solatium on Rs. 2,4845115-00= u/s 23(2) of LA Act	=	Rs. 7453534-50
3. Additional amount @ Rs. 12% u/s 23(1-A) of LA Act from 27.6.96 to 24.2.99 date notification u/s=4 to date of award i.e. for 973 days on Rs. 2,48,45115-00	=	Rs. 7947714-04
4. Compensation of structures :-		Rs. 1,95470-00
5. Shifting charges of two bearing :-		Rs. 10000-00

Total-

Rs. 4,04,51,833.54

(Four Crore, Four Lac Fifty one Thousand, Eight Hundred Thirty Three + Paise Fifty Four - Only.)

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LAND ACQUISITION COLLECTOR
VASANT VIHAR

Deputy Commissioner (South-West)

24/2/99

Approved

26/4/99
Divisional Commissioner

Award amount is ok Court.

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