

AWARD NO. : 12/91-92
 NAME OF THE VILLAGE : SAFIPUR REHNOLA
 NATURE OF ACQUISITION : PERMANENT
 PURPOSE OF ACQUISITION : CONSTRUCTION OF WATER
 TREATMENT PLANT.

These are proceedings for determination of compensation u/s 11 of Land Acquisition Act ~~1984~~ and 1984 in respect of the land measuring 50 Bighas and 12 Biswas of village Safipur Rehnoha notified under Section 4 of the Land Acquisition Act vide notification No. F.7(18)/89-L&B(1) and dated 30-5-90 for a public purpose namely construction of water treatment plant. In view of the urgency of the scheme the provision of Section 17(1) of the Act were made applicable to the land. The Delhi Administration issued a declaration u/s 6 of the LA Act vide notification No.F.7(18)/89-L&B(11) dated 2-7-90.

In pursuance of the above notification notices u/s 9 & 10 of the LA Act were issued to all the interested persons to file their claims and the claims filed by the claimants are discussed hereinafter under heading " Claims "

MEASUREMENTS

The area to be acquired are given in the declaration u/s 6 of the Land Acquisition Act ^{which} is 50 Bighas 12 Biswas ^{and} ~~which~~ was found correct at the time of measurement made by the field staff. The details of the land are as under :-

<u>Kh. No.</u>	<u>Area</u>
	B - B
2//20	4 - 03
21	4 - 16
22	2 - 09
3//1	4 - 16
2	5 - 03
8	3 - 05
9	4 - 16
10	4 - 16
11	4 - 16
12	4 - 16
13	4 - 16
14	2 - 00
	<u>50 - 12</u>

CLAIMS

The interested persons have filed their claims as under :-

<u>S.No.</u>	<u>Name</u>	<u>Kh.No.</u>	<u>Claims</u>
1.	Mollu Ram S/O.Lehri	2//22 3//2 9 10	Rs.1000/- P.Sq.Yd
2.	Sardar Singh S/O. Gela	As above	As above
3.	Rajender Singh S/O.Gela Ram	As above	As above
4.	Prem Singh S/O. Gela	As above	As above
5.	Brehm Parkash S/O Gela	As above	As above.

- | | | | |
|-----|---|------------------------|--|
| 6. | Sh. Ram Gopal S/O.Rati Ram | 3/8
13
14 | Have claimed Rs.1000/-P/Sq.Yds |
| 7. | Sh. Tarip Singh, Mehar Singh
S/O.Lahri | 2/22
3/2
9
10 | Have claimed Rs.300/-P/Sq.Yds. |
| 8. | Smt. Darga
widow of Bhagwana | 2/20
2/21
3/1 | Have claimed Rs.1000000P/Acre
and Rs.18000/- for well and
Rs.3000/- per tree. |
| 9. | Sh.Sat Narain S/O.Kamle | do | As above. |
| 10. | Sh.Sis Ram S/O. Todar | 3/11
12 | Have claimed Rs.1000000/-
per Acre. |
| 11. | Sn.Mozi Ram S/O.Todar | do | As above. |
| 12. | Sh.Bhop Singh S/O.Mathura | 2/20
21
3/1 | Have claimed Rs.1000000/- per
acre and Rs.18000/- for well
and Rs.3000/- per tree. |

MARKET VALUE :

The market value of the land in question could either be assessed on the basis of market value assessed in various awards in the periphery of the land in question or on the basis of sale deeds of the land registered with the office of the sub-registrar in the corresponding period of the notification. The land use is also to play an important role in deciding the market value of the land. Interested persons have claimed market value at the rate Rs.4,60,000/- to 4 lacs per acre, but none of them have filed any evidence in support of their claim. However, as per Delhi Administration letter No.F.9(20)/80/L&B/11313-16 dated 3-5-90 the minimum price of the agricultural land has been fixed @ Rs.4.65 lacs per acre, if the land has been notified in 1990. In the present case since the land in question is agricultural land as per the Khasra Girdawri record for the year 1989-90, the compensation is to be determined keeping in view the instructions contained in Joint Secretary (L&B), Delhi Administration letter referred to above. Accordingly I determine the same.

WELL: There is one well in the land under acquisition in Kh.No.2/22 which is in deteriorating & non-functioning condition. I assess the market price for the well Rs.500/-

IMPROVEMENT :

TREE:

There is one tree on the land under acquisition in Kh.No.2/22 which is assess the market price for the tree Rs.40/-.

SOLATUM :

30% solatium u/s 23(2) of the L.A.Act is given to the interested persons.

POSSESSION

The possession of the land has been taken over on 18-7-90. The interested persons are entitled for the interest u/s 34 of the L.A.Act @ 9% per annum for one year and thereafter @ 15% from the date of possession till the date of announcement of award according to the provisions of the Amended Act, 1984.

ADDITIONAL AMOUNT

Under Section 23(1-A) additional amount @ 12% per annum on the actual market value of the land is payable to the interested persons from the date of notification u/s 4 to the date of announcement of the award or the date of taking possession of the land whichever is earlier.

APPORTIONMENT

Compensation will be paid in accordance with 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, 1984.

LAND REVENUE

Land under acquisition is assessed at Rs. 17-90 as land revenue. It will be deducted from the Khalsa Rent Roll of the village from the date of taking over possession of the land.

SUMMARY OF THE AWARD

The award is summarised as under:-

1. Market value of the land measuring 50 Bighas 12 Biswas @ Rs. 4.65 lacs per acre or Rs. 96,875/- per bigha
2. Solatium @ 30% on the market value of the land u/s 23(2)
3. Additional amount u/s 23(1-A) on the market value @ 12% per annum from 30-5-90 to 17-7-90 (48 days) on Rs. 49,01,875-00
4. Interest u/s 34 @ 9% per annum from 18-7-90 to 17-7-91 (one year) on Rs. 63,72,437-50.
5. Interest u/s 34 @ 15% per annum from 18-7-91 to 13-1-92 (180 days) on Rs. 63,72,437-50
6. Market value of well
7. Market value of trees

Rs. 49,01,875-00

Rs. 14,70,562-50

Rs. 63,72,437-50

Rs. 77,355-62

Rs. 5,73,519-38

Rs. 4,71,385-78

Rs. 500-00

Rs. 40-00

Rs. 74,95,238-28

Grand Total

(RUPEES SEVENTY FOUR LACS NINTY FIVE THOUSAND TWO HUNDRED THIRTY EIGHT AND RAISE TWENTY EIGHT ONLY.)

SECRETARY (REVENUE)

LAND ACQUISITION COLLECTOR (P)
DELHI

*Announced in the Open Court in the presence of interested persons.
I give notice u/s 12(2) to those who are not present.*

कारवाही कलजा ग्राम समीप रनेहोला

आज दिनांक 18-7-90 आदेशानुसार L.A.C (P.N)

मय अतरीसिंह कामूनगो रलरु, बंदे वेन्दु पुकाशा
 पटवारी रलरु २० व रतनसिंह चपरासी रलरु २० मौके
 पर नागत देने कलजा और स्क्रीम नोरीफिक्शन
 और दफा-५ तिथि 30-5-90 रलरु तादादी 50 बीका
 12 बिस्वा मौके पर पहुँचे। मुताबिक प्रोग्राम मह-
 कमा Water Treatment Plant Delhi Administration
 Delhi की तरफ से श्री पी. के जैन A.E, व राम खिलाड़ी
 J.E व आर.पी. रहलन N.T. L.E, तथा श्री रंग.रुस
 तथा श्री वरवैयर मौके पर हाजीर मिले रलरु और
 स्क्रीम अंराजी के नम्बरान खसरा - 2

3

20 - 21 - 22
(4-03) (4-16) (2-09)

1 - 2	8 - 9	10 - 11	12	13 - 14	कुल
(4-16)	(5-03)	(3-05)	(4-16)	(4-16)	(2-06)

तादादी 50 बीका 12 बिस्वे में से कुछ खेती में दीया व
 गरी की खात पाये गये। जिसके लिए अधिकारन को
 कुछ दिन में खाली करने को कहा गया। इस उपरोक्त
 मौके के चारो तरफ महकमा जल आधिकारियों की वृमा
 फिरा कर निशानात खाम लगवये गये मौके पर वास्ते-
 दारान में से कोई हाजीर नहीं मिला। मौके पर कारवाही
 कलजा हाजीर में कोई मजहमत पैदा नहीं आयी

P.T.O

8	5-00
9	4-16
10	4-16
11	4-16
12	4-16
13	4-16

इस अमर को मुस्लीम व मुगल का आवाज
 बुलन्द और के पर भी रतन सिंह चपरासी इलख
 से कराया गया। परवारी हलका और के पर हाजिर नहीं
 हैं। इसलिए इस कदम कारवाही की नक्कल माफिल
 तहसीलदार महरीली परवारी हलका को भिजावाये
 जायेगी ताकि कागजात माल में अमल दराजद
 हो सके। नक्कल फिल्लु बुक व अक्स प्रिजरा इलका
 में स्वीक आवाजो हासिल करी भी की के जेन A.E
 के इलाके को गया। कारवाही कदम मुकमल हो
 चुकी है।

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DELHI ADMINISTRATION : DELHI (LAND & BUILDING DEPARTMENT)
NOTIFICATION

DATED:

No. F.7(18)89-L&B(1); Whereas it appears to the Lt. Governor Delhi that the land is likely to be required to be taken by the Govt. at the public expense for a public purpose namely for the setting up of Water Treatment Plant under the scheme of Planned Development Delhi." It is hereby notified that the land in the locality described below is likely to be required for the above purpose.

This 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 workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

The Lt. Governor, Delhi being of the opinion that the provisions of sub-section(1) of section 17 of the said Act are applicable to this land is further pleased under sub section 4 of the said section to direct that the provisions of section 5-A shall not apply.

Name of village	SPECIFICATION			
	Total Area (big.-Bis.)	Rect. No.	Khasra No.	Area (Big.-Bis)
1.	2.	3.	4.	5.
1. Kamruddin Nagar	167-11	15	9	4-04
			10/1	1-12
			10/2	2-10
			11/1	4-13
			11/2	0-03
			12/1	3-00
			12/2	1-16
			19	4-16
			20	4-16
			21	4-16
			22	4-16
	16		6	4-16
			7	4-05
			8	4-05
			12	3-13
			13	4-10
			14	4-13
			15	4-16
			16/1	4-16
			16/2	2-16
			17	2-00
			18	4-16
			19	4-16
				5-13
				2-09

Total.....2/-

Details of uncropped land to green with columns of the area statement

Class of land	Area
13	19

1.	2.	3.	4.	5.
		16	23	4-16
			24	4-16
			25/1	3-16
			25/2	1-00
		17	3	4-12
			4	4-16
			5	4-16
			6	4-16
			7/1	5-04
			7/2	1-12
			14	3-05
			15	4-16
		18	1	4-16
			2	4-16
			9	4-16
			10	4-16
			11	4-16
			12	4-16
✓ 2.	Safipur Rehnola	50-12	2	20
			21	4-03
			22	4-16
			22	2-09
		3	1	4-16
			2	5-03
			8	3-05
			9	4-16
			10	4-16
			11	4-16
			12	4-16
			13	4-16
			14	2-00
3.	Village Mundka	10-13	128	3/2 min
			9	1-00
			10	4-04
			11	3-05
				2-04

By Order,

(Mrs. Gita Bagar)
 JOINT SECRETARY (LAND & BLDG)
 DELHI ADMINISTRATION: DELHI

No. f.7(18)89-L&B(i)/ 13507-27

Dated: 30-5-90

Copy forwarded to the:-

1. Vice-Chairman, DDA, Vikas Sadan, INA Colony, New Delhi.
2. Commissioner (Lands), DDA, Vikas Sadan, INA Colony, New Delhi.
3. Dy. Director(NL), DDA, Vikas Sadan, INA Colony, New Delhi.
4. Addl. Distt. Magistrate (LA), Tis Hazari Courts, Delhi.
5. Land Acquisition Collector, ME, MW, PN, PS, DS, Tis Hazari Delhi.
6. Accounts officer (Fin.), (L&B), Vikas Bhavan, New Delhi.
7. Legal Advisor(L&B) Tis Hazari, Delhi.
8. Tehsildar(L&B) (In duplicate), Vikas Bhavan, New Delhi.
9. Tehsildar(Delhi), Tis Hazari Courts, Delhi.
10. Tehsildar(Notification), Tis Hazari Courts, Delhi
11. Tehsildar(Mehrauli), Mehrauli, New Delhi. (60)
12. Central Record Cell(L&B), Vikas Bhawan, New Delhi.
13. Sub-Registrar, Seelampur Shahdara, Kashmere Gate/II (60)
Asaf Ali Road, Delhi. (60)
14. Revenue Assistant, D. C. Office, Tis Hazari Courts, Delhi.
15. Writ Cell(L&B), Vikas Bhawan, New Delhi.
16. The Commissioner, M.C.D., Town Hall, Delhi.
17. The Ex. Engineer(Bldg), M.C.D., Room No.118, Town Hall, Delhi.
18. The Executive Engr. Project (Rural), M.C.D., Old Hindi College Bldg., Kashmere Gate Delhi. (60)

(Mrs Gita Sagar)
JOINT SECRETARY (L&B)

P. 7. 0