

MEASUREMENT

The area to be acquired for Planned development of Delhi and declared under section 4 & 6 of Land Acquisition Act, 1894 is 2-6. The field staff measured the land to be 2 Bigha 6 Biswa on verification from the revenue records. The Revenue staff measured the land on the spot and found it to be 2-6 .

Thus, the present award is for **2 bigha 6 biswa** land as per detail given below: -

Rect. No.	Khasra No.	Area in Bigha-Biswa
-----	642/148	2-6

CLAMS:

In response to the notices issued u/s 9 and 10 of Land Acquisition Act, following person have filed their clams.

S no.	Name of the claimant	Kh. No.	Claims	Remarks
1.	Narender kumars/o Puran lal	642/148	M.V. @ Rs. 25,000/- per sqyds with all statutory benifits	No. proof en- closed
2.	Surrender kumar s/o Puran lal	642/148	M.V. @ Rs. 25,000/- per sqyds with all statutory benifits	No. proof en- closed
3.	Devender kumar s/o of Puran lal	642/148	M.V. @ Rs. 25,000/- per sqyds with all statutory benifits	No. proof en- closed
4.	Pushpa kanta w/o Mahender pal kaushik	642/148	M.V. @ Rs. 25,000/- per sqyds with all statutory benifits	No. proof en- closed

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5.	Rajesh kaushik s/o of Mahender pal kaushik	642/148	M.V. @ Rs. 25,000/- per sqyds with all statutory benifits	No. proof enclosed
6.	Ashish kaushik s/o Mahender pal kaushik	642/148	M.V. @ Rs. 25,000/- per sqyds with all statutory benifits	No. proof enclosed
7.	Jyoti kaushik d/o Mahender pal kaushik	642/148	M.V. @ Rs. 25,000/- per sqyds with all statutory benifits	No. proof enclosed

MARKET VALUE

While determining the market value of the land as on 23.11.2005, i.e. the date of notification U/s 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, pronouncement of different courts, claims filed by the interested persons, sale deeds and price policy of the government regarding acquisition of agricultural land are to be taken into consideration.

The interested persons have claimed exorbitant price for their land by making claims about Rs. 25,000 per sqyds, although claimants have not supported any sort of legal documents while filing their claims. Therefore claims of claimants can not be taken as a basis for determining the market value of the land.

In the policy announcement which came into effect from the financial year 2005-06, the Government of Delhi fixed the indicative prices of agricultural land @ 17, 58, 400 per acre for the acquisition of agricultural land vide their order No. f.9(20)/80/L&B/ Land Acquisition /6720 dated 30/8/2005 which are applicable with effect from 30/8/2005.

In view of the absence of my documentary evidence on record to the contrary, and in light of the discussion, I find Rs. 17,58,400 per acre to be the most reasonable price for the agricultural land as on 23.11.2005. The notification under section 4 was issued on 23.11.2005 and the price of the land is to be determined as on the date of notification under section 4 of Land Acquisition Act itself. Hence, in view of the above facts I find Rs. 17,58,400/00 per acre to be the most reasonable price for the land as on

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23.11.2005. I, accordingly, determine the market value of the land @ Rs.17,58,400,00 per acre.

In addition to the market value fixed above, land owners will be entitled to all other benefits as per the provisions of the Land Acquisition Act.1894

SOLATIUM

As provided under sub-section 2 of section 23 of the Land Acquisition (amendment) Act, 1984, solatium @ 30% shall be paid to the interested persons on the market value of the land.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount @ 12% p.a. on the market value of the land as per the provisions of section 23(1-A) of the Land Acquisition Act, 1894 from the date of notification under section 4 i.e. 23.11.2005 till date of possession or announcement of the award whichever is earlier as per the provision of the Land Acquisition Act, 1894.

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POSSESSION**

Physical possession of the land/ Khasra no. 642/148(2-6) has been taken over and handed over to requisitioning deptt. on 18-4-2006 as per possession report dated. 18-4-2006. The recorded owners have claimed that Government has taken over possession of land in the year 1976. The land acquisition collector has no role in the claim of the recorded owners. Acquisition proceedings commenced only on 23-11-2005 when notification U/s 4 of Land Acquisition Act was issued. On the strength of notification u/s 17(1) dated 05-12-2005 possession of the land was taken over on 18-4-2006 . As such date of possession is 18-4-2006.

TUBEWELL

There is no tube well reported to be existing in the above said Khasra No.

WELL

There is no well reported to be existing in the above said Khasra No.

TREES

There is no tree reported to be existing in the above said Khasra No

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APPORTIONMENT

Compensation will be paid to the land owners as per 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 ADJ, Delhi under section 30-31 of the Land Acquisition Act, 1894. The details of apportionment is as under:

No	Name	Rect No	Kh No	Area in Bigha-Biswa	Compensation (in Rs.)
1/1	Pushpa kanta w/o mahender pal kaushik (1/20 share)	-----	642/148	2-06	56,958.56
1/2	Rajesh kaushik S/o mahender pal kaushik (1/20 share)				56,958.56
1/3	Ashish kaushik S/o mahender pal kaushik (1/20 share)				56,958.56
1/4	Jyoti kaushik d/o mahender pal kaushik (1/20 share)				56,958.56
1/5	Rajwan devi w/o puran lal (1/20 share)				56,958.56
2	Narender kumar S/o puran kumar (1/4 share)				2,84,792.81
3	Surrender kumar S/o puran lal (1/4 share)				2,84,792.81
4	Devender kumar S/o puran lal (1/4 share)				2,84,792.81

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LAND REVENUE

The land revenue is assessed and deducted from the Khalsa rent roll of village from the date of taking over the possession of the land.

SUMMARY OF AWRAD

		(In Rs.)
1	Market value of land measuring 2 bigha 6 biswa of @ Rs.17,58,400.00 per acre	8,42,566.66
2	Solatium @ 30% on the market value U/s 23 (2) of Land Acquisition Act, 1894	2,52,769.99
3	Additional amount @ 12% p.a. on the market value w.e.f 23/11/2005 to 18/4/2006 for 146 days.	40,443.19
4	Total (col. 1+2+3)	11,35,779.84
5	80% compensation received in respect of 2-06	8,76,269.32
6	Balance 20 % compensation (Col.4-5)	2,59,510.52
7	Interest @9% p.a [on{(MV+Solatium+addl. Amount)-80% compensation already received} i.e on 2,59,510.52] U/s 34 of the Land Acquisition Act, 1894 w.e.f 19.4.06 to 10.6.06 for 53 days.	3,391.41
8	TOTAL(COL 4+7)	11,39,171.25 or say 11,39,171

(Rupees Eleven lacs thirty nine thousand one hundred and seventy one only)

[Handwritten signature]
APPROVED
Pr. Secretary (Revenue)

[Handwritten signature]
(C.ARVIND)
Land Acquisition Collector (N-W)

Announced in the open court.
[Handwritten signature]
10-6-2006

काठजा बाघवाही ग्राम सुल्तात पुर माजरा 1981
 लोकेशन प/स्य F10(20)/93 LAB/LAC NW 10145 दम 23/11/05
 -do- प/स्य -do- -do- 1077 दम 21/12/05 खसरा नं 642/148 (2-6)
 -do- प/स्य -do- -do- 1078 दम 21/12/05
 आज दिनांक 18/4/06 को आदेशानुसार ADM/LAC (NW) के पत्र संख्यां
 F7/52/LA(N)/2003/3370-3373 दिनांक 24/3/06 के संदर्भ में ग्राम सुल्तातपुर
 माजरा के खसरा नं 642/148 (2-6) का कब्जा लेने/देने बाधक
 श्री अमित पटवारी मीठे पर पहुँचा। मीठे पर महलमा अमी ख भवत से
 श्री सुरेंद्र वशिष्ठ काबूतगो, महलमा सुमलज्ज (MCD) की तरफ से श्री
 दरयाव सिंह काबूतगो, श्री हताराम पटवारी, श्री जगदीश पटवारी, श्री रणधीर
 सिंह पटवारी, महलमा माल से श्री जयप्रकाश काबूतगो (फील्ड) व श्री
 हरिओम पटवारी एल्का मप रिवाइर एजिर मिले/फील्ड काबूतगो ख एल्का
 पटवारी के रिवाइर अनुसार खसरा नं. 642/148 (2-6) के पारो तरफ
 छुमा फिा कर निशातात खाम लगात गर व मीठे पर तसल्ली
 करवाई गई। उपरोक्त खसरा नं. पहले से ही सुमलज्ज (MCD) से
 पतिलिख्त है। उपरोक्त खसरा नं. का कब्जा वाकई श्री ~~सुरेंद्र~~ ~~वशिष्ठ~~
 सुरेंद्र वशिष्ठ काबूतगो (LAB) के हवाल किया गया। उपरोक्त खसरे नं का कब्जा
 ज्यों का त्यों श्री दरयाव सिंह काबूतगो (सुमलज्ज) के हवाल कर
 दिया गया। कब्जा बाघवाही पूर्ण हुई। कब्जा बाघवाही करते समय
 कोई मजदत पेश नहीं आई।

18/4/06
 नवल सिंह, काबूतगो
 LAC (NW)

रणधीर सिंह, पटवारी
 सुमलज्ज (MCD)
 दरयाव सिंह, काबूतगो
 सुमलज्ज (MCD)

सुरेंद्र वशिष्ठ, काबूतगो
 अमी ख भवत से भाग

अमित पटवारी
 LAC (NW)

जगदीश, पटवारी
 सुमलज्ज (MCD)
 हताराम, पटवारी
 सुमलज्ज MCD

हरिओम, पटवारी
 (एल्का)

जयप्रकाश, काबूतगो
 (फील्ड)

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

No. F. 10(20)/93/L&B/LA/Pt. II/ 10717

Dated- 5/12/2005

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 Planned Development of Delhi. 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.10 (20)/93/L&B/LA/Pt.II/10145 dated 23/11/2005 to all whom it may concern. Under the provisions of Section 7, of the said Act, the Land Acquisition Collector (North-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 (North-west), Delhi.

SPECIFICATION

VILLAGE	TOTAL AREA (BIGHA -BISWA)	KHASRA NO.	AREA (BIGHA -BISWA)
SULTANPUR MAZRA	2-06	642/148	2-06

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


(VIJAY KHANNA)
DY. SECRETARY (LA)

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

No. F. 10(20)/93/L&B/LA/Pt. II/ 10145

Dated :- 23/11/2005

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 namely for Planned Development of Delhi. 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.	AREA (BIGHA -BISWA)
SULTANPUR MAZRA	2-06	642/148	2-06

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


(VIJAY KHANNA)
DY. SECRETARY (LA)