

**AWARD NO. : 12/2004-05**

**Name of Village** : 16, Tilak Nagar Industrial area & property  
No. WZ-97 to WZ-102, Minakshi Garden,  
New 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 2686.56 Sq. meter (1515.66 + 1170.90) was issued by the Land & Building Department on 09.10.2003 u/s 4 vide notification No. F.7(26)/2003/LA/L&B/MRTS(W)/11473 of the Land Acquisition Act. The declaration u/s 6 of Land Acquisition Act was issued vide Notification No. F.7(26)/2003/LA/L&B/MRTS(W)/20698 dated 03.12.2003. Since the land was also notified u/s 17(i) of the L.A. Act too vide Notification No. F.7(26)/2003/LA/L&B/MRTS(W)/20699 dated 03.12.2003, 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.	16, Tilak Nagar Industrial Area	Subhash Nagar, New Delhi	1515.66
2.	WZ-97	Minakshi Garden, New Delhi	92.97
3.	WZ-98	- do -	179.59
4.	WZ-99	- do -	206.62
5.	WZ-100	- do -	231.56
6.	WZ-101	- do -	222.83
7.	WZ-102	- do -	237.33
Total :-			2686.56

*Ref.*

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 2686.56 sqm. 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. 2686.56 sq.mtrs. (1515.66 + 1170.90). 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.	16, Tilak Nagar Industrial Area	M/s I.C.I. Corporation (Sh. Madan Lal Khurana)	Rs. 2 lacs./ sq. yard for land Rs. 50 lacs – Damage - Solatium - Addl. Amount
2.	- do -	M/s Paltex Plastics (Sh. Sat Pal Singh)	- Compensation - Rehabilitation
3.	- do -	M/s Poly Prints (Mrs. Kamal Sachdeva)	- Rs. 25 lacs for structure - Rs. 15 lacs for Damage - Solatium - Addl. Amount
4.	- do -	Sh. Kawal Kumar Dhingra	Rs. 25 lacs for structure Rs. 15 lacs – Damage - Solatium @ 30% - Addl. Amount

*Ref*

5.	- do -	Sh. Satpal Singh S/o Sh. Gurdit Singh	<ul style="list-style-type: none"> <li>- Notification quashed</li> <li>- Rs. 35,000/- per sq.yard for land</li> <li>- Alternative site</li> <li>- Rs. 70 lacs Different Head Account</li> </ul>
6.	- do -	M/s I.C. International (Sh. Munish Chopra)	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
7.	- do -	Mrs. Kusum Khurana W/o Sh. Ajay Khurana	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
8.	- do -	M/s Ajay Rubber Mills (Sh. Ajay Khurana)	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
9.	- do -	M/s Amit Plastics (Sh. Amit Khurana)	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
10.	- do -	M/s Robust Spring Mfg. Co. (Sh. Paramjeet Singh Ahuja)	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
11.	- do -	M/s S. Kumar Enterprises (Smt. Saroj Banga)	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
12.	- do -	Mrs. Kamal Sachdeva	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
13.	- do -	Sh. Madan Lal Khurana	Rs. 2 lacs / sq. yard Rs. 50 lacs for change of business and damage Rs. 2 crore for acquisition of building Solatium @ 30% Addl. Amount @ 12 %
14.	WZ-97, Minakshi Garden, New Delhi	M/s Verma Enterprises (Sh. Ashwani Verma)	Rs. 2 lacs per sqm. of land. Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium @ Rs.30% - Addl. Amount @ 12%

15.	- do -	Sh. J.C. Verma	Rs. 2 lacs per sqm. of land Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
16.	- do -	M/s Verma Motors (Sh. Vipin Verma S/o Sh. Ashwani Verma)	Rs. 2 lacs per sqm. of land Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. Amount
17.	- do -	M/s Neha Fashions (Smt. Sunita Verma)	Rs. 15 lacs for structure Rs. 3 lacs for damage - Solatium @ 30% - Addl. Amount
18.	WZ-48, Minakshi Garden, New Delhi	Sh. Harbans Singh S/o Sh. Sunder Singh	Rs. 2 lacs per sqm. for land Rs. 20 lacs for structure Rs. 5 lacs for Damage - Solatium @ 30% - Addl. Amount @ 12%
19.	- do -	Sh. Jasmeet Singh Kochar	Rs. 2 lacs per sqm. for land Rs. 25 lacs for structure Rs. 5 lacs for Damage - Solatium - Addl. Amount
20.	- do -	M/s Bhalla Steel Fabricators (Sh. P.P.S. Bhalla)	Rs. 1 crore for industrial unit Rs. 50 lacs for damage - Solatium - Addl. Amount
21.	- do -	Sh. Anil Bhalla	Rs. 25 lacs for structure Rs. 5 lacs for Damage - Solatium - Addl. Amount
22.	- do -	Sh. P.P. S. Bhalla	Rs. 25 lacs for structure Rs. 5 lacs for Damage - Solatium Addl. Amount
23.	- do -	Sh. Swarn Singh S/o Sh. Inder Singh (M/s Shokha Auto Centre)	Rs. 25 lacs for structure Rs. 5 lacs for Damage - Solatium Addl. Amount
24.	WZ-99, Meenakshi Garden, New Delhi	Sh. Sanjay Kumar Sharma	Rs. 2 lacs for sqm. for land Rs. 25 lacs for structure Rs. 5 lacs for Damage - Solatium - Addl. Amount
25.	- do -	Sh. Navjeet Singh	Rs. 2 lacs per sq.yard for land Rs. 2 crore for Damage - Solatium @ 30% - Addl. Amount @ 12%

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26.	- do -	Sh. Kuljeet Singh	Rs. 2 lacs per sq.yard for land Rs. 20 lacs for Damage - Solatium - Addl. Amount
27.	- do -	Mrs. Jasmeen Kaur W/o Sh. S.P. Singh	Rs. 2 lacs per sq.yard for land Rs. 20 lacs for Damage - Solatium Addl. Amount
28.	- do -	M/s Super Star Traders	Rs. 25 lacs for structure Rs. 5 lacs for Damage - Solatium - Addl. Amount
29.	- do -	Sh. Ajay Sharma S/o Sh. B.K. Sharma	Rs. 25 lacs for structure - Solatium - Addl. Amount
30.	WZ-100, Meenakshi Garden, New Delhi	M/s Malik Steel (Sh. Khushbaket Rai)	Rs. 2 lacs per sq.yard for land Rs. 50 lacs for structure, machinery fittings etc. - Rs. 15 lacs for Damage - Solatium - Addl. Amount
31.	- do -	M/s Aman Enterprises (Sh. Khushbaket Rai)	Rs. 2 lacs per sq. yard for land Rs. 50 lacs damage and change of business Rs. 50,000/- per month loss
32.	- do -	Sh. Suresh Mishra	Rs. 25 lacs for structure - Solatium - Addl. Amount
33.	- do -	Sh. Parmanand Pandey	Rs. 25 lacs for structure - Solatium - Addl. Amount
34.	WZ-100, Meenakshi Garden, New Delhi	Sh. Manjeet Singh S/o Sh. Manmohan Singh	Rs. 2 lacs per sq.yard for land Rs. 3 lacs for construction - Solatium - Addl. Amount
35.	- do -	Sh. R.K. Sharma S/o Sh. P.L. Sharma	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. amount
36.	WZ-100, Minakshi Garden, New Delhi	Sh. Kishan Lal S/o Sh. Anand	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium Addl. Amount
37.	- do -	Sh. Jai Prakash	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium - Addl. amount
38.	- do -	Sh. Ajit Singh S/o Sh. Chander Bhan	Rs. 25 lacs for structure Rs. 5 lacs for damage - Solatium Addl.amount

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39.	- do -	Smt. Ruby Kaur Anand W/o Sh. Manjeet Singh	Rs. 15 lacs for structure Rs. 3 lacs for damage - Solatium - Addl.amount
40.	WZ-101, Meenakshi Garden, New Delhi	Smt. Sarla Devi Jain	Rs. 3,35,26,632/- for land Rs. 1,00,57,990/- Rs. 30,00,000/- for loss of business Rs. 1,25,00,000/- for shifting loss
41.	- do -	Mr. Sanjeev Jain & others (for 11 companies)	Rs. 2 crore loss of profit per annum
42.	WZ-102, Meenakshi Garden, New Delhi	M/s Vidya Towers (Mrs. Anita Suri)	Rs. 2 lacs for land Rs. 50 lacs for structure
43.	- do -	M/s Harish & Co. (Mr. Aman Suri)	Rs. 2 lacs per sq.yard for land Rs. 15 lacs change in business Rs. 5 lacs for other workers Rs. 42,66,268/- for structure
44.	- do -	M/s Surya Automobiles (Sh. G.K. Suri)	Rs. 2 lacs for land Rs. 15 lacs for damage - Solatium - - Addl. Amount
45.	- do -	M/s Surya Fashion Impex (Sh. Harish Suri)	Rs. 2 lacs for land Rs. 15 lacs for damage - Solatium - - Addl. Amount

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. 2.00 lacs 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.

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## 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 Meenakshi Garden (Tilak Nagar) 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 9.10.2003, 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 Tilak Nagar area was given at Rs.6,930/- per sqm. for residential purpose and Rs. 14,490/- 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 Tilak Nagar, Subhash Nagar and Ganesh Nagar, 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.	3241 - 25.02.2003	2,65,000/-	83.61	Anand Vihar, Jail Road (Tihar)	Rs.3169/-
2.	3957 - 4.03.04	6,00,000/-	42.85	Ashok Nagar (Tihar)	Rs. 14,082/-
3.	5080 - 23.03.04	4,85,000/-	83.61	Tilak Nagar (Tihar)	Rs. 5,800/-
4.	9675 - 12.11.03	60,00,000/-	422	Rajouri Garden (Basai Darapur)	Rs. 14,218/-

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On calculation, the average sale price of these transactions comes to Rs. 9318/- 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. 10,569/- per sqm for residential properties and Rs. 17,870/- per sqm. for industrial property.

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. STRUCTURES

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	Property No.	Name of interested person	Cost of Structure
1.	16, Tilak Nagar Industrial Area	Amit Trading Co. (Amit Khurana)	70,168.00
2.	- do -	Amit Plastic	1,41,964.00
3.	- do -	Clinic	20,355.00
4.	- do -	S. Kumar Enterprises	89,877.00
5.	- do -	Everate Sales Corporation	1,24,300.00
6.	- do -	Friction Products	1,91,945.00
7.	- do -	I.C. I. Corpn.	1,65,525/-
8.	- do -	Ajay Rubber	71,334.00
9.	- do -	I.C. International	74,805.00
10.	- do -	SH. Satpal Singh S/o Sh. Gurpit Singh	7,02,083.00
11.	- do -	Mrs. Kamal Sachdeva	118,129.00

26



12.	- do -	Robust Spring Manufacturing Co.	7,58,629.00
13.	WZ-101, Meenakshi Garden	Siddracharan Exports, Jain Enterprises, Nirmal Traders, New Delhi Scotch Co.	6,10,187.00
14.	- do -	Smt. Sarla Jain & others	5,42,034.00
15.	- do -	New Delhi Scotch Co. Jain Enterprises	2,29,128.00
16.	- do -	Jain Enterprises, Mittal Traders	5,50,899.00
17.	- do -	Smt. Sarla Devi, Mr. Rajeev Jain	9,14,517.00
18.	- do -	Sanjeev Jain	8,28,849.00
19.	- do -	Anil Bhalla	93,339.00
20.	- do -	Sokha Auto Centre	31,775.00
21.	WZ-98/3	Bhalla Steel Fabricator	19,132.00
22.	WZ-98	Rajender Auto Paint Industries	2,19,005.00
23.	- do -	J.S. Kochhar & Co.	Rs. 23,987.00
24.	WZ-102 (ground floor)	Vijaya Tomar-II, G.K. Suri	8,53,456.00
25.	WZ-102 (first floor)	Harish & Company	16,27,032.00
26.	WZ-102 Second floor	Surya Fashion Impex Pvt.Ltd.	13,52,403.00
27.	WZ-102	Suri Brothers	18,52,674.00
28.	- do -	Surya Automobiles	8,35,524.00
29.	WZ-99	Super Star Traders	8,51,064.00
30.	- do -	Super Star Traders, Mr. Manjeet Singh	3,36,658.00
31.	WZ-97	Verma Enterprises	2,40,134.00
32.	- do -	Jagdish Chand Verma	4,15,766.00
33.	- do -	Sunita Verma	1,81,914.00
34.	WZ-100	Aman Enterprises	10,99,555.00
Total :-			1,62,38,176.00

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## OTHER COMPENSATIONS

### A. 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 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 09.10.2003 to 23.12.2003.

### C. INTEREST U/s 34

The interest at the rate of 9% will also be paid to the interested persons from date of possession till the date of award i.e. from 24.12.2003 to 05.07.2004..

### 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 which is as under :

S.No	Property No.	Name of the Recorded owner	Status of land
1.	16, Tilak Nagar Industrial Area	Sh. Madan Lal Khurana	Leasehold from L&DO
2.	WZ-97, Minakshi Garden	Sh. Ashwani Kumar Verma & others	Freehold
3.	WZ-98, Minakshi Garden	Sh. Harbans Singh Kochhar & Smt. Darshi Kochhar	Freehold
4.	WZ-99, Minakshi Garden	Sh. Kuljeet Singh & others	Freehold
5.	WZ-100, Minakshi Garden	Sh. Khushbakt Rai	Freehold
6.	WZ-101, Minakshi Garden	Smt. Sarla Devi Jain	Freehold
7.	WZ-102, Minakshi Garden	Sh. G.K. Suri	Freehold

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The interested person in property No. 16, Tilak Nagar Industrial Area have executed lease-deed of permanent nature which conferred the right of transfer, addition and alteration to the lease holders. Under these circumstances, the ratio of apportionment between lessor & lessee is held at 20:80 i.e. 20% to owner & 80% to lease holders.

For freehold properties given at Sl.No. 2 to 7, the total compensation assessed in the name of the recorded owners.

**SUMMARY OF AWARD**

S.No.	ITEM	AMOUNT (Rs.)
1.	Compensation for the land measuring 2686.56 sq.m. (1515.66 sqm. @ Rs.17,870/- per sqm. & 1170.90 sqm. @ Rs. 10,569/- per sqm.)	Rs. 3,94,60,087/-
2.	Solatium @ 30%	Rs. 1,18,38,025/-
3.	Value of structures as assessed by Regd. Valuer & vetted by PWD	Rs. 1,62,38,176/-
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. 9.10.2003 to 23.12.2003 (76 days)	Rs. 13,91,693/-
5.	Interest on compensation u/s 34 @ 9% per annum from the date of possession to the date of award i.e. 24.12.2003 to 09.07.2004 (199 days)	Rs. 33,82,191/-
<b>TOTAL :-</b>		<b>Rs.7,23,10,172/-</b>

(Rupees Seven Crore Twenty Three Lacs Ten Thousand One Hundred and Seventy Two Only).

Approved.

Div.com. / Secretary (Revenue)

14/7/2004.

(BINAY BHUSHAN)  
LAND ACQUISITION COLLECTOR  
WEST DISTRICT: DELHI

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

Award announced in the  
cont.

14/7/04

61150

D.M.P.C. station

राजा नं 12/04-05 Date 15-7-04

Q. 10569/- 17870/-

S.N.	Property No	Area sqm	Land Value	Solution 30%	Structure Value	Add Amount 12%, 76 days	Int 9% 199 days	Total
1	16 Tilak Nagar Industrial area.	1515.66	27084844.00	8125453.00	2519114.00	739943.00	1888124.00	<p>paid on 15/11/12 344.00</p> <p>paid on 5.5.05 135304606.00</p> <p>40367478.00</p>
2	w.z. 97	92.97	982600.00	294780.00	837814.00	45485.00	106021.00	<p>Ashwani Kumar</p> <p>paid 2266700/- on 22-7-04</p> <p>2266700.00</p>
3	w.z. 98	179.59	1898087.00	569426.00	397238.00	53976.00	136588.00	<p>2920201.00</p> <p>paid 788267/- on 22<sup>2</sup>/<sub>04</sub></p> <p>Harbans Singh</p> <p>paid 788267/- on 22<sup>2</sup>/<sub>04</sub></p> <p>mt Darshi Kothari</p>
4	w.z. 99	206.62	2183767.00	655130.00	1187722.00	84241.00	201714.00	4312574.00

ਜਵਾਲੀ

ਗੁਰਮਿਤਰ

ਮਿਸਤਰੀ

ਮਿਸਤਰੀ

D.M.P.C. Station

ਸਵੀਕਾਰ ਨੰ 12/04-05 Date 15-7-04

S.N.	Property No	Area Sqm	Land Value	Solution 30%	Structure Value	Add Amount 12/1.76 days	9m/9% 199 days	Total
5	W.2-100	231-56	2447358.00	734207.00	1099585.00	88625.00	214418.00	4584193.00
6	W.2-101	222-83	2355090.00	706527.00	3675614.00	153811.00	344272.00	7360428.00
7	W.2-102	237-33	2508341.00	752502.00	6521089.00	225612.00	491054.00	10498598.00
			39460087.00	11838025.00	16238776.00	1391693.00	3382191.00	72310172.00

Paid Rs 8768870/- on 22/7/04 to G.K. Soori

Def  
to C (W)

Tch/CA


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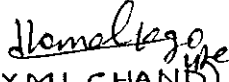
December 23, 2003


POSSESSION REPORT OF 16, TILAK NAGAR INDUSTRIAL  
AREA AND MINAKSHI GARDEN, TILAK NAGAR FOR  
SUBHASH NAGAR MRTS STATION.

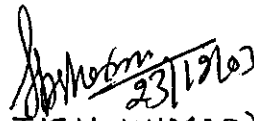
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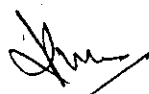
As per Office Order No. LAC(W)/2003/1321-1323 dated 11-12-2003, officials from LAC(W), L & B Dept, Transport Dept and DMRC are assembled at the site for taking over possession of above mentioned private land at 16, Tilak Nagar Industrial Area and Minakshi Garden measuring 1515.66 sqm. and 1170.90 sqm. respectively. The above said private land has been notified u/s 4 of L.A. Act, 1894 vide Notification No. F.7(26)/2003/LA/L&B/MRTS(W)/11473 dated 09-10-03 and notified u/s 6 of L.A. Act, 1894 vide notification no. F.7(26)/2003/LA/L&B/MRTS(W)/20698 dated 03-12-03. Detail of measurements are mentioned in the enclosed map. Physical demarcation of above land has been made and physical possession of private land measuring 2686.56 sqm. as mentioned above has been handed over to L & B Department along with structures on as is where is basis.


  
(PRAKASH VARDANI)  
TEHSILDAR/LAC(W)

  
(LAXMI CHAND)  
KGO/LAC(W)

  
(MAHENDER SINGH)  
KGO/L&B

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


  
(VIRENDRA KUMAR)  
XEN(G)/DMRC

  
(VISHAL RASTOGI)  
JE(G)/DMRC

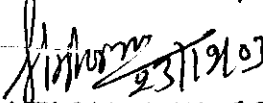
  
(LALIT KUMAR)  
J.E(G)/DMRC

typical possession of land measuring 2606.56 sqm.  
at 16, Tilak Nagar Industrial Area and Minakshi  
Garden has been taken over from LAC(W) and  
simultaneously handed over to Transport Dept.  
on as is where is basis at site.

Handed Over By

  
(MAHENDER SINGH)  
~~Patwar~~ L & B.  
Kgo

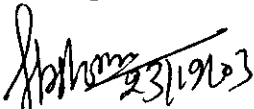
Taken Over By

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

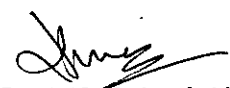
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Further, above land has been handed over to  
DMRC simultaneously.

Handed Over By

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

Taken Over By

  
(VIRENDRA KUMAR)  
XEN(G)/DMRC

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

47

No. F 7(26)/2003/LA/L&B/MRTS(W)/ 19396

Dated :- 12.11.2003

CORRIGENDUM

In partial modification of Notification/Gazette Notification (English/Hindi version) u/s 4 No.F. 7(26)/2003/LA/L&B/MRTS(W)/11473 dated 9/10/2003 of Land Acquisition Act, 1894, in serial No.1 North-west boundary of Property No.16, Tilak Nagar, Industrial Area given as 5, Tilak Nagar, Industrial Area may be read as *15, Tilak Nagar, Industrial Area*.

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 एवं सदन विभाग  
विज्ञापन भवन, नई दिल्ली

46

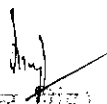
संख्या एफ 7(26)/2003/ भू.भ./ भू.अ./एमआरटीएस(पश्चिम)/ 19346

दिनांक: 12/11/2003

शुद्धि पत्र

इस दिनांक की अधिसूचना/राजपत्रित अधिसूचना संख्या एफ 7(26)/2003/भू.भ./एमआरटीएस(पश्चिम)/ 11473 दिनांक: 09/10/2003 धारा 4 भूमि अधिग्रहण अधिनियम 1894, के अंग्रेजी/हिन्दी अनुवाद में आंशिक संशोधन के अनुसार कम संख्या 1 में दी गई सम्पत्ति संख्या 16 र तिलक नगर औद्योगिक क्षेत्र की उत्तरपश्चिम दिशा में 5, तिलक नगर औद्योगिक क्षेत्र की जगह 15 तिलक नगर औद्योगिक क्षेत्र पढ़ा जाए ।

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(26)/2003/LA/L&B/MRTS(W)/11473

Dated :- 9/10/03

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 Subhash Nagar 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 (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

SPECIFICATION

S.No.	Property & Name of Locality	Measurement & Total Area (in sq. Mtrs.)	Property Nos. of Boundaries			
			SE	SW	NW	NE
On North West side of Najaf Garh Road						
1.	16, Tilak Nagar, Industrial Area	49.89x30.38=1515.66sqm	Najaf - garh Road	Park	5, Tilak Nagar, Industrial Area	Service Road
On South East side of Najaf Garh Road.						
2.	Part of WZ-97, WZ-98, WZ-99, WZ-100, WZ-101, WZ-102 and WZ-103, Minakshi Garden, Tilak Nagar	(57.33+56.96)x20.49 2 =1170.90 sqm	Gali	WZ-104	Najaf-garh Road	WZ-97
Total Area		2686.56 Sqm.				

BY ORDER AND IN THE NAME OF THE LT. GOV.

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

29

संख्या एक 7(26)/2003/ भूव भ./एमआरटीएस(पश्चिम)/ 11873  
अधिसूचना

दिनांक: 9/10/03

जबकि दिल्ली के उपराज्यपाल को यह प्रतीत होता है कि सार्वजनिक प्रयोजन एवं सार्वजनिक व्यय पर सरकार द्वारा सुभाष नगर 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 प्रघातित 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 चारदिवारी			
			द.पूर्व	द. पश्चिम	उ.पश्चिम	उ.पूर्व
उत्तर पश्चिम भाग-नजफगढ़ रोड						
1.	16 तिलक नगर औद्योगिक क्षेत्र	49.89x30.38 =1515.66	नजफगढ़ रोड	पार्क	5.तिलक नगर औद्योगिक क्षेत्र	सर्विस रोड
दक्षिण पूर्व भाग-नजफगढ़ रोड						
2.	मीनीक्षी गार्डन, तिलक नगर डबल्यूजैड-97, डबल्यूजैड-98, डबल्यूजैड-99 डबल्यूजैड-100, डबल्यू जैड-101, डबल्यू जैड-102 और डबल्यू जैड-103 का भाग	(57.33+56.96)x20.49 2 =1170.90	गली	डबल्यू जैड 104	नजफगढ़ रोड	डबल्यू जैड-97
	कुल क्षेत्र	2686.56 वर्गमीटर				

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर

(लाल सिंह)  
उपराज्यपाल भू आ

50

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

No. F. 7(26)/2003/LA/L&B/MRTS(W)/ 20698

Dated :- 3/12/2003

**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 Subhash Nagar 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(26)/2003/LA/L&B/MRTS(W)/11473 dated 9/10/2003 read with Corrigendum No. F 7(26)/2003/LA/L&B/MRTS(W)/19396 dated 12/11/2003 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**

SPECIFICATION

S.No.	Property & Name of Locality	Measurement & Total Area (in sq. Mtrs.)	Property Nos. of Boundaries			
			SE	SW	NW	NE
On North West side of Najaf Garh Road						
1.	16, Tilak Nagar, Industrial Area	49.89x30.38=1515.66sqm	Najaf - garh Road	Park	15, Tilak Nagar, Industrial Area	Service Road
On South East side of Najaf Garh Road.						
2.	Part of WZ-97, WZ-98, WZ-99, WZ-100, WZ-101, WZ-102 and WZ-103, Minakshi Garden, Tilak Nagar	$\frac{(57.33+56.96) \times 20.49}{2} = 1170.90 \text{ sqm}$ <div style="text-align: center;"></div>	Gali	WZ-104	Najaf-garh Road	WZ-97
	<b>Total Area</b>	<b>2686.56 Sqm.</b>				

GOVERNOR OF THE P.T. GOVERNOR OF DELHI

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

(LAL SINGH)  
 DY. SECRETARY (LA)

1170.90 Sq.m