

NAME OF VILLAGE
NATURE OF ACQUISITION
PURPOSE OF ACQUISITION

TIKRI KALAN
PERMANENT
For the settlement of PVC
dealers of Jawalapuri under
P.D.D.

INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of Land Acquisition Act 1894 in respect of land measuring 99 bighas 17 biswas of village Tikri Kalan. The land is required by the Govt. for a public purpose namely for settlement of PVC dealers of Jawalapuri under planned development of Delhi at Public expenses. The land stands notified U/s 4 of the LA act vide Notification F.7(33)/95/L&B/LA/3441 dt.24.7.95 and amended by corrigendum of even No.4528-44 dated 22.8.95. In view of the urgency of the scheme the provisions of section 17(i) of the Act were also made applicable to this land. The Delhi Govt. issued a declaration U/s 6 of the L.A. Act vide notification No.F.7(33)/95/L&B/LA/8238 dated 23.5.96.

Notices U/s 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notices issued, claims filed by the interested persons have been discussed under the heading 'CLAIMS'.

MEASUREMENT

The area to be acquired as given in the declaration U/s 6 of the LA Act is 99 bighas 17 biswas which was measured by the field staff and found correct. However there are some clerical mistakes in the Kh.No. ~~116/6~~ itself in the declaration which have been corrected in the award. As such instead of Kh.No.116/6, 116/6/1 and 6/2 have been taken Similarly for Kh.No.117/10, 117/10/1 and 10/2 and for 117/11, 117/11/1 and 11/2 have been taken in the award. There is no difference between the total area of Kh.Nos.

Thus the present award is for 99 bighas 17 biswas, details of which are as under:-

<u>Rectangle No.</u>	<u>Kh.No.</u>	<u>Area</u>
115	4	2-06
	5/1	2-03
	5/2	1-15
	6	1-12
	1	4-09
116	2	4-09
	3	4-09
	4	4-09
	5	4-10
	6/1	1-10
	8/2	2-14
	7	4-16

Contd-2

<u>Reclangle No.</u>	<u>Kh.No.</u>	<u>Area</u>
116	8	4-16
	9	4-16
	10	5-00
	12	3-16
	13	4-16
	14	4-16
	15	4-16
117	1	4-16
	2	4-16
	9	4-16
	10/1	1-04
	10/2	3-12
	11/1	2-06
	11/2	2-00
	12	4-09
TOTAL		<u>99-17</u>

CLAIMS

The following persons have filed their claims in pursuance to the notices issued U/s 9 & 10 of the L.A. Act:-

<u>Sr.No.</u>	<u>Name of the Claimant</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Claim</u>
1.	Sh. Azad Singh S/o Dalu Vill. Tikri Kalan.	117/11/2/1	2-00	Rs.2000/-per sq. yds. for land
2.	S/Sh.Tirath Singh, Kaptan Singh, Dharam Singh, All S/o Chhajju Vill. Tikri Kalan.	116/3min	4-9	-do-
		4	4-9	
		7	4-16	
		8	4-16	
		13	<u>4-16</u>	
			28-2	
3.	Sh. Dalel S/o Rati Ram Tikri Kalan.	116/6/2	2-14	-do-
		15	4-16	
			<u>7-10</u>	
4.	Sh. Bhule Ram S/o Chhottu, Tikri Kalan.	117/1	4-16	-do-
		9	4-16	
		10/1	1-04	
			<u>15-12</u>	
5.	Sh. Parbhu S/o Chunni	117/1	4-16	Rs.2000/-p.sq.yds. for land and other Statutory benefits under the amended Act .
	Ved Parkash, Hari Parkash	2	4-16	
	Guru Dutt, SS/o Narain Singh	9	4-16	
	Jai Kishan, Jai Parkash	10/1	1-04	
	Om Parkash Ss/o Degha, Mehar Singh S/o Ram Rikhi			

Contd-3

6. Sat Narain, Mir Singh	116/2	4-09	Rs.10,00,000/-per bigha
Ss/o Ram Swaroop,	9	4-16	for land and solatium,
Suresh Kumar, Ram Kumar	12	3-16	interest as per law.
Ram Niwas Ss/o Chandgi			
Ram, Jai Vishan, Krishan			
Kumar, Davinder Ss/o			
Uday Singh, Bhagat Ram			
Shri Bhagwan, Harish			
(all minors Ss/o Rajinder			
Singh through Mother Bimla.			
7. St. Josheph's Services	116/5	4-10	1. Rs.3,500/-per sq.yds
Society(Regd.) through	6/1	1-10	plus statutory benefit
Sh.Fr. Sebastian Vadaku-	117/10/2	3-12	2. Rs.10,00,000/-for
mpadan, President of			reestablishment and
society.		9-12	3. Rs.1,00,000/-per acre
			for crops.

MARKET VALUE

While determining the market value of land as on 24.7.95 i.e. the date of notification U/s 4 of ~~xxxx~~ the Act, several factors such as location of the land, nature of soil, awards announced in the recent past of the same or adjoining village, announcement of different courts, claims filed by the interested persons, sale deeds and price policy of the Govt. regarding acquisition of agricultural land are to be taken into consideration.

The land under acquisition is agricultural land and is being used for agricultural purpose.

The interested persons have generally claimed exorbitant prices of their land by making claims from Rs.2000/- per sq.yds. to Rs.3,500/-per sq.yds. They have however, not filed any documentary evidence in support of their claims. The claims, therefore, cannot form the basis of determination of market value.

However, in Award No.2/97-98 of this very village, in which date of notification U/s 4 is the same, as in the present award, I have already determined the market value of 'A' class land @Rs.8,06,400/- per acre or Rs.1,68,000/-per bigha.

Since the date of notification U/s 4 is the same and land is also of the same village and same quality, I donot find any reason to differ from the rates given in my earlier award.

As such for the reasons mentioned in Award No.2/97-98, I determine the market value of land in the present case @Rs.8,06,400/- per acre or Rs.1,68,000/-per bigha.

In addition to the market value fixed above, land owner will also be entitled to all other benefits as per the provisions of the LA Act.

WELL

There are two wells one each in Kh.No.116/8 and 10. These are not in use at present in view of the improved methods of irrigation. However, they carry some value and ~~xxx~~ as such I assess Rs.5000/-per well.

TUBE WELL

There is a tube well with Kotha in Kh.No.116/8 Land Owner is allowed to remove the same and Rs.4000/- is allowed as removal charge

TREES

There are some trees on the land under acquisition. Some of them are in infancy stage and I do not give any value for trees of less than one quintal. Details of others is as under:-

Kh.No.	Kind of tree	Qty.	Weight	Rate per qtl.	Value
116/8	Neem	5	5	100/-	500/-
	Shahtut	3	3	100/-	300/-
10	Neem	3	3	100/-	300/-
	Kikar	1	1	100/-	100/-
TOTAL					Rs.1200/-

SOLATIUUM

As per section 23(2) of the L.A. (amendment) Act,1984, 30% solatium shall be paid to the interested persons.

POSSESSION

Physical possession of the land has already been taken/handed over to the requisitioning Deptt. on 23.7.96. As such interested persons shall be paid interest U/s34 of the act @ 9% p.a. for one year and 15% per annum thereafter from the date of possession till the date of announcement of the award, according to the provisions of the amended act.

ADDITIONAL AMOUNT

As per provisions of section 23-1-A of L.A. (amendment) Act, 1984 additional amount @ 12% p.a. shall be paid to the landowners, from the date of notification U/s 4 till the date of award or taking over of possession, whichever is earlier.

APPORTIONMENT

Compensation will be paid to the landowners as per 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.

LAND REVENUE

Land revenue to be assessed and to be deducted from the Khalsa Rent roll of the village from the date of taking over the possession of the land.

SUMMARY OF THE AWARD

1. Market value of the land measuring 99 bighas 17 biswas @Rs.8,06,400/- per acre or Rs. 1,68,000/-per bigha.	:	Rs.1,67,74,800/-
2. Cost of Trees	:	Rs. 1,200/-
Total of Market Value	:	Rs.1,67,76,000/-
3. Solatium @ 30% on the market Value U/s23(2)	:	Rs. 50,32,800/-
4. Additional amount @ 12% p.a. w.e.f.24.7.95 to 23.7.96 i.e. 365 days U/s 23-1-A.	:	Rs. 20,13,120/-
5. Interest U/s 34	:	
(1) @9% p.a. w.e.f.23.7.96 to 22.7.97(365 days)	:	Rs. 15,09,840/-
(2) @ 15% p.a with effect from 23-7-97 to 22-5-98(305 day)	:	Rs. 21,02,745/-
6. Cost of Wells	:	Rs. 10,000/-
7- Removal Charges for Tub Well/Kotha	:	Rs. 4,000/-
GRAND TOTAL	:	Rs.2,74,48,505/-

(TWO CRORES SEVENTY FOUR LACS FORTY EIGHT THOUSAND FIVE HUNDRED AND FIVE ONLY)

APPROVED

SECRETARY (REVENUE)

(B.S. JAGLAN)
LAND ACQUISITION COLLECTOR/
S.D.M.(PUNJABI BAGH:DELHI)

Received this 22nd day of July 1998
2015/98

Government of India, Ministry of Revenue, Delhi.
 No. 108/1955-56
 Dated 11/8/55

Whereas the Government of India, Ministry of Revenue, Delhi, has been pleased to direct that the provisions of section 5-A of the Land Acquisition Act, 1894, shall not apply to the land situated in the village of Tikri Kalan, District of Delhi, and

And whereas the Government of India, Ministry of Revenue, Delhi, has been pleased to direct that the provisions of section 5-A of the Land Acquisition Act, 1894, shall not apply to the land situated in the village of Tikri Kalan, District of Delhi, and

In exercise of the powers conferred by section 5-A of the Land Acquisition Act, 1894, the Lt. Governor of Delhi is pleased to direct that the provisions of section 5-A of the Land Acquisition Act, 1894, shall not apply to the land situated in the village of Tikri Kalan, District of Delhi, and

The Lt. Governor 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.

SPECIFICATION

Name of village	Total Area (Big-Bis.)	Rectt. No.	Khasra No.	Area (Big-Bis.)
Tikri Kalan	788-00	96	1	4-16
			2	4-16
			9	4-16
			10	4-16
			11	4-16
			12	4-16
			19	4-16
			20	4-16
			21	4-16
			22	4-16
		97	1	4-16
			2	4-16
			3	4-16
			4	4-16
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GOVERNMENT OF INDIA, MINISTRY OF REVENUE, DELHI.
 IN THE OFFICE OF THE SECRETARY, MINISTRY OF REVENUE, DELHI.
 No. 108/1955-56
 Dated 11/8/55

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12	4-16
13	3-00
14	4-16
15	4-16
16	4-16
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25	4-16
6	4-16
15	3-00
16	5-00
17	4-16
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