

NAME OF VILLAGE : TIKRI KALAN  
 NATURE OF ACQUISITION : PERMANENT  
 PURPOSE OF ACQUISITION : FOR SETTING UP SPORTS  
 SCHOOL NEAR GHEVRA MORE

INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of the Land Acquisition Act 1894 in respect of the land measuring 156 bigha 15 biswas of village Tikri Kalan. The land is required by the Govt. for a public purpose namely for setting up sports School near Ghevra More under planned development of Delhi at Public Expenses. The land stands notified U/s 4 of the L.A. Act vide Notification No.F.7(23)/95/L&B/LA/10170 dated 12.8.97. In view of the urgency of the scheme the provisions of section 17(1) 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(23)/95/L&B/LA/12691 dated 10.9.97.

Notices U/s 9 & 10 of the above said 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 L.A. Act is 156 bigha 15 biswas. Same was measured by the filed staff and found correct.

Thus the present award is for 156 bigha 15 biswas land as per details given below:-

Rectangle No.	Khasara No.	Area	
		Bigha	Biswas
43	18	3	02
	19	2	19
	21/2	1	10
	22	4	16
	23	4	16
	24	4	08
65	5/2	0	12
	6/1	2	08
	6/2	1	04
	14	2	19
	15m	4	14
	15m	0	02

65

16	4-16
17	4-16
18/1	2-06
23/1	2-18
23/2	2-07
24	4-16
25/1	2-00
25/2	2-16

66

1/2/1	2-00
1/2/2	2-07
2	4-16
3	4-16
4	4-16
5m	1-10
5m	3-00
6	3-00
7	4-16
8	4-16
9	4-09
10/1	2-08
10/2	2-01
11	4-16
12/1	2-15
12/2	2-01
13	4-16
14	5-01
17	2-03
18/1	2-08
18/2	2-08
19	4-16
20/1	3-00
20/2	4-16
21	4-16
22/1	3-00
22/2	1-16
23	3-09
26	0-05
1	1-00
1435	1-06

67

\*156-15

Contd-3

CLAIMS

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

Sr.No.	Name of the claimant	Kh.No.& Area	Claims
1.	Ramphal Rathi S/o Sh. Munshi Ram R/o Model Town Bahadur- garh.	66/6 3-10 7 4-16 14 5-01 <u>13-07</u>	1.Rs.5,000/-p.sq.yds. 2.Rs.2/-lacs for tubwell 3.Rs.1,000/-for each tree. 4.Rs.10,000/-for other asests. 5.Alternative plot.
2.	Sh. Hardhaman Singh S/o Kawal Nain Singh, B-94, Greater Kailash Part-I	43/18 19 21/2 22 23 25-11 24 66/5m 67/1	1.Rs.5,000/-p.sq.yds, besides interest & solatium.
3.	Sh. Deep Jyot Singh S/o Sh. Khushwant Pal Singh R/o B-95 Greater Kailash	65/5/2 6/1 66/1/1 1/2 1/2/2 2 25-15 3 4 5m 10/1	-do-
4.	Sh. Ganga Dutt & Ishwar Dutt Ss/o Sh. Bhagwana	66/23 3-09	Rs.5,000/-per sq.yds.
5.	Sh. Umed Singh, Hawa Singh & Jai Chand Ss/o Sh. Chiranji Lal.	65/6/2 1-04 66/10/2 2-01 11 4-16 <u>8-01</u>	1.Rs.4,000/-p.sq.yds i.e. Rs.40/-lacs p.h in addition to constructed portion trees, tub-well.

MARKET VALUE:

While determining the market value of the land as on 12-8-97 i.e. the date of notification under section 4 of 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, Sale Deeds pronouncement of different courts, claims filed by the interested persons and price policy of the Govt. regarding acquisition of agricultural land are to be taken into consideration.

The land under acquisition is basically agricultural land, however, in the past there was a 'Bhatta' on this land. Traces of 'Bhatta Grund' can be seen in Kh.No.66/12,13,18 even now. Due to this Bhatta, earth had already been removed upto 3-4 ft. from certain Kh.No.

Hence for the purpose of assessing the market value, the land can be fairly divided into two blocks, One block will consist of level land under cultivation measuring 89 bigha 15 biswas categorised as 'A' Block land and second block will consist of dug-up and Bhatta grund land measuring 67 bigha categorised as 'B' Block land. The detail of 'B' block land is as under:-

<u>Kh.No.</u>	<u>Area</u>
65/5/2	0-12
6/1	2-08
16	4-16
66/1/2/1m	1-00
1/2/2m	1-00
6m	3-00
8m	1-00
9	4-09
10/1/	2-08
10/2	2-01
11	4-16
12/1	2-15
12/2	2-01
13m	3-11
17	2-03
18/1	2-08
18/2	2-08
19	4-16
20/1	3-00
20/2	1-16
21	4-16
22/1	3-00
22/2	1-16
23	3-09
26	0-05
1435	1-06
	<hr/>
	67-00

Rest of the land is 'A' Block.

The interested persons have filed claims in response to the notices U/s 9 & 10 of the LA act, issued to them in which they have claimed exorbitant prices of Rs.4-5 thousand p.sqyds. They have, however, not filed any documentary evidence in support of their claims. The

claims therefore cannot form any basis for assessing the market value.

In a policy announcement which came into effect w.e.f 1-4-97 The Govt. of Delhi fixed the indicative price of agricultural land in Delhi @Rs.10/-lacs per acre. I consider this rate to be the most reasonable price for best kind d.d.'A' Block land as such I accordingly fix the market value of 'A' Block land @Rs.10/-lacs per acre or Rs.2,08,333/-p.b.As far as assessment of land falling in 'B' Block is concerned attention is required to be paid to the quality of the land As stated earlier, from this land earth has been taken out. It is the general practice to lease out the land for removing earth from it for making bricks. Thus the land owner have already got some compensation for their land which has now become of inferior quality. For the assessment of this inferior land it would be appropriate here that the land owner should not be given the amount which they have already received in consideration of the earth removed from their land which has made their land of inferior quality.

As such, for assessing the market value of this land attention is required to be drawn towards my own award No.2/DCW/98-99 of Village Hiran Kudana which has been just announced by me on 5-9-98. Land of Award No.2/DCW/98-99 is adjacent to that of the present award. Both are for the same purpose and notification U/s 4,6,17(1) is common. Depth of dug-up land is same 3-4 ft. in both the villages. As such I do not find think any reason to differ from my previous award dated 5/9/98. I accordingly assess the market value of 'B' Block land. @Rs.8,80,000/-p.ac or Rs.1,83,333/- per bigha

#### WELL/TUBE-WELL

There is no well or tube-well on the land under acquisition. Hence no compensation.

#### STRUCTURES

There are some boundary walls/kotha on certain Kh.Nos. which were existing at the time of the Notification U/S 4 of the L.A. Act. ~~There~~ They are in a very deteriorated condition and <sup>need</sup> made no valuation. The land owners are at liberty to remove them within ten days from today if they want.

#### TREES

In this land there is plantation of 'Safeda' tree on Kh.No. 65/14,15,17,18/1,23/1,23/2,24,25/1,25/2,66/7, 19, 21,22/2 & 22/1. For the valuation of these trees, the Deputy Director, Horticulture Deptt. NCT of Delhi Govt. has been asked to do the same vide letter No.F.SDM/P.B./97/LA, dated 10.9.1998. On the receipt of his valuation report, Supplementary Award will be drawn for this plantation.

In addition to the above, there are trees on other land. Some of them are in infancy stage. I do not assess any value for such trees having less than one quintal weight. Detail of other trees is as under:-

<u>Kh.No.</u>	<u>Name of tree</u>	<u>No.of trees</u>	<u>Weight in quintals</u>	<u>Rate per Qtl. in Rupees.</u>	<u>Total amount in Rupees.</u>
66/6	Neem	14	28	100	2800-00
	Shahtoot	2	2	100	200-00
11	Kikar	15	30	100	3000-00
17	-do-	4	4	100	400-00
19	-do-	4	4	100	400-00
20	-do-	2	2	100	200-00

Rs. 7,000-00

SOLATIUM

As provided under Sub-Section 2 of the Section 23 of L.A.Act the interested persons will be paid 30% Solatium of the market value as per provisions of L.A. Amended Act.

POSSESSION:

The possession of the notified land U/S 6 has been taken/handed over to the Requisitioning Department on 13.11.1997, The persons interested in this land are entitled for interest U/S 34 of the L.A.Act at the rate of 9% per annum for one year from the date of possession and thereafter @15% per annum till the date of announcement of the award according to the provisions of the L.A. Act, 1984.

ADDITIONAL AMOUNT:

The interested persons are entitled to additional amount @12% p.a. on the market value from the date of Notification U/S 4 till the date of possession or the announcement of the award whichever is earlier.

APPORTIONMENT:

The compensation will be paid to the interested persons according to 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.

LAND REVENUE:

Land revenue to be assessed and to be deducted from 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 'A' Block land measuring 89 Bigha 15 Biswa @Rs.10 Lacs per acre or Rs.2,08,333/- per bigha	Rs.1,86,97,887-00
2. Market value of 'B' Block land measuring 67 Bigha @ Rs.8,80,000/- per acre or Rs.1,83,333/- per bigha	Rs.1,22,83,311-00
3. Cost of Trees	Rs. 7,000-00
<hr/>	
TOTAL OF MARKET VALUE	Rs.3,09,88,198-00
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4.Solatium 30% u/s 23(2)	Rs. 92,96,459-00
5.Additional amount @12% p.a. w.e.f.12-8-1997 to 13-11-97 (94 days)U/S 23-1(A)	Rs. 9,57,663-00
6. Interest U/S 34 @9% p.a. w.e.f. 13.11.97 to 11.9.1998 (303 days)	Rs. 23,15,200-00
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GRAND TOTAL:	Rs.4,35,57,520-00
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(Rupees Four Crore Thirty Five Lacs Fifty Seven Thousand Five Hundred and Twenty only).

APPROVED

SECRETARY (REVENUE)

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

*Award announced in the open court today and issue notices u/s 12(2) of LA Act.*

*B. Jaglan*  
15/9/98

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

No.F.7(23)/95/L&B/LA/ 10170

Dated :- 12-8-97

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that the land is likely to be acquired to be taken by Govt. at public expense for a public purpose namely for setting up Sports School near Ghevra Mor under Plan Development of Delhi. It is hereby notified that the land in the locality described below is required to be acquired for the above purpose.

The notification is made under the provisions of Sec. 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 is pleased to authorise the officers for 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 require 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.

SPECIFICATION

Name of village	Total Area Bigha - Biswa	Khasra No.	Area Bigha - Biswa
Ghevra	194-19.5	78/26	0-11
		79/21/1 min)	
		22/2 min)	2-19
		22/3 min)	
		22	2-05
		23	2-12
		24	1-06
		25	1-06
		80/25	3-17
		84/5/1	5-08
		5/2	0-13
		5/3	1-00
		6	4-18

Contd...P-2.

*hsw*

84/7	5-00
13	2-08
14	2-18
15/1/1	0-16
15/1/2	0-16
15/2/1	0-16
15/2/2	2-07
16/1	3-04
16/2	0-16
16/3	0-16
17/1	1-12
17/2	1-10
26/1	0-07
26/2	4-17
28	0-04
25	4-18
85/1/1/1	3-07
1/1/2	0-9.5
1/2	1-00
2/1	0-13
2/2	4-00
3/1	1-16
3/2	3-00
4	3-06
5	1-03
6	2-17
7	3-15
8	4-16
9	4-12
10/1	0-16
10/2	0-16
10/3	1-12
10/4	1-12
11/1	3-04
11/2	1-02
11/3	0-10
12/1	3-12
12/2	1-00
13	4-12
14	4-16
15/1	1-00
15/2	2-07
16	2-02
17	4-12
18/1	2-14
18/2	1-15
19/1	1-08
19/2	1-08

Contd...P-3.

*100*

85/19/3	2-00
20/1	0-10
20/2	0-11
20/3	0-11
20/4	1-12
20/5	1-12
21	4-16
22/1	0-11
22/2	4-02
23	4-12
24	4-16
25	0-09
26	4-05
27	2-10

86/2	0-02
19	5-04
20	0-02
21	0-02

91/1	2-10
2/1	0-08
2/2	2-13
2/3	1-14
3	4-16
4	3-16
7	2-09
8	2-10

92/5	0-05
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Tikri Kalan

156-15

43/18	3-02
19	2-19
21/2	1-10
22	4-16
23	4-16
24	4-08

65/5/2	0-12
6/1	2-08
6/2	1-04
14	2-19
15 min	4-14
15 min	0-02
16	4-16
17	4-16
18/1	2-06
23/1	2-18
23/2	2-07

Contd...P-4.

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65/24	4-16
25/1	2-00
25/2	2-16

EOT

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66/1/2/1	2-00
1/2/2	2-07
2	4-16
3	4-16
4	4-16
5 min	1-10
5 min	3-00
6	3-10
7	4-16
8	4-09
9	4-09
10/1	2-08
10/2	2-01
11	4-16
12/1	2-15
12/2	2-01
13	4-16
14	5-01
17	2-03
18/1	2-08
18/2	2-08
19	4-16
20/1	3-00
20/2	1-16
21	4-16
22/1	3-00
22/2	1-16
23	3-09
26	0-05

67/1	1-00
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1435	1-06
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Hiran Kudna

79-13

1	1-10
2	4-15
3	5-14
4	3-00
5	4-16
6	4-16
7	4-16
8	4-16
9	4-09
10	7-02
11	0-19
12	0-02

Contd...P-5.

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13	4-14
14	4-16
15	4-16
16	4-16
17	4-16
18	4-13
38	4-05
42/1 min	0-02

By order,

*Handwritten signature*

(M.N.MALHAN)  
DY. SECRETARY (LA)

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

No. F.7(23)/95/L&B/LA/ 12691

Dated :- 10-9-97

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that the land is likely to be acquired to be taken by Govt. at public expense, for a public purpose namely for setting up Sports School near Ghevra Mor on Rohtak Road under the Plan Development of Delhi. It is hereby notified that the land in the locality described below is required to be acquired for the above purpose.

This declaration is made under the provisions of Section 6 of the Land Acquisition Act, 1894 to all whom it may concern under the provisions of Section 7 of the said Act, the Collector of 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 Collector of Delhi.

SPECIFICATION

NAME OF THE VILLAGE	TOTAL AREA (BIG.-BIS.)	KHASRA NOS.	AREA
1.	2.	3.	4.
Ghevra	194-19.5	78/26	0-11
		79/21/1 min }	
		22/2 min }	2-19
		22/3 min }	
		22	2-05
		23	2-12
		24	1-06
		25	1-06
		80/25	3-17
		84/5/1	5-09
		5/2	0-13
		5/3	1-00
		6	4-16

Contd...P-2.

84/7	5-00
13	2-08
14	2-18
15/1/1	0-16
15/1/2	0-16
15/2/1	0-16
15/2/2	2-07
16/1	3-04
16/2	0-16
16/3	0-16
17/1	1-12
17/2	1-10
26/1	0-07
26/2	4-17
28	0-04
25	4-18
85/1/1/1	3-07
1/1/2	0-9.5
1/2	1-00
2/1	0-13
2/2	4-00
3/1	1-16
3/2	3-00
4	3-06
5	1-03
6	2-17
7	3-15
8	4-16
9	4-12
10/1	0-16
10/2	0-16
10/3	1-12
10/4	1-12
11/1	3-04
11/2	1-02
11/3	0-10
12/1	3-12
12/2	1-00
13	4-12
14	4-16
15/1	1-00
15/2	2-07
16	2-02
17	4-12
18/1	2-14
18/2	1-15
19/1	1-08
19/2	1-08

Contd...P-3.

85/19/3	2-00
20/1	0-10
20/2	0-11
20/3	0-11
20/4	1-12
20/5	1-12
21	4-16
22/1	0-11
22/2	4-02
23	4-12
24	4-16
25	0-09
26	4-05
27	2-10

86/2	0-02
19	5-04
20	0-02
21	0-02

91/1	2-10
2/1	0-08
2/2	2-13
2/3	1-14
3	4-16
4	3-16
7	2-09
8	2-10

92/5	0-05
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43/18	3-02
19	2-19
21/2	1-10
22	4-16
23	4-16
24	4-08

65/5/2	0-12
6/1	2-08
6/2	1-04
14	2-19
15 min	4-14
15 min	0-02
16	4-16
17	4-16
18/1	2-06
23/1	2-18
23/2	2-07

Tikri Kalan 156-15

Contd...P-4.

65/24	4-16
25/1	2-00
25/2	2-16

66/1/2/1	2-00
1/2/2	2-07
2	4-16
3	4-16
4	4-16
5 min	1-10
5 min	3-00
6	3-10
7	4-16
8	4-09
9	4-09
10/1	2-08
10/2	2-01
11	4-16
12/1	2-15
12/2	2-01
13	4-16
14	5-01
17	2-03
18/1	2-08
18/2	2-08
19	4-16
20/1	3-00
20/2	1-16
21	4-16
22/1	3-00
22/2	1-16
23	3-09
26	0-05

67/1	1-00
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1435	1-06
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1	1-10
2	4-15
3	5-14
4	3-00
5	4-16
6	4-16
7	4-16
8	4-16
9	4-16
10	4-09
11	7-02
12	0-19
	0-02

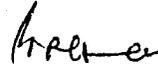
Hiran Kudna

79-13

Contd...P-5.

13	4-14
14	4-16
15	4-16
16	4-16
17	4-16
18	4-13
38	4-05
42/1 min	0-02

By order,



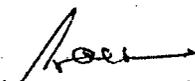
(M. N. MALHAN)  
DY. SECRETARY (LA)

No.F.7(23)/95-L&B/LA/ 12697-12711

Dated: 10-9-71.

Copy forwarded to :

1. Secretary to the Govt. of India, Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
3. Commissioner(LM), DDA, Vikas Sadan, INA, New Delhi.
4. Dy. Director(NL), DDA, Vikas Sadan, INA, New Delhi.
5. Dy. Commissioner(North/West), PWD Guest House, Alipur Block Office, Alipur, Delhi.
6. S.D.M.(Saraswati Vihar), Alipur Block Office, Alipur, Delhi.
7. Tehsildar(L&B)(in duplicate), Vikas Bhawan, New Delhi.
8. Tehsildar(Notification), Tis Hazari, Delhi.
9. Sub-Registrar, Shahdara, Kashmere Gate I/II, Asaf Ali Road, New Delhi, Janak Puri, Pitampura.
10. Legal Adviser(L&B), Vikas Bhawan, New Delhi.
11. Central Record Room(L&B), Vikas Bhawan, New Delhi.
12. Writ Cell(L&B), Vikas Bhawan, New Delhi.
13. Commissioner(MCD), Town Hall, Delhi.
14. Accounts Officer(Fin), L&B Deptt; Vikas Bhawan, N. Delhi.
15. Secretary to the Legislative Assembly, Old Sectt., Delhi.

  
(M.N. MALHAN)  
DY. SECRETARY (LA)

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

No. F.7(23)/95/L&B/LA/12694

Dated :- 10-9-97

NOTIFICATION

In exercise of the powers conferred by sub-section (i) of Section 17 of Land Acquisition Act, the Lt. Governor, Delhi is pleased to direct the Land Acquisition Collector, Delhi to take possession of land the specification of which is given in his Notification U/s 4 No.F.7(23)/95-L&B/LA/10170 Dated 12.8.97 and U/s 6 dated 10-9-97 on expiration of 15 days from publication of the notification under sub-section (i) of section 9 of the said Act.

  
(M. N. MALHAN)  
DY. SECRETARY (LA)