

Award No. 3/DCW/1999-2000

Name of Village:-
Nature of Acquisition:-
Purpose of Acquisition:-

Tikri Kalan
Permanent
For development of Netaji Subhash Chander
Bose Memorial Complex at National Highway-10

INTRODUCTORY:-

These are the proceedings for determination of compensation u/s 11 of the Land Acquisition Act 1894 in respect of the land measuring 9 Bighas 12 Biswas of village Tikri Kalan, Delhi. The land is acquired by the Government for a public purpose namely for development of Netaji Subhash Chander Bose Memorial Complex NH-10 under the plan development of Delhi at public expenses. The land stands Notified u/s 4 of the LA Act vide Notification no. F-10(1)/98/L&B/LA/23297 dated 17-2-98.

The Delhi Govt. issued a declaration u/s 6 of the LA Act vide notification no. F-10(1)/98/L&B/LA/25881 dated 27-3-98. In view of the urgency of the scheme the provisions of Section-17(1) of the LA Act were also made applicable to this land vide notification no. F-10(1)/98/L&B/LA/25874 dated 27-3-98.

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^.

MEASUREMENTS:-

The area to be acquired as given in the declaration u/s 6 of the LA Act is 9 Bighas 12 Biswas, was measured by the field staff and found correct.

Thus the present award is for 9 Bighas 12 Biswas land as per details given below:-

RECTANGLE NO	KHASRA NO	AREA BIGHA - BISWA
25	21	2-03
25	27	0-05
26	24	3-17
26	25/1	1-04
26	25/2	1-04
39	4/2	0-19
	TOTAL:-	9-12

CLAIMS:-

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

S.NO	NAME OF CLAIMANT	K.NO	AREA	CLAIMS
1.	Smt. Murty wd/o Sh. Jai Bhagwan r/o	25/21	2-3	1. Rs. 2 Crores per acre + all

	Tikri Kalan	25/27	0-5	others statutory benefits. 2. Compensation of standing crops-fruit trees for Rs. 10 Lacks. 3. Compensation for effecting Rs. 10lacks. 4. Compensation for compulsion to change residence as well as place of business Rs. 20lacks. 5. Alternative plot cum shop 6. Compensation for well & tubewell Rs. 3 lacks.
2.	Sh. Dharam Singh s/o late Sh.Chottu Ram r/o Tikri Kalan	-do-	-do-	-----do-----
3.	Sh. Balbir Singh s/o late Sh. Chottu Ram r/o Tikri Kalan	-do-	-do-	-----do-----
4.	Sh. Raj Singh s/o late Sh. Chottu Ram r/o Tikri Kalan	-do-	-do-	-----do-----
5.	Sh. Omparkash s/o late Sh. Chottu Ram r/o Tikri Kalan	-do-	-do-	-----do-----
6.	Sh. Lal Chand s/o late Sh. Shiv Lal r/o Tikri Kalan	25/27 26/25/2	0-05 1-04	-----do-----
7.	i. Sh. Naresh Mittal s/o Sh. Banwari Lal r/o RU-448 MIF Flats, Pritam Pura, Delhi. ii. Sh. Ramesh s/o late Sh. Shri Ram r/o Flat no.1, Harsh appt. Peera Garhi, Delhi. iii. Smt. Aruna Vij w/o Sh. Chander Pal, r/o BG-147, MIG Flats, Pachim puri, Delhi. iv. M/s Mangalmayie Properties Pvt. Ltd., through director Sh. Priynk Gupta, r/o 501, Hawa Singh Block, Asiad Games Village, New Delhi	26/.24 min -do- -do- -do-	0-05 1-13 0-05 0-05	1. Rs. Five thousand per square yard along with all statutory benefits. 2. Cost of demolished well Rs. One lack as each 2 & 4. 3. -----do----- 4. -----do-----

MARKET VALUE:-

While determining the market value of the land as on 17-2-98 i.e, the date of notification u/s 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 of adjoining village, sale deed, pronouncement of the different courts, claims filed by the interested persons and price policy of the Government regarding acquisition of Agricultural land are to be taken into consideration.

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

The interested persons have generally claimed exorbitant prices of their land by making claims from Rs. 2crores per acre to Rs. 5000/- per sq. yards. They have however, not filed any documentary evidence in support of their claims.. The claims, therefore, can not form the basis of determination of 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 the agricultural land in Delhi @ Rs. 10 lacs per acre or Rs. 2,08,333/- 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/TUBEWELL:-

There is no well or tubewell on the land under acquisition. Hence no compensation in this account.

STRUCTURES:-

There is one boundary wall on Kh. No. 26/24 min near about one Bigha which is existing at the time of notification u/s 4 of the LA Act. I allow Rs. 5000/- only as removal/demolished structure charges for the same.

TREES:-

There are no trees on the land under acquisition. Hence no compensation is in this account.

SOLATIU:- 30/-

As provided under sub-Section 2 of the Section 23 of the LA Act. The interested persons will be paid 30% solatium on the market value as per provisions of LA Amended Act.

POSSESSION:-

The possession of the notified land u/s 6 has been taken/handed over to the Requisitioning Deptt. On 17-4-98. The persons interested in this land are entitled for interest u/s 34 of the LA Act @ 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 provision of the LA Act-1984.

ADDITIONAL AMOUNT:-

The interested persons are entitled to additional amount @ 12% p.a. in the market value from the date of notification u/s 4 till the date of possession of the announcement of this award, whichever is earlier.

APPORTIONMENT:-

The compensation will be paid to the interested persons according to the latest entries in the Revenue records. 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 LA Act.

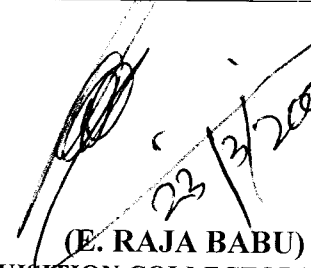
LAND REVENUE:-

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.

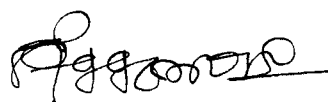
SUMMARY OF THE AWARD

1. Market value of "A" Block land measuring of 9Bighas 12 Biswas @ Rs. 10 lacs per acre or Rs. 2,08,333/- per Bigha.	Rs. 19,99,998-70ps
Total Market Value:-	Rs. 19,99,998-70ps
2. Solatium	Rs. 5,99,999-61ps
3. Additional amount @ 12% p.a. w.e.f. 17-2-98 to 17-4-98 (60 days) u/s 23-1 A.	Rs. 39,452-02ps
4. Interest u/s 34 @ 9% p.a. w.e.f. 17-4-98 to 16-4-99 (one year).	Rs. 1,79,999-91ps
5. Interest u/s 34 @ 15% p.a. w.e.f. 17-4-99 to 26-3-2000 (345 days).	Rs. 2,83,561-50ps
6. Removal./demolished structure charges	Rs. 5,000-00ps
GRANT TOTAL	Rs. 31,08,011-74ps

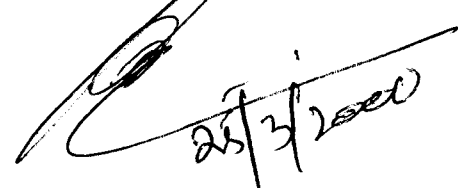
(Rs. Thirty one lacs, Eight thousand, Eleven and paise Seventy Four only)


(E. RAJA BABU)
LAND ACQUISITION COLLECTOR/
S.D.M. (PUNJABI BAGH)

Approved


Divisional Commissioner / Secretary (Revenue)

The Award is Announced in the open court today i.e. 25/03/2000, Issue notice u/s 12(2) of LA Act


25/3/2000

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

No. F.10(1)/98/L&B/LA/ 23297

Dated :- 17/2/58

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 to provide some green area adjacent to the existing Netaji Subhash Chander Bose Memorial Complex at NH - 10. 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 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 authorised 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 so all other acts required or permitted by that section.

The Lt. Governor 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)
Tikri Kalan	9-12	25/21	2-3
		27	0-5
		26/24	3-17
		25/1	1-4
		25/2	1-4
		39/4/2	0-19

By order,


(B.S. BHALLA)
JT.SECRETARY(L&B)

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
भूमि व भवन विभाग, विकास भवन
नई दिल्ली

अधिसूचना

सं०:एफ-10१।१/१८/भू.वभ./भू.अ./ 23297

दिनांक: 17/2/98

जबकि दिल्ली के उपराज्यपाल को यह प्रतीत होता है कि सार्वजनिक प्रयोजन अर्थात् सार्वजनिक कार्य के लिये भूमि का सार्वजनिक व्यवहार पर सरकार द्वारा नेता जी सुभाष चन्द्र बोस स्मारक, राष्ट्रीय राजमार्ग-10, के निर्माण के लिये भूमि प्राप्त किया जाना संभावित है। अतः इसके द्वारा यह अधिसूचित किया जाता है कि निम्नलिखित इलाके में उक्त प्रयोजन के लिये भूमि अधिग्रहण किया जाना संभावित है।

यह अधिसूचना भूमि अधिग्रहण अधिनियम 1894 को धारा 4 के उपबंधों के अधीन सर्व संबंधित के लिये प्रचलित 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 भी भूमि में प्रवेश करने व सर्वेक्षण करने और उक्त धारा द्वारा अपेक्षित या अनुमति प्राप्त सभी अन्य कार्य करने के लिये सहर्ष प्राधिकृत करते हैं।

उपराज्यपाल इससे भी संतुष्ट है कि उक्त अधिनियम को धारा 17 के उपधारा १।१ के उपबंध इस भूमि पर लागू है, उक्त धारा को उपधारा १4 के अधीन सहर्ष यह भी निर्देश है कि धारा 5-क के उपबंध लागू नहीं होंगे।

विशिष्ट विवरण

गांव का नाम	कुल क्षेत्र १बीघा-बिस्वा१	खसरा नं०	क्षेत्र १बीघा-बिस्वा१
टौकरी कलां	9-12	25/21	2-3
		27	0-5
		26/24	3-17
		25/1	1-4
		25/2	1-4
		39/4/2	0-19

आदेश से

१बी.एस.भल्ला

संयुक्त सचिव १भू.वभ.१

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

No. F.10(1)/98/L&B/LA/25871

Dated :- 27/3/88

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that land is required to be taken by Government at the public expense for a public purpose namely to provide some green area adjacent to the existing Netaji Subhash Chander Bose Memorial Complex at NH - 10. It is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

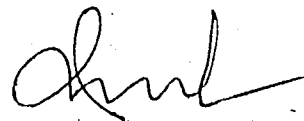
The declaration is made, under the provisions of Section 6 of the Land Acquisition Act, 1894, to all whom it may concern under the provisions of Section 7 of the said Act, the Collector of Delhi is hereby directed to take orders for the acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

SPECIFICATION

VILLAGE	TOTAL AREA (BIGHA-BISWA)	KHASRA NO.	AREA (BIGHA-BISWA)
Tikri Kalan	9-12	25/21	2-03
		27	0-05
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		25/1	1-04
		25/2	1-04
		39/4/2	0-19

By order,



(J.K. RAWAL)
DY. SECRETARY(LA)

21/3/88
21-3-88

FOR PUBLICATION IN PART IV OF DELHI EXTRA ORDINARY GAZETTE


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

No. F.10(1)/98/L&B/LA/ 25874

Dated :- 27/2/98

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section of 17 of the Land Acquisition Act, 1894, 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.10(1)/98/L&B/LA/23297 dated 17.2.98 U/s 6 dated 27/2/98 on expiration of 15 days from publication of the notification under sub-section (i) of Section 9 of the said Act.


(J.K. RAWAL)
DY.SECRETARY(LA)