

AWARD NO. 4/DCW/98-99

NAME OF VILLAGE : TIKRI KALAN
NATURE OF ACQUISITION : Permanent
PURPOSE OF ACQUISITION: For expansion of LPG Bottling Plant, Indian Oil Corporation Ltd. under P.D.D.

INTRODUCTORY :

These are the proceedings for determination of compensation U/S 11 of the Land Acquisition Act, 1894 in respect of land measuring 84 Bigha 11 Biswa of village Tikri Kalan. The land is required by the Government for a public purpose namely for expansion of L.P.G. Bottling Plant, Indian Oil Corporation Ltd. 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(27)/93/L&B/LA/9004 dt.11.6.96. In view of the urgency of the scheme, the provisions of section 17(1) of the Act are also made applicable to this land. The Delhi Government issued a declaration U/S 6 of the L.A. Act vide Notification No.F.7(27)/93/L&B/LA/16102 dt.17.10.96.

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 L.A. Act is 84 Bigha 11 Biswa. Out of this land an area measuring 1 Bigha comprising of Kh. Nos. 40/6 min (0-4), 41/10/1 Min (0-3), 41/10/2 Min (0-1), 9 Min(0-4), 13 Min (0-4) and 14 Min (0-4) is already acquired vide Award No. 91/83-84. As such remaining 83 Bigha 11 Biswa land is to be acquired in the present award. This area was measured by the revenue field staff and found correct. Thus the present award is for 83 Bigha 11 Biswa Land. Detail of the same is as under :

<u>RECTANGLE NO.</u>	<u>KHASRA NO.</u>	<u>AREA BIGHA - BISWA</u>
24	11	2 - 06
	19	2 - 12
	20	4 - 16
	21	4 - 12
	22	4 - 09
	23	2 - 12

Contd.....2

25	6	1 - 03
	15	4 - 16
	16/1	1 - 01
	16/2	3 - 11
	25	4 - 16
40	5	4 - 16
	6 Min	4 - 04
41	1/1	0 - 14
	1/2	4 - 02
	2/1	3 - 04
	2/2	1 - 06
	3	4 - 16
	4/1	1 - 10
	4/2	1 - 02
	7	4 - 16
	8	4 - 16
	9 Min	4 - 17
	10 Min	4 - 01
	10/2 Min	0 - 13
	13 Min	0 - 16
	14 Min	1 - 04
TOTAL		83 - 11 =====

CLAIMS :

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

<u>S.NO.</u>	<u>NAME OF THE CLAIMANT</u>	<u>KH.NO. & AREA</u>	<u>CLAIMS</u>
1	Aparna Jain W/O Satish Kumar Jain R/O 1/1 Faiz Road, Karol Bagh.	25/24 1-2	a)Rs.5000/- P.Sq.Yds. for land. b)Rs.80000/-for boundry wall and super structure. c)Rs.10000/- for trees. d)Alternative residenti and commercial plot from D.D.A. e)30% solation, 12% additional amount andstatutory interest @9% P.A. for one year and 15% thereafter ti payment.
2.	Alka Jain W/O Suresh Chand Jain 1/1 Faiz Road, Karol Bagh	25/24 25 40/5 6	-do-
TOTAL		1-2	

3. Jai Parkash S/o
Ram Kumar, R/o
WZ-140, Shiv Nagar,
Jail Road. 24/22 Min 1-10 A)Rs.5000/- P.Sq.Yds.
for Land.
B) 30% Solation
C) Statutory interest
asper L.A. Act.
D) Interest @ 24% p.a.
E) Other Benefits in
accordance with the
provisions of the LA
Act and Policy of the
Government.
F) Alternative Land.
4. Asha Devi W/O
Rakesh Kumar R/O
F-4, Naraina Vihar. 24/22 Min 1-10 -do-
5. Veena Gupta W/P
N.D. Gupta R/P
SU-113, Pitam Pura. 24/22 Min 1-9 -do-
6. Ram Babu S/O
Tara Chand R/O
1743/55 Naiwala,
Karol Bagh 24/19Min 1-12 -do-
7. Om Parkash Sharma
S/O Bankey Lal Sharma
C/O Arvind Bhardwaj Sec.
111/2005 Vikas Puri. 41/2/2Min 1-18
9Min 1)Rs.2500/-P.Sq.Yds.
for land.
2)Rs.2 Lakh for Safeda
Trees & Rs.1.90 Lakh
for room and boundrywall
3)Alternative Plot
besides statutory
Benefits.
8. Ashish Gupta
193, Dariba Kalan 41/14 0-7
7 1-0 Adequate Compensation
9. Raj Bala W/O
Ved Parkash R/O
Vill. Hasthsal 41/2/1Min 1-12 Rs.2000/- P.Sq.Mts.
alongwith statutory
benefits under the
amended L.A. Act
beside a alternative
plot and placement of
the children in IOC
of the Claiment.
10. M/S Noramen Sarai Pass 25/16/2 2-11 Rs.4000/-P.Sq.Yds.
Ltd.Co.1-Central Mkt.
West Avenue Road,
Punjabi Bagh through
its drirector S.K. Bansal. for land in addition
to the construction
portion, tree,
tubewell or any other
super structure.

11.	D.N.Bansal & Sons HUF Property, Karta Sh. D.N. Bansal A-1 Manohar Mkt. Hauz Qaji.	24/11 2-6 20 4-16 21 4-12 25/6 1-3 15 4-16 16/1 4-12 41/1/2 2-15	-do-
		<u>21-9</u>	
12.	Dharam Singh S/o Chet Ram, Ghuera	41/2/1 1-12 Min	Rs.2000/- P.Sq.yds. alongwith statutory benefits under the amended LA Act beside a alternative plot and placement of the children in the IOC of the claimant.
13.	Shashi Prabhakar W/O Sumer Chand R/O 2549 Basti S. Mandi. attorney of Kamesh Mittal.	Not mentioned	Rs.5000/-P.Sq.Yds. besides interest and Solation as per amended LA Act and compensation for trees and dangers of the construction.
14.	Manju Goel W/o Gopal Chand R/O B-1/48 Ashok Vihar Phase - II	25/25 40/5 6Min	-do-
		Total <u>1-0</u>	
15.	Vijay Kumar Mittal S/O Jagdish Rai H.No.88, Sec.28-A Chandigarh.	40/5 Min 6	-do-
		Total <u>9-4</u>	
16.	Jiwan Lal Mittal S/O Om Parkash Gupta Rd.No.23, H.No.18 East Punjabi Bagh.	25/25 4-16	-do-
17.	Ram Chand R/O C-525 Saraswati Vihar	40/5 6	
		Total <u>9-4</u>	
18.	Dalel Singh Ramesh Kumar S/O Kehar Singh	40/1/1 10/2 25/25 40/56	
		Total <u>2-0</u>	

19. Lajjawanti W/O 41/1/2Min 2-15 1)Rs.2500/-
Balmukand Gupta P.Sq.Yds.for land
R/O BES/5/29 Hari 2)Rs.4 lakh for Safeda
Nagar. Trees and 3 Lakh for
foundation and parapet
boundary wall with
alternative plot
besides statutory
benefits.
20. Sumitra Devi 41/2/2-9Min 1-8 Rs.5000/-P.Sq.Yds.
21. Sushil Kumar Gupta 40/5,6 2-10 -do-

MARKET VALUE

While determining the market value of the land as on 11.6.96 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 adjoining village, sale deeds, pronouncement of different courts, claims filed by the interested persons and price policy of the government regarding aquisition of agricultural land are to be taken into consideration.

The land under acquisition is agricultural land and is being used for agricultural prupose, except for certain Kh.No.s from which earth has already been removed upto 3-4 feet. Hence for the purpose of assessing the market value land can fairly be divided into two blocks. One block will consist of levelland under cultivation measuring 69 bighas 19 biswas categorised as Block 'A' and second Block will consist ----- of dug-up land measuring 13 Bigha 12 Biswa categorised as Block 'B'. Detail of Block 'B' land is as under :-

Kh. No.	Area
24/11	2-06
20	4-16
21 Min	2-06
25/15 Min	3-00
10, 16 Min	0-14
10, 16/2 Min	0-10
<hr/>	
TOTAL	13-12 =====

Rest of the land is 'A' Block.

The interested persons have filed claims in response to the notices u/s 9 & 10 of the L.A. Act issued to them in which they have claimed exorbitant prices of Rs.2000 to 5000 per sq. yds. However, they have not filed any documentary evidence in support of their claims. The claims, therefore, cannot form any basis for assessing the market value.

In Award No.2/97-98 of this very village, I have already assessed the market value of 'A' block land @ Rs.8,06,400/- per acre. For the reasons mentioned in that award I do not find any reason to differ from the rate given in that award. Therefore, in the present award I also I assess the market value of 'A' block land @ Rs.8,06,400/- per acre or Rs.1,68,000/- per bigha.

As far as assessment of land falling in ^{block} 'B' is concerned, attention is required to be paid to the quality of the land. As stated earlier, from this land earth has already been taken out. It is the general practice to lease out the land for removing earth from it for making bricks. Thus the land owners 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 that the land owners 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.3/DC(W)/98-99 of this very village, which has been just announced on 15.09.1998. In that award, a deduction of Rs.1,20,000/- per acre is given for the dug-up land, which is 3-4 ft. in depth from the rate of 'A' block land. Since the depth of the dug-up land in the present award is also same, I do not find any reason to differ from that award. I, therefore, assess the market value of 'B' block land @ Rs.6,86,400/- per acre or Rs.1,43,000/- per bigha.

WELL/TUBE-WELL

There is no well or tube well on the land under acquisition, hence no compensation on this account.

STRUCTURES

There were some boundry walls/Kotha on certain Kh.Nos. which were existing at the time of notification u/s 4. The one such wall which was on Kh.No. 3 has already been removed by the owners. At present also there are some boundary walls which are in a deteriorated condition and need no valuation. The land owners are at liberty to remove them within ten days from today if they want.

TREES

There are trees on the land under acquisition some of them are in infancy stage. I do not assess any value for such trees having less then one quintal weight. Detail of other trees is as under :-

Kh.No.	Name of Tree	No.of Trees	Weight in Qtls.	Rate per Qtl. (Rs.)	Total Amount (Rs.)
41/1/2	Safeda	50	200	100	20000
		20	20	100	2000
2/2	-do-	50	200	100	20000
		6	6	100	600
4/1	-do-	7	21	100	2100
4/2	-do-	10	30	100	3000
7	-do-	4	12	100	1200
		10	10	100	1000
9	-do-	100	300	100	30000
10	-do-	40	40	100	4000
<u>SOLATIUM</u>		40	160	100	2000
		20	20	100	2000
					<u>101900</u>

As provided under sub-section 2 of section 23 of the land aquaision amendement act. 1984 the interest persons will be paid 30% solutution on the market value.

POSSESSION

The physical possession of 79 bigha 13 biswa land has already bean taken / handed over to the requisitioning department on 21.4.97 and 3 bigha 18 biswa on 6.8.98. The persons interested in this land are entitled for interest u/s 34 of the L.A. Act. @9% per annum for one year and thereafter @15% p.a. from the date of possession till the date of announcement of the award according to the provisions of the L.A. Act.1984.

Contd....

It is further mentioned here that Hon'ble High Court Delhi, in CWP No. 4611/96, CMP No. 7999/96 titled as M/S A.B. Tools Ltd. VS UOI & Others had ordered on 9.12.96 for the stay of dispossession till the next date i.e. 10.2.97. The fact did not come to the notice of the Deptt. nor this was communicated by the petitioner at the time of taking/handling over possession and as such inadvertently, possession was taken over. The fact has already been brought to the notice of the OSD (Litigation) Land & Building Deptt. who defends the case in the High Court, through parawise comments in CCP No.339/97. Deptt. shall abide by the orders of the Hon'ble High Court in the above mentioned case as regards possession.

ADDITIONAL AMOUNT

The interested persons are entitled for 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 awards, 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. US 30-31 of the L.A.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 69 Bigha 19 Biswa @ Rs.8,06,400 per acre or Rs.1,68,000/- Per bigha	1,17,51,600.00
2.	Market value of 'B' Block Land Measuring 13 Bigha 12 Biswa @ Rs.6,86,400 Per Acre. or Rs.1,43,000 per bigha	19,44,800.00
3.	Cost of Tress	1,01,900.00
TOTAL OF MARKET VALUE		1,37,98,300.00

4.	Solatium 30% u/s 23(2)	41,39,490.00
5.(i)	Additional amount @12% p.a. on Rs.1,30,41,200/- w.e.f. 11.6.96 to 21.4.97 (315 day) u/s 23-1(A) (Possession taken on 21.4.97)	13,50,568.00
(ii)	Additional Amount @12%p.a. on Rs.6,55,200/- w.e.f. 11.6.96 to 6.8.98 (787 days)U/S 23-1(A) (Possession taken on 6.8.98)	1,69,526.00
6.(i)	Interest U/S 34 on Rs.1,30,41,200/- @9% p.a. with effect from 21.4.97 to 20.4.98 (365 days)	11,73,708.00
(ii)	Interest U/S 34 on Rs.1,30,41,200/- @15% p.a. with effect from 21.4.98 to 16.10.98 (179 days)	9,59,332.00
7.	Interest U/S 34 on Rs.6,55,200/- @9% p.a. with effect from 6.8.98 to 16.10.98 (72 days).	11,632.00

GRAND TOTAL

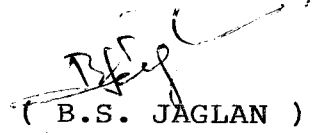
2,16,02,556.00

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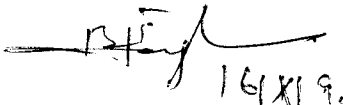
(RS. TWO CRORE SIXTEEN LAC TWO THOUSAND FIVE HUNDRED FIFTY SIX ONLY)

APPROVED

SECRETARY (REVENUE)


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

*Announced in the open court today. ~~the~~ ^{closure}
notices u/s 12(2) LA Act.*

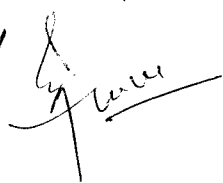

16/11/98

कब्जा कार्यवाही ग्राम टीकरी कलां


नोटिफिकेशन द्वारा 4-17 (1) संख्या F-7(27)/93-(L&B/LA/9004
Date 11-6-96

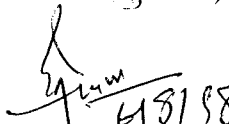
द्वारा 6 संख्या F-7(27)/93(L&B/LA/16102 dt. 17-10-


आज दिनांक 6-8-98 को मुलाबक ओपरा ग्राम अधिग्रहण
आधिकारी (पंजाबी भाग) मांगलोई विल्ली करावे कब्जा लेने
ग्राम टीकरी कलां पट्टा मौके पर श्री रमेश राम
काशनगो (LA), श्री बिजेन्द्र परवारी (हल्का) हाजिर मिले
महकमा L&B की ओर से श्री जगदीरा चन्द N.T
व श्री त्रिलोचन सिंह N.T, महकमा D.D.A
की ओर से श्री दयाराम काशनगो हाजिर मिला
महकमा इण्डियन ऑपल कारपोरेशन की ओर से श्री
योगेन्द्र मोहन डिप्टी मैनेजर कारालेग एलोट टीकरी कलां
हाजिर मिले जिनकी मौजूदगी में कब्जा कार्यवाही आगल
में लाई गई उद्भवत जोटी फिकेशन के अन्तर्गत ग्राम
अधिग्रहण की गई थी जिसका रकवा 84-11 बिस्वा है।
जिसमें से 79 बीघा 13 बिस्वा का कब्जा पहले ही दिया
जा चुका है। शेष रकवा जो पहले बिल्टप या अब मौक
पर खाली है, जिसके खतरा नं. $\frac{25}{25/10/98}$ (C-10) $\frac{41}{1/10/98}$ (C-12)
 $\frac{41}{1/10/98}$ (C-12) $\frac{41}{7/10/98}$ (1-10) $\frac{41}{14/10/98}$ (0-8) कुल लाफरी 3-12
बिस्वा मौके पर खाली जाया गया जिसका कब्जा
लॉर्ड श्री त्रिलोचन सिंह N.T (L&B) के हवाले किया गया
मौके पर धुआ फिरा कर तसल्ली करा दी गई। मौके
पर बरवत कब्जा कार्यवाही कोई मांगदमत पेश नहीं
आई।





कच्चा कापवाही मुकम्मल हो चुकी है, जिसकी सुस्तरी
 का पुनर्वाही का आवाज बुलन्द खजारेये पटवारी हल्का
 करा दी गई।



 (विक्रम)
 हल्का पटवारी



 (रतन लाल)
 N.T (P.B)

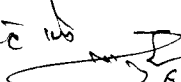

 (अनाम राम)
 कायनगो (L.A)


 (मोहन)
 D. N. (L.P.G)
 Plant


 (दधाराम)
 कायनगो (D.D.A)


 (श्री लोचन सिंह)
 N.T (L.R.B)


 (जगदीश चन्द)
 N.T. (L.R.B)

कच्चा कापवाही

 6/8/98

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार

भूमि व भवन विभाग

विमान भवन नई दिल्ली

सं.सक-7/27/93/भ-स-सक-7/9004

दिनांक- 11/6/96

उपविभाग

यहाँ दिल्ली के उपराज्य को यह प्रतीत होता है कि सार्वजनिक प्रयोजन अर्थात् दिल्ली के योजनायुक्त विकास के अंतर्गत हीटिंग और कारपोरेट के लिए स-बी-बी. कोटिंग प्लॉट के विस्तार के लिए सार्वजनिक मध्य पर सरकार द्वारा भूमि प्राप्त किया जाना अपेक्षा है, अतः इसके द्वारा यह अधिसूचना दिया जाता है कि निम्नलिखित इलाके में उक्त प्रयोजन के लिए भूमि का अपेक्षा किया जाना संभावित है।

यह अधिसूचना भूमि अधिनियम की धारा-4 के उपबंधों के अधीन सभी संबंधित व्यक्तियों के लिए प्रकाश की जाती है।

पूर्विक धारा द्वारा प्रदत्त शीटों का प्रयोग करते हुए दिल्ली के उपराज्य-वास तत्काल संबंधित अधिकारियों को उनके कार्यालयों और कमरों सीट इलाके में किसी भी भूमि में प्रवेश करने व सर्वेक्षण करने और उस धारा द्वारा अपेक्षा या अनुमति प्राप्त सभी अन्य कार्य करने के लिए सक्षम प्राधिकृत करते हैं।

उपराज्यवास इसके भी संवृष्ट है कि उक्त अधिनियम की धारा 17 की उपधारा [1] के उपबंध इस भूमि पर लागू है, उक्त धारा की उपधारा [4] के अधीन सर्वे यह भी निर्देश है कि धारा 30 के उपबंध लागू नहीं होंगे।

विशेष विवरण

नर्स का नाम	सूचक क्षेत्र विमान-दिल्ली	धारा सं.	सूचक क्षेत्र बीक-दिल्ली
धारा	172-18	6/1	2-18
		6/2	3-18
		6/3	3-15
		10	4-18
		11	4-12
		12	4-9
		13	4-12
		14	4-1
		17	4-16
		18	4-15
		19/1	1-13
		19/2	2-18
		20	4-15
		21	4-15
		22	4-15
		23	4-15
		24/1	1-4
		24/2	3-12
		65/6/1	2-12
		6/2	2-8
		15	4-7
		16	4-13

2

1st

3

4

25/1
65/25/2
67/3
6
68/1

4-88
0-15
4-15
3-15
4-15
3-4

2/1

1-12

2/2

4-15

3

4-15

4

1-11

7/1

3-01

7/2

4-12

8

4-15

9

4-15

10

2-11

11

4-15

12

4-15

13

4-15

14

4-15

17

4-15

18

2-2

19

2-2

23

4-15

24

2-01

62/1

टिपणी काई

04-11

24/11

2-5

19

2-12

20

4-15

21

4-12

22

4-9

23

2-12

25/5

1-3

15

4-15

15/1

1-1

15/2

3-11

25

4-15

40/3

4-15

5

4-8

41/1/1

0-14

1/2

4-2

2/1

2-4

2/2

1-5

3

4-15

4/1

1-10

4/2

1-2

2

3

4

7

4-15

8

4-16

41/9

5-1

10/2

8-14

10/1

4-4

13

1-80

14

1-8

आदेश दे,

॥जी.एस.मीना॥
अवर सचिव ॥भू. व भ.॥

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

NO.F.7(27)/93-L&B/LA/16/11

Dated: 11/11/94

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that land is required by the Government of the public purpose for a public purpose, namely for expansion of L.P.C. Bottling Plant, Indian Oil Corporation Ltd. under Plan for Development of Delhi. It is hereby notified that the land described in the specification below is required 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 and under the provisions of Section 7, of the said act, the Collector of Delhi is hereby directed to take order 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 village	Total Area (Big.-Bis)	Chasra No.	Area (Big.-Bis)
1.	2.	3.	4.
Chawla	172-18	04/1	2-18
		8	3-00
		9	3-15
		10	4-8
		11	4-12
		12	6-9
		13	4-12
		14	4-1
		17	4-10
		18	4-10
		19/1	1-10
		19/2	2-10
		20	4-10
		21	3-10
		22	4-10
		23	4-10
		24/1	1-7
		24/2	3-12
		05/0/1	2-12
		6/3	2-0
		15	4-7
		16	4-13

Consd.....27

1.

2.

3.

4.

25/1	4-0
65/25/2	0-16
67/5	4-16
6	3-16
68/1	4-16
2/1	3-1
2/2	1-11
3	4-16
4	4-16
7/1	1-11
7/2	2-01
8	4-12
9	4-16
10	4-16
11	2-11
12	4-16
13	4-16
14	4-16
17	4-16
18	4-16
19	2-2
23	2-2
24	4-16
82/1	2-01

Mikni Kolen 84/11

84/11	2-0
15	2-12
20	4-16
21	4-12
22	4-9
23	2-12
25/6	1-3
15	4-16
16/1	1-1
16/2	3-11
25	4-16
40/5	4-16
6	4-8
41/1/1	0-16
1/2	4-2
2/1	3-1
2/2	1-6
3	4-16
4/1	1-10
4/2	1-2
7	4-16
8	4-16
41/9	5-1 (8-0) 4
10/2	0-14 4
10/1	4-1 4

Contd.....3/-

1.

2.

3.

4.

13

14

1-3

1-3

By order,

(DH. RAM PAI)
JT. SECRETARY (LMB)

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

NO.F.7(27)/93-L&B/LA/ 16/02

Dated: 17-10-96

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section 17 of the 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 No.F.7(27)/93-L&B/LA/9001 dated 11-6-96 and u/s 6 dated 17-10-96 on expiration of 15 days from publication under sub-section (1) of section 9 of the said Act.

By order,

(DHARAM P.L)
JT. SECRETARY (L&B)