

Award No. : 01/2008-09
Name of Village : Tughlkabad
Area under acquisition : 16 Bigha 05 Biswa
Purpose of acquisition : For Planned Development of Delhi
Nature of acquisition : Permanent
Notification u/s 4 : F.9(37)/99/L&B/LA/942
Dt. 28-04-2006
Notification u/s 6 : F.9(37)/99/L&B/LA/9112
Dt. 07-09-2006

A notification u/s 4 & 6 of the L.A. Act was issued vide No.F.9 (37)/99/L&B/LA/942 Dt.28-4-06 & F.9 (37)/99/L&B/LA/9112 Dt. 07-09-2006 respectively for acquisition of 16 Bigha 05 Biswa of land in village Tughlkabad.

The detail of true and correct area of the land under award is as under: -

<u>Field No./Kh.No.</u>	<u>Area(Bigha-Biswa)</u>
805	2-06
1785/821	1-18
1786/821	0-14
1731/857	0-04
2896/871	1-03
<u>2023/956</u>	<u>10-00</u>
Total area	16-05

That as per the report of Tehsildar (Kalkaji) dt. 5-7-08 and the revenue record the land falling in Kh. no. 1731/857(0-04) is in the name of

Central Government and Kh. no. 2896/871(1-03) is in the name of Sarkar Daulatmadar. Thus has been excluded from the award.

Notices: - Notice u/s 9 & 10 were issued to the all recorded owners.

**Compensation Claims :-The following person have filed claims for
Compensation as per details mentioned below: -**

S.N	Name of the Claimant	Kh.No.	Claim
1.	Sh. Sawrup Singh S/o Lt. Nihal Singh R/o- B-46, Friends Colony, New Delhi.	1785/821(1-18), 1786/821(0-14), 1731/857(0-04), 2896/871(1-03), 2023/956(10-00)	Rs.1, 00,000 Per meter As market value along with other statutory benefits as per provision of LA Act.
2.	(1)Sh. Jagdev Singh (2) Sh. Inder Singh (3)Sh. Mahesh Kumar (4) Sh. Bhagat Singh all sons of Lt. Hari Chand all residents of E-15 B East of Kailash, New Delhi.	-Do-	-Do-
3.	Sh. Ram Ratan S/oLt. Nihal Singh, R/o- B-46, Friends Colony, New Delhi	-Do-	-Do-
4	1.Atri Devi W/o Suraj Mal 2.Ishwar Chand & Jagat Singh both S/o Suraj Mal	-Do-	-Do-
5	Jai Chand S/o Nihal Singh	-Do-	-Do-

6.	1, Jeet Ram S/o Late Ram Chand 2. Bala Devi W/o Hansa 3. Sudesh Kumar S/o Late Hansa 4. Umesh S/o Late Hansa 5. Jaggi S/o Late Ram Chand 6. Jagpal Singh S/o Late Ramchand 7. Harpal Singh S/o Late Ram Chand 8. Dhanpal S/o Late Ram Chand 9. Satpal S/o Late Ram Chand 10. Junni W/o Pawan Kumar	-Do-	-Do-

Documentary Evidence: - The following documentary evidence was adduced by the claimants in support of their claims: -

1. Copy of Gazzette Notification dated 3-6-1966.
2. Copy of judgement in RFA No. 461/95 reported as 91(2000) DLT 602 DB Hari Chand vs. UOI. Dt. 30-3-01.
3. Copy of order in SLP No. 19670/02 UOI vs Hari Chand dt. 27-9-02.
4. Copy of order in review petition No. 167/03 UOI vs Hari Chand dt. 13-3-03.
5. Copy of judgement in LAC No. 29/1/06 Phirey Ram vs. UOI dt. 10-7-06.
6. Copy of statement of P.S. Verma in LAC No. 93/94, Assembly question dt. 18-4-95, 11-8-95 statement of Jia Kishan Sharma and auction rates in Mandakini in the year 1993.
7. Copies of award no 28/2005-06 village Yusuf Sarai, 2/DC (East)/2004-05, 13/DC (East)/2004-05, 14/DC (East)/2004-05 of village Khureji Khas, Delhi.
8. Copy of judgement in RFA No. 240/90 reported as 48(1992)

DLT 202 (DB) Chandan vs. UOI. Dt. 20-7-92

9.Copy of schedule of rates by L&DO w.e.f. 1-4-99 No. -22011/4/95- LD dt. 16-4-99.

10.Copy of GPA dt. 9-4-96.

Market Value: -

The market value of the land has to be determined with reference to the price prevailing as on the date of preliminary notification. The market value means the price that would be paid by willing purchaser to a willing seller where both are actuated by business principles prevalent at the time in the locality. The price, therefore, paid for comparable properties in the neighborhood are the usual evidence as to the market value.

The notice U/s 50(2) of L.A. Act has been issued to the requisitioning agency i.e. DDA. In response to the notice U/s 50(2) of L.A. Act. Dy. Director (N.L), DDA vide letter No.F.9 (13)/2006/CRC/South/DDA/69 Dt.24-1-07 has desired the rate of compensation may be fixed at the minimum rate as fixed by GNCTD of agricultural land.

The revenue estate Tughlkabad was declared urbanized by the Govt. vide notification dt.3.6.66. And the subject land is lying adjacent to M.B.Road.

The market value as assessed in the aforesaid judgements filed by the claimants cannot be construed prima-facie market value of land in question, since the merits of each case differs.

Further, as per the joint survey report dt. 18-9-01 the said land is lying vacant and as per Khasra- girdawari year 2006 the land is Banjar Kadim. The market value of the land in question can be determined on the basis of the indicative price fixed by the government of NCT of Delhi for agriculture land vide Notification No. F.9 (20)/80/L&B/LA/6720 dt. 30-8-05. Keeping in view of this, I assess the market value as on date of notification u/s 4 of Land Acquisition Act as Rs. 17,58,400 Lacs pre acre.

POSSESSION: The possession of land has not been taken.

30% SOLATIUM: 30%Solatium is payable on the market value of the land U/s 23(2) of L.A.Act 1894.

ADDITIONAL AMOUNT U/s 23(1-A):

In addition to the market value of the land an amount calculated at the rate of 12% per annum on such market value for the period commencing on and from the date of publication of the notification under section-4, sub section (1), in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier.

APPORTIONMENT:

Compensation will be paid on the basis of the latest entries in the revenue record. If there is a dispute regarding title/apportionment, which could not be settle here within a reasonable period, the dispute will be referred to the court of ADJ for adjudication u/s 30 & 31 of L.A.Act.

VESTING OF OWNERSHIP:

From the date of taking over the possession of the land, the land under acquisition will vest absolutely in government and free from all encumbrances.

LAND REVENUE DEDUCTIONS:

The land revenue assessed by the revenue officer concerned till date shall be deducted from the awarded money at the time of making the payment.

SUMMARY OF AWARD :

<u>S. No.</u>		<u>Amount of Compensation.</u>
1.	Market value of land @ Rs.17, 58,400/- per acre for (14bigha 18 Biswa)	Rs. 54,58,366=67
2.	Solatium @ 30%	Rs.16, 37,510=00
3.	Additional amount @ 12% u/s 23(1-A) w.e.f. 28-4-06 to 30-7-08 (824 days)	<u>Rs.14, 78,693=96</u>
	Grand Total	<u>Rs.85,74,570=63</u>


(Rupees Eighty five lacs seventy four thousand five hundred seventy and sixty-three paise only).


(S.K.SINGH)

LAND ACQUISITION COLLECTOR (SOUTH)


PRINCIPAL SECRETARY (REVENUE)

Award Announced in open Court.


30/7/08