



GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
OFFICE OF THE DEPUTY COMMISSIONER/DM, DISTT. WEST
PLOT NO. 3, SHIVAJI PALACE, RAJA GARDEN, NEW DELHI – 110011.
F.No.089335316/LAC/WEST/2015/1444-1449 Dated:15.03.2024

To,

The Chief Engineer (DR)-PR-I,
Delhi Jal Board,
Room No. 301, Varunalaya Phase-II,
Jhandewalan, Karol Bagh,
New Delhi-110005.

Subject: Announcement of Award No.01/2024/West/DC dated 14.03.2024.

Reference: Acquisition of land for the construction of STP at village Tikri Kalan.

On the subject and reference cited above, it is submitted that Award for the acquisition of land bearing Khasra No's 74//21 (4-16), 74//22 (4-03), 85//2/1 (2-8), 85//2/2 (2-8), 85//3/1 (1-9), total land measuring 15 Bigha 04 Biswa situated at village Tikri Kalan has been announced vide Award No. 01/2024/West/DC dated 14.03.2024 (Copy enclosed).

In view of the above, you are requested to release the awarded amount of compensation as given in the awards into the account of LAC, District West, Delhi at the earliest so that physical possession of the awarded land can be handed over to your office i.e Delhi Jal Board.

This is issued with prior approval of D.C/D.M (West). This is for your information and necessary action.

Encl: As above.


Vinay Kumar Jindal, DANICS
ADM (West)
Distt. West, Delhi.

Copy for information and necessary action to:

1. The Executive Engineer (c) DR.XIV Delhi Jal Board, opposite Metro Depot Najafgarh, New Delhi-110043.
- ✓ 2. DIO (West) with a direction to upload copy of Award at official website of District West for public/general information.
3. P.A to Secretary (Land and Building), L&B department, ITO, New Delhi.
4. P.A to Divisional Commissioner cum Addl. Chief Secretary, 5, Sham Nath Marg, Delhi.
5. P.A to D.C/D.M (West)


ADM (West)
Distt. West, Delhi.



GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
OFFICE OF THE DISTRICT COLLECTOR / DISTRICT MAGISTRATE WEST
PLOT NO. 3, SHIVAJI PALACE, RAJA GARDEN, NEW DELHI – 110027
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LAND ACQUISITION AWARD

(u/s 23, 30, 31 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013)

Award No. 01/2024/West/DC

Revenue Estate	Tikri Kalan
Sub-Division	Punjabi Bagh
District	West
Awarded area	15 Bigha 04 Biswa
Nature of Acquisition	Permanent
Purpose of Acquisition	for Construction of Waste Water Treatment Plant at village Tikri Kalan
Notification u/s 11 of the RFCTLARR Act, 2013	F.8/2/15/L&B/LA/10621 dated 28.08.2015
Notification u/s 19(1) of the RFCTLARR Act, 2013	F. No. LAC(W)/Misc./2017/4160 dated 24.08.2017

1. Introduction:

These are the proceedings for land acquisition u/s 23, 30, 31 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (hereinafter called as said Act) for Construction of Waste Water Treatment Plant at village Tikri Kalan. The proposal was received from DJB through Land & Building Department of Govt. of NCT of Delhi vide letter dated 13.05.2015 for acquisition of land for construction of Waste Water Treatment Plant.

2. Preliminary notification u/s 11(1) of the said Act:

The preliminary notification under sub-section (1) of section 11 of the said Act was issued and published in Gazette on 28.08.2015, for the land bearing Khasra no. 74//21 (4-16), 74//22 (4-03), 85//2/1 (2-08), 85//2/2 (2-08) and 85//3/1 (1-09) of Village Tikri Kalan.

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D.M./D.C. (West)

3. Enquiry u/s 15(2) of the said Act:

In pursuance of section 15(2), objections were invited from interested persons within 60 days of the publication of the notification u/s 11(1) of the said Act. The objections were received from the affected families within the stipulated time, and the same were heard by the then District Magistrate (West) and recommended that the notified land may be acquired for infrastructure project i.e. construction of Waste Water Treatment Plant in village Tikri Kalan.

4. Proceedings u/s 16, 17 & 18 of the said Act:

The Administrator for Rehabilitation & Resettlement / ADM (West) conducted the survey on 12/05/2016 and published draft RR Scheme in Gazette on 08/08/2017 and invited objections u/s 16(5) of the said Act. After hearing the objections raised by various objectors, the then ADM/Administrator reached to the conclusion that there is no objection raised by the affected families / bhumidars / representatives of the companies in the public hearing with regard to the land being acquired and same is submitted by their statement in this record. Thereafter, the draft Rehabilitation and Resettlement Scheme was submitted by the Collector with suggestions to the Commissioner, Rehabilitation and Resettlement (Additional Chief Secretary Revenue / Divisional Commissioner) u/s 17 of the said Act and the scheme was approved. Since the land proposed to be acquired is less than 100 acres, therefore, Rehabilitation and Resettlement Committee (u/s 45 of the said Act) was not constituted by the Appropriate Government.

5. Notification u/s 19(1) (Publication of Declaration of Summary of R&R) of the said Act:

The summary of Rehabilitation and Resettlement Scheme along with declaration referred to in sub-section 19(1) was published in Delhi Gazette vide Gazette notification no. LAC(W)/Misc./2017/4160 dated 24.08.2017 along with Resettlement and Rehabilitation Scheme. The said notification was also published in leading newspapers i.e. Hindustan Times (English) and Dainik Jagran (Hindi) on 26.08.2017.

6. Award Enquiry:

A public notice was issued vide no. LAC(W)/Misc./2017/1384-96 dated 30.11.2017 u/s 21 of the said Act to the interested persons in the said land to state the nature of their respective interest in the land and the amount and particulars of their claims to compensation for such interest, their claims to R&R along with their objections, if any to the measurements made u/s 20 of the said act. A physical hearing was given to all the claimants along with the claims.


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7. **True Area:** In pursuance of section 23(a) the true area of the land is as under:

Sr. No.	Khasra No.	Area in Bigha-Biswa
1	74//21	4-16
2	74//22	4-03
3	85//2/1	2-08
4	85//2/2	2-08
5	85//3/1	1-09
Total		15-04

8. **Market Value:**

The market value of the land under acquisition has to be determined with reference to Section 26 of the said Act which provides the criteria to be adopted in assessing and determining the market value of the land and the date of such determination of market value shall be the date on which the notification u/s 11 of the said Act is published. In this case the notification u/s 11 of the said Act was published in the Gazette Notification vide no. F.8/2/15/L&B/LA/10621 dated 28.08.2015 issued in the name of Hon'ble Lt. Governor, Delhi.

As per the criteria provided in Section 26(1) of the said Act, the Collector shall adopt the following criteria in assessing and determining the market value of the land, namely-

- the market value, if any, specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- the average sale price for similar type of land situated in the nearest village or nearest vicinity area; or
- consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies or for public private partnership projects,

whichever is higher:

Provided that the date for determination of market value shall be the date on which the notification has been issued under section 11.

It is pertinent to mention here that as per notification no. F.1(177)/Regn.Br./Div.com./07/254-279 dated 14.03.2008, the indicative price fixed by the Government of National Capital Territory of Delhi (GNCTD) for agricultural land in

Delhi is ₹53,00,000/- per acre and as per revenue records of village Tikri Kalan, the land under acquisition is also an agriculture land. It is further pertinent to mention here that the owners of land under acquisition had themselves filed copies of sale deeds executed in their favor by virtue of titles were transferred to them. A brief summary and average sales price of sale deeds are given as under:

Sr. No.	Registration No.	Date of Registration	Khasra No.	Area (Acres)	Consideration Amount in ₹
1.	5309	27.12.2013	85//2/1	01-00-00	₹11,05,000/-
2.	5310	27.12.2013	85//2/1 85//10/2	01-12-00	₹17,67,000/-
3.	788	01.03.2013	98/1 min 98/2 min	04-16-00	₹53,00,000/-
4.	5300	28.11.2014	20/12 26/8/2 13/1	07-12-00	₹83,98,000/-
		TOTAL		15-00-00 3.125 Acre	₹1,65,70,000/-

Now, Average value of sale deeds = total value of sale deeds under consideration/total area given in the sale deeds under consideration
= ₹1,65,70,000 / 3.125
= ₹53,02,400.00 per acre

Therefore, on the basis of notification no. F.1(177)/Regn.Br./Div.com./07/254-279 dated 14.03.2008, the indicative price fixed by the Government of National Capital Territory of Delhi (GNCTD) for agricultural land in Delhi and the average sale price/sale deeds of the land under acquisition itself, I have no doubt in fixing the market of the land under acquisition at ₹53,02,400/- per acre.

9. Multiplication Factor:

The Department of Land Resources, Ministry of Rural Development, Govt. of India issued a Notification no. 425(E) dated 09/02/2016, which reads as under:

"In exercise of the powers conferred by Column No. 3 of serial No. 2 of the first Schedule read with sub-section (2) of section 30 of the said Act. the Central Government, hereby, notifies that in the case of rural areas, the factor by which the market value is to be multiplied shall be 2 (two)."

In other words, the multiplication factor in the case of rural areas in the Union Territories (other than Pondicherry), shall be 2 (Two) in terms of the DoLR Notification

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no. 0425 (E) dated 09/02/2016 till the same is reviewed by the Department of Land Resources.

Hence, it is assessed that the multiplication factor in this case is 2 (two).

10. Value of assets attached to the land/trees or building:

The type of land is agriculture in nature and no legal structure found on the land, hence, no amount of compensation is assessed for building and other immovable property or assets attached to the land.

Further, EE (Horticulture), PWD has submitted the valuation of trees standing in the land under acquisition, which is ₹13076/- and same has been assessed in compensation.

11. Solatium u/s 30 of the said Act:

As per Section 30 of the said Act, a solatium amount equivalent to one hundred percent (100%) of the compensation amount is assessed for the land under acquisition.

12. Additional Compensation u/s 30 of the said Act:

In addition to the market value of land assessed u/s 26 of the said Act, an amount at the rate of twelve percent (12%) per annum on such market value is also assessed to be awarded for the period commencing on and from the date of publication of notification u/s11 of the said Act till the date of the award of the Collector or the date of taking possession of the land whichever is earlier. In this case the total number of days is 952 i.e. from 28.08.2015 to 14.03.2024 excluding the period of stay granted by the Hon'ble High Court in CWP No. 320/2018.

13. Physical possession of land:

The physical possession of the land will be taken immediately after the announcement of award as per procedure laid down under the said Act.

14. Dispute regarding apportionment:

The payment of compensation with respect to land awarded shall be paid to the respective land owners / bhumidhars as per their entitlement given in the Revenue Records i.e. Khatauni (P-4). However, any dispute regarding apportionment of compensation arises, it shall be decided as per procedure laid down in the said Act, 2013. Further, any dispute regarding title, nature, share etc. of land shall be forwarded to the Hon'ble Civil Court as per procedure laid down u/s 76 and section 77 of the said Act. The apportionment of compensation for the land under acquisition is attached as Annexure-1.

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15. Summary of the Award:

1.	True Area of the land covered by notification in Bigha-Biswa	15 Bigha 04 Biswa or 304 Biswa
2.	The Award allowed for the land is as under	
	a. Market value arrived at u/s 26(1) (1 Acre = 96 Biswa or 1 Bigha = 20 Biswa)	₹53,02,400 per acre
	b. Market value for 15 Bigha 04 Biswa @ ₹53,02,400 per Acre or ₹55,233 per Biswa	₹1,67,90,933/-
	c. factor adopted u/s 26(2) in (Agricultural/Rural)	2 i.e. ₹3,35,81,866/-
	d. Valuation on account of Buildings / Wells / Crops / Trees etc. as determined u/s 29	₹13076/-
	e. 100% Solatium (on c+d)	₹6,71,89,884/-
	f. 12% per annum Additional Amount from 28.08.2015 to 14.03.2024 minus stay period (15.01.2018 to 24.01.2024) i.e. 3152 – 2200 = 952 days on Market Value (b) (₹1,67,90,933/100*12/922*365)	₹50,89,723/-
	g. Damages if any	Nil
	h. Interest u/s 80 in case of advance possession taken u/s 40	No
	i. Additional Compensation in case of advance possession	Nil
	j. Total Award amount for land acquired (e+f)	₹7,22,79,607/-

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**FORM VI [See rule 11]
LAND ACQUISITION AWARD**

Land Acquisition case No.: 01/2024/West/DC

1.	Name of Project - Construction of Waste Water Treatment Plant at village Tikri Kalan						
2.	Number and date of declaration under which the land is to be acquired - U/s 11(1) vide notification no. F.8/2/15/L&B/LA/10621 dated 28.08.2015 & u/s 19(1) vide notification no. F. No. LAC(W)/Misc./2017/4160 dated 24.08.2017.						
3.	Situation and extent of the land in hectares, the number of field plots on the survey map, the village in which situated with the number of mile plan if any - Village Tikri Kalan, Sub-Division Punjabi Bagh, District-West, area admeasuring 15 Bigha 04 Biswa						
4.	Description of the land, i.e., whether fallow, cultivated, homestead, etc. If cultivated, how cultivated? Source of irrigation - Agriculture Land						
5.	Names of persons interested in the land and the nature of their respective interests. - As per Revenue Record						
6.	Aadhaar No. of such persons - will be taken during the disbursement of compensation amount.						
7.	Amount allowed for the land itself, without trees, buildings etc., if any - ₹53,02,400/- per acre						
8.	Amount allowed out of such sum as compensation for the tenants interested in the land - NA						
9.	Basis of calculation - Sections 26 to 30 of the RFCTLARR, Act 2013 read with Rule 28 of the LA Rules.						
10.	Amount allowed for trees, houses or any other immovable property - ₹13076/-						
11.	Amount allowed for crops - NA						
12.	Additional compensation on the market value under section 30(3) Damages under section 28 of Act 30 of 2013 - ₹5089723/-						
13.	Solatium u/s 30(1) - ₹6,71,89,884/-						
14.	Total of amounts - ₹7,22,79,607/-						
15.	Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect - NA						
16.	Apportionment of the amount of compensation Area (in hectares)	Serial No.	Name of claimants	Aadhaar No.	Amount payable to each	Bank A/c No.	Remarks Detailed in apportionment heading.
17.	Date on which possession was taken u/s. 38(1) and 40(1) of Act 30 of 2013 - Possession has not yet been undertaken.						

Announced in open court on 14/03/2024.

Kinny Singh
(Dr. Kinny Singh, IAS)
Collector, District West

Dr. KINNY SINGH, IAS
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**FORM VII [See rule 11]
AWARD FOR REHABILITATION AND RESETTLEMENT**

Land Acquisition case No.: 01/2024/West/DC

1.	Name of the project - Construction of Waste Water Treatment Plant at village Tikri Kalan.									
2.	Number and date of declaration under which the land is to be acquired - u/s 11(1) vide notification no. F.8/2/15/L&B/LA/10621 dated 28.08.2015 & u/s 19(1) vide notification no. F.No. LAC(W)/Misc./2017/4160 dated 24.08.2017.									
3.	Situation and extent of the land in hectares, the number of field plots on the survey map, the village in which situated with the number of mile plan if any - Village Tikri Kalan, Sub-Division Punjabi Bagh, District-West, 15 Bigha 04 Biswa									
4.	Description of the housing units, transportation cost, housing allowances, annuity employment subsistence grant, cattle shed, petty shop, one time resettlement allowances etc. - One time resettlement allowances @ ₹50,000/- per affected family.									
5.	Name/Names of persons interested in the land and the nature of their respective claim for rehabilitation and resettlement - NA									
6.	Apportionment of the amount of compensation Area (Bigha & Biswa)	Sl. No.	Name of claimants affected family	Aadhar No.	Rehabilitation and Resettlement entitlements	Bank A/C No.	Amount payable to each	Non-monetary	Remarks	
	As per R&R scheme notified vide no. LAC(W)/Misc./2017/4160 on dated 14/08/2017 (Copy annexed as Annexure-2).									
7.	Date on which Rehabilitation and Resettlement entitlements given to the affected family - After taking over / handing over the possession of the notified land.									
8.	Basis of calculation - As per RR Scheme									
9.	Amount allowed for trees, houses or any other immovable things - NA									
10.	Amount allowed for crops - NA									
11.	Additional compensation on the market value under section 30(3) - NA									
12.	Damages under section 28 of Act 30 of 2013 - Nil									
13.	Solatium u/s 30(1) - NA									
14.	Total of amounts - 9 X ₹50000/- = ₹4,50,000/-									
15.	Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effected - Nil									
	Apportionment of the amount of compensation	Serial No.	Name of claimants	Aadhar No.	Amount payable to each (in ₹)	Bank A/C No.	Remarks			
	As per R&R scheme notified vide no. LAC(W)/Misc./2017/4160 on dated 14/08/2017 (Copy annexed as Annexure-2).									

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16.	Date on which possession was taken under sections 38(1) and 40(1) of Act of 30/2013 - possession has not yet been undertaken.
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Announced in open court on 14/03/2024.

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Collector, District West

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ANNEXURE-I

Apportionment of Compensation of Land w.r.t Award No. 01/2024/DC Village Tikri Kalan

Item No.	Name of the owner as per Revenue records i.e. khatauni	Khasra No.	Area	Market value ₹53,02,400/- per acre (A)	Multiplication Factor (2) (B = 2XA)	Solatium @100% (C = 2XB)	Addl. amount @12% (D = AX12%X922/365)	Total compensation (E = C+D)
1.	M/s KCB Builders and Developers Pvt. Ltd. at C-4, Shivaji Park, New Delhi. (Full Share)	74//21	4-16	53,02,400.00	1,06,04,800.00	2,12,09,600.00	1607281.00	2,28,16,881.00
2.	Sh. Gajender Singh S/o Sh. Jaswant Singh	74//22 min	1-15	1933155.00	3866310.00	7732620.00	585984.00	8318604.00
3A.	Smt. Rajbala W/o Sukhbir Singh at village Tikri Kalan, ND (5/14 Share)	74//22 min	1-8	552330.00	1104660.00	2209320.00	167424.00	2376744.00
3B.	Smt. Rajbala W/o Rajbir Singh at village Tikri Kalan, ND (5/14 Share)			552330.00	1104660.00	2209320.00	167424.00	2376744.00
3C.	Smt. Roshni W/o Jagdish at village Tikri Kalan, New Delhi (2/7 Share)			441864.00	883728.00	1767456.00	133939.00	1901395.00
4.	Smt. Rekha W/o Manoj at village Rohat, Bahadurgarh, Haryana. (Full Share)	74//22 min	1-0	1104660.00	2209320.00	4418640.00	334848.00	4753488.00
5.	M/s Kanhiya Trading & Investment Co. Pvt. Ltd. C-42, Sector-26, Noida, UP. (Full Share)	85//2/1	2-08	2651200.00	5302400.00	10604800.00	803640.00	11408440.00
6.	M/s Surbhi Resources 2 Central Lane, Bengali Market, New Delhi (Full Share)	85//2/2	2-08	2651200.00	5302400.00	10604800.00	803640.00	11408440.00
7.	M/s Surbhi Resources 2 Central Lane, Bengali Market, New Delhi (Full Share)	85//3/1 min	0-9	497097.00	994194.00	1988388.00	150682.00	2139070.00
8.	M/s Saraswati Industries at village & Post Office Narsinghpur, Distt. Gurgaon, Haryana (Full Share)	85//3/1 min	1-0	1104660.00	2209320.00	4418640.00	334848.00	4753488.00

Asst. Secy.
ASO (LAC)

10/06/2024
DEENA VADIA

(JOSE C.D.)
Sr. Accounts Officer

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