

* AWARD NO. 38/80-81

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Name of the Village Oldenpur.
Nature of Acquisition Permanent.
Purpose of Acquisition Planned Development of Delhi.

There are proceedings under Section 11 of the Land Acquisition Act 1894 in respect of land measuring 8 Bigha 15 biswas situated in Village Oldenpur.

The land under acquisition in the present Award from Part of notification No.F.15(111)/59-L&S dated 13.11.59 under section 4 of the Land Acquisition Act for an area measuring 34070 acres Scheme and of Notification No.F.4(19)/65-L&H(111) dated 2.1.69 for an area 81 bigha 17 biswas under Section 6 of the Land Acquisition Act. The land is required by the Govt. at the public expense for a public purpose, namely, for this Planned Development of Delhi.

Notices under Section 9 & 10 of Land Acquisition Act were issued to those persons interested in the land. Claims filed by them will be discussed under a separate heading claims & evidence.

MEASUREMENT AND CORRECT AREA.

Out of the land notified under section 6 of the Land Acquisition Act, 81 bigha 17 biswas present proceedings are confirmed to the area 8 bigha 15 biswas only. The measuring area will be acquired through supplementary Award on receipt of instructions from the Administration.

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The area of the land under acquisition was found correct as per the measurement carried out by the field staff. The details of land under acquisition are as under:-

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of soil.</u>
<u>672</u> <u>442</u> 3	0-7	Chahi
<u>692</u> <u>442</u> 3	8-08	G.M. Jheel 8-05 G.M. Plot 0-03 8-08

OWNERSHIP AND OCCUPANCY.

<u>S.No.</u>	<u>Name of the owners.</u>	<u>Name of the occupancy.</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Kind soil</u>
1.	Jag Dhian s/o Mangal Sain Caste Rastogi.	Qabiz as per Col. No.3 of Kh.G.	<u>692</u> <u>442</u> 2	8-08	G.M. Jheel (8-05) G.M. Pl (0-03)

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1	2	3	4	5	6
		Kirpal S/o Teja etc. Gair Maursorien Qabiz Dereena 15-00. Rest Maqbarja, Malik Qabiz as per Kh. G. 1978-79		Tej Ram, Kale Ram, Bal Ram S/o sang Singh equal share Caste Gujjar R/o Village Seelampur (0-4)	
		Bhawanwar Singh, Puran Singh S/o Jaswant Singh, Caste Gujjar R/o Seelampur 0-4 Kamwal Kishore S/o Attar Singh R/o Ghaundli (0-4) Parwati w/o Ram Behadur 1/2 biswas.		Persandi Devi W/o Teja Caste Brahman R/o Seelampur (0-4)	
2.	Mohd. Anis Hussain, Mohd. Akhtar Hussain S/o Mohd. Ahsan in equal share four shares Mnt. Anis Fatima W/o Mohd. Hussain D/o Mohd. Ahsan R/o 53, Lal Kutti Meerut Cantt. one share, Akhtar Sultana D/o Mohd. Ahsan one share R/o 1032, behind Jama Masjid, Delhi.	Dharma S/o Nihala 1/2 share Ishwar Singh, Chhotu S/o Balwanti W/o Fohan in equal share 1/2 share Murti, Shyam, Krishna D/o Saran W/o Rati Ram in equal share 1/2 share Mauroosian Smt. Shyam Rani W/o Shanker Lal 166-Tejab Mill Old Shahdara, Gair Mauroosia Qabiz (0-4)	672 442 3	0-7	Chahi

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CLAIMS & EVIDENCE:

<u>S.No.</u>	<u>Name of the Claimants.</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Rate Claimed</u>	<u>Evidence</u>
1.	Smt. Shyam Rani W/o Sh. Shanker Lal Nandwani R/o H.No. 166, Old Tejab Mill, Bhola Nath Nagar, Shahdara Delhi.	672 642 -3-	200 sq. yds.	i) Rs.25000/- for land @ Rs.125/- p.sq. yd. ii) Rs.3000/- for boundary wall	NIL
2.	Shri O.P. Chhabra S/o Shri Jai Chand Chhabra, R/o 4/49, Bhola Nath Nagar, Shahdara, Delhi.	-	117½ sq.yd.	i) Rs.200/- per sq. yd. for land. ii) Rs.23,000/- (Rs.30,000/- for structure. iii) 15% solatium iv) Interest.	
3.	Sh. V. Gupta, S/o Sh. Jagdish Sharma Gupta, R/o 1-54, Behari Colony, Bhola Nath Nagar, Shahdara. Delhi.	-	110 sq.yd.	i) Rs.200/- p.sq. yd. for land. ii) Rs.25,000/- (Rs.40000/- for structure. iii) 15% solatium. iv) Interest.	
4.	Sh. Jagdish Prasad Gupta S/o Munna Lal Gupta P-53, Behari Colony, Bhola Nath Nagar, Shahdara, Delhi.	-	111 sq.yd.	i) Rs.200/- p.sq. yd. for land. ii) Rs.40000/- (Rs.60000/- for structure. iii) 15% solatium, iv) Interest.	

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MARKET VALUE

The market value of the land under acquisition is to be determined with reference to preliminary notification under section 4 of the L.A. Act. Factors like size and shape of land under acquisition are also taken into consideration, while determining the market value. Various sale transaction pertaining to same land or of land in the near vicinity of land under acquisition are also given due consideration. In addition to above various awards pertaining to same notification or other judicial adjudications given by various courts of law are also taken into consideration.

In the present case the date of preliminary notification is 13.11.59. A perusal of the records reveals that the land acquired vide award No. 1506 of village Oldenpur also had the same date of preliminary notification as 13.11.59. In that award the following rates were awarded.

Award No.	Date of notification u/s 4.	Rate awarded P.B. By the L.A.C.
1506	13.11.59	Block A Rs. 1200/- P.B. Block B Rs. 800/- P.B. Block C Rs. 500/- P.B. Block D Rs. 200/- P.B.

The land under acquisition also falls under two blocks,
Blocks can be made as under:-

Khasra No.	Area	Block
672/442/3	0-07	Block A
692/442/3	0-03	Block A
692/442/3	8-05	Block B

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The land under acquisition and falling in block A akin to land falling in block B of the above said award and land placed in block B in the present award, is akin to land falling in block D of the said award. Accordingly I assess Rs.800/- per bigha for land placed in block A and Rs.200/- per bigha for land placed in block B above and award the same.

OTHER COMPENSATION.

TREES AND WELL

There is no well or tree on the land under acquisition.

STRUCTURES.

There are following structures on the land under acquisition, which have come up after the notification u/s 4 hence i.e. 13.11.59, hence/no compensation is assessed for these structures.

Kh. No.	Name of occupant	Details of structures.
672/442/3min	Sh.O.P.Chabra	2 rooms.
-do-	Sh.Jagdish Pd s/o Munna Lal	5 rooms.
-do-	Sh.V.P.Gupta s/o Jagdish	5 rooms.
692/442/2min	Sher Mohd s/o Amir Mohd	One room.
-do-	Mool Chand owner	One room.
	Shyam Lal. Rentee	
-do-	Janki Pd s/o Manbhar Lal	One room.
-do-	Uma Shanker Tiwari s/o	2 rooms.
	Bama Dhar Tiwari	
-do-	Bhikken Lal s/o Lal Chand	Tin shed.
-do-	Gian Chand s/o Kundal Lal	one room.
-do-	Mt. Asa Randi w/o Om Parkash	one room.
-do-	Qabari	one room.
-do-	Shaukat	one room.
-do-	Nahal Singh s/o Jodha Singh	one room.

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SUMMARY

1. Market value of land measuring 10 biswas of land @ 800/- per bigha placed in Block A	Rs. 400.00
2. Market value of the land measuring 8 bighas 05 @ Rs. 200/- P.B. placed in Block B.	Rs. 1650.00
3. Add 15% solatium.	Rs. 307.50
4. Interest @ 6% P.A. w.e.f. 13.11.62 to 30.6.80 (17 years 231 days) on the market value of the land.	<u>Rs. 2168.61</u>
	<u>Rs. 4526.11</u>

(Four thousand five hundred twenty six & eleven paise only)

(J.S. BURJIA)
LAND ACQUISITION COLLECTOR(MSW):
DELHI.

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