

Award No.

6-D/74-75 Supplementary

Name of village:

Olden Pur

Nature of Acquisition

Permanent

207

Purpose of Acquisition

Planned Dev. of Delhi

### INTRODUCTION

These are supplementary proceedings u/s 11 of the Land Acquisition Act, 1894 to Award No. 6/74-75 of Village Olderpur for determination of compensation in respect of land measuring 7 bigha 10 biswas situated in village Oldempur.

The land under acquisition in the present Award forms part of notification No. F.15(III)/59-LSG dated 13.11.59 under section 4 of Land Acquisition Act for an area measuring 34070 acres scheme and of notification No. F.4(19)/65-L&H(i) dated 9.8.66 for an area 449 bigha 13 biswa under section 6 of L.A. Act. The land is required by the Govt at the public expense for a public purpose, namely, for the Planned Development of Delhi. Notices u/s 9 and 10 of L.A. Act were issued to the ~~persons~~ which have been placed in Award file 6-C/74-75 Suppl. interested in the land. Claims filed by them will be discussed under a separate heading 'Claims & Evidence'.

### MEASUREMENT

Out of the land notified under section 6 of the L.A Act an area measuring 4 bigha was acquired through Award No. 6/74-75 and an area measuring 20 bighas 01 biswa in Award No. 6-A/74-75 (Suppl), an area measuring 6 bigha 7 biswa in Award No. 6-B/74-75 (Suppl.), and the land measuring 17 bigha 16 biswas was acquired in Award No. 6-C/74-75 (Suppl). In this way total land measuring 48 bigha 04 biswa has been acquired in the area notified u/s 6 of the L.A. Act.

10	-ch	<i>[Signature]</i>
10A	-cu-	<i>[Signature]</i>
		12/10/74
		R42

62DC/74-90,000-12-1-76



: 2:

According to the demarcation given by the Flood Deptt.

The present proceedings are confined to an area measuring 7 bigha  
biswa only, out of the remaining land notified under section 6. The  
area of the land under acquisition was found correct as per  
measurement carried out by the field staff. The remaining land  
notified under section 6 will be acquired through another supple-  
mentary Award on receipt of instructions from the Administration.  
The details of the land under acquisition is as under:

<u>672</u> <u>442</u> 1/1/1	0.08	Chahi
<u>690</u> <u>442</u> 1 1	4.12	Rosli
<u>710</u> <u>684</u> <u>442</u> 2 1 1	1.11	G.M. Plot
<u>635</u> <u>442</u> 1	0.3	Banjar Qadim
<u>711</u> <u>684</u> <u>442</u> 1 1	0.16	G.M. Plot
TOTAL	<u>7.10</u>	

....3/-

*[Handwritten signature]*

OWNERSHIP & OCCUPANCY

Name of Owner	Name of Occupant	Kh.No.	Area	Kind of Soil
1. Anis Hassan, 2. Akhtar Hassan Mohd. Ahsan in equal shares - 4 Shares	Dharma s/o Nihala 1/3 share, Ishwar Singh, Chhotu Ram s/o Mst. Balbiri Wd/o Sohan Lal all three in equal share, 1/3 share Mst. Moorti, Mst. Shyam, Mst. Krishna ds/o Mst. Saran, all three in equal share, 1/3 Share Gair Maurusian R/o Shahdara.	<u>672</u> <u>442</u> <u>1</u>	0.8	Chahi
1. Anis Fatma Mohd. Hassan Mohd. Ahsan - 1 share 1032, Behind Jama Masjid, Delhi	Self	<u>690</u> <u>442</u> <u>1</u> <u>1</u>	4.12	Rosli
1. Anis Hassan, 2. Akhtar Hassan, Mohd. Ahsan in equal shares - Four Shares. 1. Anis Fatma Mohd. Hassan Mohd. Ahsan, 1032, Lal Kurti Arut Cantt. 1 share, Akhtar Sultana d/o Mohd. Ahsan - One share R/o 1032, Behind Jama Masjid Delhi.	Self.	<u>710</u> <u>684</u> <u>442</u> <u>2</u> <u>2</u>	1.11	G.M. Plot
1. Anis Hassan, 2. Akhtar Hassan, Mohd. Ahsan in equal shares - Four Shares. 1. Anis Fatma Mohd. Hassan Mohd. Ahsan, 1032, Lal Kurti Arut Cantt. 1 share, Akhtar Sultana d/o Mohd. Ahsan - One share R/o 1032, Behind Jama Masjid Delhi.	Self	<u>685</u> <u>442</u> <u>1</u>	0.3	Banjar Qadim
1. Anis Hassan, 2. Akhtar Hassan, Mohd. Ahsan in equal shares - Four Shares. 1. Anis Fatma Mohd. Hassan Mohd. Ahsan, 1032, Lal Kurti Arut Cantt. 1 share, Akhtar Sultana d/o Mohd. Ahsan - One share R/o 1032, Behind Jama Masjid Delhi.	Self	<u>711</u> <u>684</u> <u>442</u> <u>1</u> <u>1</u>	0.16	G.M. Plot.

Note: The ownership is by Min Nos. Therefore the  
the compensation will be kept as disputed.

1. Anis Hassan, 2. Akhtar Hassan, Mohd. Ahsan in equal shares - Four Shares. 1. Anis Fatma Mohd. Hassan Mohd. Ahsan, 1032, Lal Kurti Arut Cantt. 1 share, Akhtar Sultana d/o Mohd. Ahsan - One share R/o 1032, Behind Jama Masjid Delhi.	Self	<u>685</u> <u>442</u> <u>1</u>	0.3	Banjar Qadim
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MS & EVIDENCE

M/s. Delhi Land & Finance  
Pvt. Ltd.

711  
684  
442  
(31.09)

(Wrongly shown as owned  
by D.L.F. Housing & Const.  
P. (Ltd).)

710  
684  
422  
2  
(58.9)

(Out of this 30.1 wrongly  
shown as owned by Makhan Lal)

Suraj Bhan Gupta s/o  
Jag Ram R/o Plot No.  
10-11, H.No. 199-A,  
Prem Nagar, Seelam  
Pur, Shahdara, Delhi

710  
684  
442  
2  
(1302 sq.yds.)

1. Rs. 100/- per sq.yds NIL  
~~2xRs.~~ for land.  
2. Rs. 1,20,000/- for  
Building.  
3. Rs. 50,000/- for loss  
of business.  
4. Alternative land for  
residence & factory.

Zafarkhan s/o  
Ali Hassan R/o  
Seelampur, Delhi

690  
442  
(27.06)

1. Claims 87 paise in  
a Rupee being tenant  
of Anis Hassan etc.  
2. Rs. 20/- p. sq. yds  
for land.  
3. 15% solatium  
4. Interest  
5. Rs. 250/- trees.

M/s. Delhi Land &  
Finance P. Ltd.  
'F' Cont. Place,  
N. Delhi

710 (58.09)  
684  
442  
2

1. Rs. 30/- p. sq.yds NIL  
for land  
2. 15% solatium  
3. Interest.

711 (31.09)  
684  
442

MARKET VALUE

The market value of the land under acquisition is to be determined with reference to the date of preliminary notification u/s 4 of the Land Acquisition Act which is 13.11.59 in the present case. The best evidence in this regard is Awards in respect of similar land in the village around the date of preliminary notification and court decisions pertaining to these awards. If no such Award is available sale transactions between the willing purchaser and the willing seller in respect of land parallel in circumstances to the land under acquisition, are taken into consideration.

There are following Awards with the same date of preliminary notification under section 4 relating to village Olden Pur: -



No.

Rate awarded by LAC

1506	Block A Rs.1200/- per bigha Block B Rs. 800/- P. Bigha Block C Rs. 500/- P. Bigha Block D Rs. 200/- P. bigha	e
1648	Block I Rs.800/- P. bigha Block II Rs.200/- P. bigha	
1941	Rs.800/- p.bigha	
6/74-75	Rs.200/- p.bigha	
6A/74-75 Suppl.	Block I Rs.800/- p.bigha. Block II Rs.200/- p. bigha.	
6B/74-75 "	Block I Rs. 800/- p. bigha. Block II Rs.200/- p. bigha	
6C/74-75	-do-	

The present proceedings are supplementary to Award No.6/74-75 date of notification u/s 4 is the same. In Award No.6/74-75 previous Award No.1506, 1648 & 1941 were also considered and the land was revaluated on the basis of Award No.1506 because it was adjacent the land acquired in Award No.1506. In the present case Award No.1506 is not so relevant because land under acquisition is not adjacent to the land acquired in Award No.1506.

In award No.1648, 1941, 6A/74-75(Suppl.), 6B/Suppl and 6-C/Suppl in this village the land acquisition Collector assessed the market value of land @ Rs.800/- per bigha and Rs.200/- per bigha for Jheel/Nala. There is no land in the shape of Jheel/Nala in the present case.

Keeping in view the rates awarded in Award Nos. 1648, 1941, 6/74-75 Suppl; 6B/74-75 Suppl. and 6C/74-75 Suppl where the part of the land under acquisition is same, I consider the rate of Rs.800/- per bigha for the land under acquisition and award the same.



OTHER COMPENSATION

There is no tree or well on the land under acquisition. Hence no compensation is assessed under this heading.

STRUCTURE

There are following structures on the land under acquisition which have come up after the issue of notices u/s 9 and 10 and much after the date of notification u/s 4 i.e. 13.11.59. Hence no compensation is assessed for the same. The owners are at liberty to remove their malba immediately after the announcement of the award.

S.No.	Kh. No.	Name of Occupant	Description of structure
1.	<u>690</u> <u>442</u> 1/1	Un-known	1 Room 9'x15' with Boundary wall
2.	-do-	-do-	2 Rooms 8'x8'
3.	-do-	Urmila Devi w/o Faquir Chand and Mithan Lal	2 Rooms 8'x8' B. Wall 8'x10'
4.	<u>690</u> <u>442</u> 1/1	Ram Parkash Raheja S/o Gopi Chand R/o H.No. 4949 Seelampur	1 Room 10'x12' B. Wall
5.	"	Net Ram	One Chhappar 10'x12' One Room 6'x8' B. Wall
6.	-Do-	Hoti Lal s/o Nand Kishore	3 Rooms 10'x12' each B. Wall
7.	"	Jummi	One Kotha 10'x12' B. Wall
8.	"	Latif Master	3 Rooms 8'x8' each B. Wall
9.	"	Jai Lal Sharma	-do-
10.	"	Guljari Master	1 Room 10'x15'
11.	"	Kedar Nath Varma R/o 9/3925, Dharam Pura	1 Room 10'x12'
12.	"	Abdul Rashid	<del>Room</del> Boundary Wall
13.	<u>690</u> <u>442</u> 1/1	Noor Jahan Begam w/o Akhtar	3 Rooms 10'x12' each



690	Nafis Ahmad	2 Rooms 8'x10' each
442		
1/1		
"	Kalu Mian	2 Rooms 8'x10' B. Wall
"	Azar Mistri	1 Room 10'x12'
"	Amar Nath s/o Prabhu Dayal	3 Rooms 10'x12' each B. Ball
"	Budha	2 Rooms 8'x10' each
"	Girja Shankar s/o Lalta Prd.	1 Room 10'x15'
"	Gupta	2 Rooms 9'x16' each
"	Narain Saran	1 Room 10'x12'
"	Kiran w/o Jai Kumar	3 Rooms 9'x12' each with B. Wall

INTEREST

The date of notification u/s 4 is 13.11.59 and u/s 6 is 9.8.66  
Hence interest @ 6% p.a. u/s 4(3) of the Land Acquisition (Amendment  
and validation) Act, 1967 is payable on the market value of the  
land in the case with effect from 13.11.62 to the date of announcement  
fixed as 31.1.81. *The award is announced on 27.2.81. Interest  
from 21.1.81 to 27.2.81 will be given later on, when received  
from the concerned dept. as a supplementary award.*

SOLATUM

15% solatium will be paid over and above the market value  
of the land towards its compulsory nature of acquisition.

APPORTIONMENT

Payment will be made according to the latest entries in the  
revenue record. The case may be referred to A.D.J., Delhi u/s 30-31  
of the L.A. Act where there is dispute.

LAND REVENUE

The land under acquisition is assessed to a sum of Rs.5.95  
as land revenue, which will be deducted from the Khalsa Rent Roll  
of the Village w.e.f. taking over the possession.

10 - ch - *[Signature]*  
104 - ch - *[Signature]*  
12/10/81  
R/S

SUMMARY

Market value of the land  
7 bigha 10 biswas  
@ Rs. 300/- P. bigha

Rs. 6,000.00

Add 15% Solatium

Rs. 900.00

Interest @ 6% p.a. w.e.f.  
13.11.62 to 31.1.81  
(13 years 80 days)  
on the market value of the  
land

Rs. 6,558.90

Rs. 13,458.90

(Rupees Thirteen Thousand, Four Hundred Fifty Eight and  
paise Ninty only).

A. B. SHUKLA

(A. B. SHUKLA)  
LAND ACQUISITION COLLECTOR (MSW)  
DELHI

Announced  
today

~~A. B. SHUKLA~~  
27/2/81

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10	- ch	अति
		12/1/81
		R. 10