

Award No. 79-B/72-73

Name of Village : Samaspur Jagir.
Nature of Acquisition: Permanent.
Purpose of Acquisition: Planned Development of Delhi.

This supplementary award is being drawn up for determination in respect of land, measuring 147 Bighas and 5 Biswas situated in Village Samaspur Jagir. The land forms part of general notification issued by the Delhi Administration Under Section 4 of the Land Acquisition Act, 1894 vide No.F.15(111)/59/LSG dated 13.11.1959 for 34070 Acres Scheme. A declaration Under Section 6 of the L.A. Act was issued vide Notification No.4(19)/65-L&H dated 20th June, 1966 for an area measuring 251 Bighas 9 Biswas for planned development of Delhi. The land measuring 6 Bighas 12 Biswas and 81 Bighas 15 Biswas and 15 Bighas 19 Biswas has already been acquired through Award No.79/72-73 and 79A/1/72-73 respectively. The present acquisition proceedings are confined to an area as 147 Bighas 05 Biswas.

Notices under section 9 and 10 of the L.A. Act in respect of the Land under acquisition were issued to the persons interested, claims filed in response to the notice will be discussed under the heading " Claims and Evidence".

Measurement and True Area

The Land Acquisition Field Staff carried out necessary measurement of the land accordingly to the demarcation given by the acquiring department. The correct and true area found was 147 Bighas 05 Biswas only, detail is as under:-

(Contd.....p/2)

Pl. No.

Area

Classification of land as per
Spot Inspection.

G.M. Rasta

1/2

0-4

- do -

1/4

6-10

Charagah

2

2-1

-do -

3

2-9

- do -

1/2

4-14

- do -

1/2

0-11

- do -

1/1/2

0-15

~~-do -~~ Chahi

1/2/2

0-19

1/2

2-15

Chahi

5-18

Charagah

4-9

- do -

4-16

Chahi

1/1/2

0-9

- do -

1/2/2

1-14

- do -

0-5

G.M.Chah

1/1

0-8

Chahi

1/2/2

1-4

- do -

2-10

- do -

4-16

Chahi

Banjar

Qadim

1-10

3-16

2-14

Charagah

0-13

- do -

4-16

~~xxxx~~ -do-

4-6

Chahi

Banjar

Qadim

0-6

4-0

0-6

C.M.Chah

1-7

~~-do -~~ Chahi

0-4

- do -

Less than Biswa

Chahi

0-16

Rosli

2-4

Chahi

24	4-16	Rosli	
25	2-12	- do -	
26/2	0-13	Charagah	
27/1	2-13	Banjar Qadim	
28/2	4-09	<u>Banjar Qadim</u>	<u>Chahi</u>
29/1/2	0-04	<u>2-0</u>	<u>2-9</u>
29/2/2	0-05	Chahi	
32/3/2	0-13	Rosli	
31/2/2	1-08	Chahi	
33/1/2	0-07	-do-	
32/1/2	1-02 ✓	-do-	
35/2	0-01	- do -	
38/1/2	0-03	Rosli	
39/2/2	1-13	Chahi	
39/2/4	Less than Diswa	- do -	
41/2/2	0-15	-do-	
42	1-05	-do-	
43/2	1-09	-do-	
44/2	0-02	G.M. Chah Pukhta	
47/1	0-04	Chahi	
47/3	0-15	-do-	
50	2-01	Rosli	
51/2	4-00	-do-	
55/2	0-07	-do-	
58/2	0-16	G.M. Rasta	
57/2	5-16	Rosli	
	4-14	Rosli	

59/2	2-19	Rosli
61/2-min	0-10	- do -
62/1/2	0-10	- do -
63/2	4-12	- do -
64/1	2-10	- do -
64/2	1-8	- do -
65	2-12	- do -
66	4-16	- do -
67/2	2-13	- do -
69/1/2	0-4	- do -
69/2/4	0-1	- do -
70/2	4-7	- do -
71	3-12	- do -
72	0-6	- do -
73/2	2-15	G.M. Chah Pukhta
74	5-14	Rosli
		G.M. Pasta
G.Tota:-	147-5	

Classification:

Chah	G.M	Chah	Rosli
13	22-18	35-15	58-19

(Contd.....P/5)

Claims and Evidence

Notices under sections 9 and 10 were issued to the interested persons. Following persons have filed their claims as under:-

<u>Name of the Claimant</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Claimed & Evidence</u>
Sh. Bhagwat etc. ss/o Shri Dalip.	51/2	4.0	Rs.10,000/-for loss of earning and Rs.100/-per sq.yd. for the land.
Sh. Brahma Nand etc. ss/of Shri Mool Chand	22/2/2 29/2/2 55/2	0-16 0-05 0.07 1-08	Rs.30,000/-for the well. Rs.50,000/-for loss of earning and Rs.100/-per sq.yd for the land.
Karam Singh, Khazan Singh sons of Kaley.	41/2/2 42 42/2 44/2	0-15 1-05 1-09 0-02 3-11	Rs.30,000/-for the well Rs.25,000/-for the loss of earnings and Rs.100/-per sq yd for the land.
Sh. Tek Chand S/O Bharta	7/2 62/1/2 12	2-15 0-10 0-05 3-10	Rs.20,000/-for the well Rs.25,000/-for the loss of earning and Rs.100/-per sq.yds for the land
Sh. Bhoop Singh son of Jai Singh etc.	69/2/4 6/2/2 11/2/2 13/2/2 61/2	0-01 0-19 1-14 10-4 0-10 4-08	Rs.30,000/-for the well Rs.50,000/-for the loss of earning and Rs.100/-of earning and Rs.100/-per sq.yard for the land.
Shri Om Bir Singh s/o Dewan Singh.	41/2/2 42 43/2 44/2	0-15 1-05 1-09 0-02 3-11	Rs.10,000/-for the loss of earnings and Rs.100/-per sq-yd for the land

(Contd.....p/6)

Sh. Shiv Raj Singh etc. ss/of Sujan.	41/1/2	0-15	Rs. 20,000/-for the well
	42	1-05	Rs. 5,000/-for trees, Rs. 5000/-
	43/2	1-09	each for two boaring and
	44/2	0-02	pipes and Rs. 50,000/-for
	11/1/2	0-09	Loss of earning and Rs. 100/-
	13/1/1	0-08	per sq.yd for the land
	14/2	2-10	
	15	4-16	
	47-13	0-19	
	12-13		

Sh. Siri Chand son of Hardayal.	32/1/2	1-2	Rs. 200/-per sq.yd for the
	19/2	4-6	Land and Rs. 15,000/-for
	20/1	0-06	damage crops.
	21/2/4/5	1-11	
	23/1/1	2-04	
	24	4-16	
	25	2-12	
	17	0-13	
	18	4-16	

22-06

Pardhan Sh. ⁶ Vas Ram on behalf of Gaon Sabha	1/2	0-4	Rs. 200/-per sq.yard for
	4/2	0-18	the land.
	5/2	0-11	
	6/1/2	0-15	
	8	5-18	
	26/2	0-13	
	2	2-1	
	3	2-09	
	4	4-09	
	16	2-14	
	33/1/2	0-07	
	35/2	0-01	
	1/4	6-10	
	56/2	0-16	
	73/4	5-14	
	4/2	3-16	
	9	4-09	
	48/1	2-00	
	48/2	2-06	

46-11

Partap Singh S/O Sri Chand etc.	57/2	5-16	Rs. 15,000/-for the well
	58	4-16	Hauz, Pacca Nalla for the
	63/2	3-12	Structure. Rs. 10,000/-for
	64/1	2-10	pucca room. Rs. 10000/-for the
	50	2-01	trees and Rs. 300/-per sq.yd
	59/2	2-19	the land.
63/2	1-00		

22-14

11. Inder Singh S/O Ram etc.	22/2-min	3-09	Rs.500/-per sq.yd for the land and Rs. 10,000/-for well and Rs.6000/-for some trees
	29/1/2	0-04	
	31/2/2	1-08	
	65	1-12	
	70/2	4-07	
	71	3-12	
	73/2	2-15	
	72	0-06	
	32/2	1-08	
			21-01

12. Sh.Har Gian son of Kaley.	--	--	Rs.100/-persq.yd.for the land Rs.2000/-each for 6 Neems trees and one Gullar Rs.10000/-for well.
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13. Sh-Ram Singh Son of	72	0-06	Rs.500/-per sq.yd for the land and Rs.10000/- each for two wells.
	38/1/2	0-03	
	29/2/2	1-13	
	64/2	1-08	
	66	4-16	
	67/2	2-13	
	69/1/2	0.04	
	22/2/2	0-16	
	29/2/2	0-15	
	55/2	0-07	
			12-11

Mostly claims are exorbitant and without supporting evidence so will be considered logically and reasonably on facts.

Market Value

Market value of the land and under acquisition to be assessed as prevailing on the date of Preliminary Notification under Section 4 i.e., 13.11.1959 after taking into consideration its productivity, situation and potentiality of the land. As discussed earlier. These proceedings are supplementary to award No.79/72-73, 79A/72-73 and 79A/1/72-73 and these awards are helpful in determining the market value of the land under acquisition. The land involved in Award No.79/72-73, 79A/72-73 and 79A/1/72-73 and in present scheme relates to the same date of notification i.e., 13.11.1959, under the acquisition.

The L.A.C. has announced Rs.1950/-per high and have no reason to go beyond it, especially in the absence of concrete and documentary evidences filed by the claimants.

At the location and soil of the land mentioned in the present scheme is superior to the land mentioned in previous award. Though the claimants failed to produce any documentary and concrete evidence and sale transactions in support of their claims yet I feel that the fair and correct market value of the land ought to be bit higher than the previous one. So I am of the opinion that Rs.2500/-P.B. could be the fair and correct market value of the land prevailed at the time of notification under section 4. So keeping in the said circumstances and factors in view I assessed and awarded Rs.2500/-P.B. as the compensation of the land and thus award accordingly.

Structure

There are several structures on Khasra No. 1/2, 1/4-min, 2, 3-min, 4/2-min, ^{5/2}7/2, 9-min, 11/1/2-min, 16-min, 17, 18, 23/2/2, 24, 25-27/1-28/2 which were raised after the Preliminary notification under section 4 i.e., 13.11.1959. There was no entry of structures on one Khasra Girdawari for one year 1959-1960. Hence no compensation is assessed for the structure. However, the owners of ~~82~~ structures are at their liberty, to remove the structure immediate after the announcement of award at their own cost.

Trees

There are trees on the Khasra No. the details of which is as under:-

Kh.No.	Name of Trees	No, of tree.	Weight in qt.	Rate per Qt.	Total Cost.
43.	Neem	1	6	10/-	60/-
	Gullar	2	2	10/-	20/-
	Peepal	2	6	10/-	60/-
	Khajur	1	8	4/-	32/-
64/1	Firance	2	15	6/-	90/-
	Gatha	2	8	6/-	48/-
	Jamun	2	20	8/-	160/-
	Neem	10	40	10/-	400/-
67/2	Kaikar	2	2	12/-	24/-
	Neem	1	1	10/-	10/-
71	Gullar	1	1	6/-	6/-
	Rahhtta	1	1	6/-	6/-
	Jamun	1	3	8/-	24/-
	Kaikar	5	12	10/-	120/-

1060/-

Wells

~~There~~ There are Pucca well on Khasra No.12,44/2,64/1, 67/2, and 72 which are not used for irrigation purpose. In view of this Rs;800/-per well is assessed for the same.

15 percent Solatiums

15 percent Solatium will be paid on the market value of the land so assessed.

Interest Under Section 4(3)

There is a time gap of more than three years between notification under section 4 dated 13th November, 1959 and declaration under section 6 dated 20th June, 1966. Hence interest under section 4(3) is payable from 13th November, 1959 to the date of Award.

Provisionments:

Compensation will be paid to rightful owners on the basis of latest entries in revenue record. In case of dispute not amicably settled within time. The compensation will be remitted to the court of A.D.J. under sections 30-31 of the L.A. Act for proper adjudication.

Revenue

The land under acquisition assessed to Rs.31.50 paisa and revenue which will be deducted from the village from date of possession.

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Summary

1.	Compensation for 147 Bigha 5 Biswas of land @ of Rs.2500/- per Bigha	368125.00
2.	15 percent Solitium	
3.	Compensation for Trees	55218.75
4.	Compensation for 5 wells @ Rs.800/-per each	1060.00
5.	Interest u/s.4(3) on the market value from 13.11.82 to 30.6.1983. (20 years 23 days)	4000.00 455668.15

G. Total:- 884071-90

(Rupees Eight Lak Eighty Four thousand Seventy one and ninety
paise only).

and amount in

Shiv Raj 30.6.83
(SHIV RAJ)

and in

LAND ACQUISITION COLLECTOR

and interest to persons.

(DS): Delhi.

Shiv Raj

30-6-83

Shiv Raj

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