

AWARD NO. 37/78-79.

NAME OF VILLAGE : KHUREJI KHAS
NATURE OF ACQUISITION : PERMANENT
PURPOSE OF ACQUISITION : PLANNED DEVELOPMENT OF DELHI.

INTRODUCTION

In pursuance of notification No.F.4(7)/69-L&H dated 29.6.73 published u/s 4 of the Land Acquisition Act, 1894, it was proposed to acquire khasra No.7 of Rect.No.10 area measuring ~~4 bighas 16 biswas~~ 4 bighas 16 biswas of village Khureji Khas for public purpose namely for Planned Development of Delhi. An area measuring 4 bighas 15 biswas of Kh.No.10/7 of village Khureji Khas was further notified for acquisition u/s 6 of the L.A. Act vide notification No.F.4(7)/69-L&B/LA(P) dated 23.5.74. Notices u/s 9 & 10 of the L.A. Act were issued to all the interested persons in June 1974 to file their claims. The claims received from the interested persons will be discussed at their proper place.

MEASUREMENT AND TRUE AREA

As stated above an area 4 bighas 15 biswas of Kh.No.7 of Rect.No.10 of village Khureji Khas was notified for acquisition u/s 6 of the L.A. Act, 1894 vide notification No.F.4(7)/69-L&B/LA(P) dt.23.5.74. According to spot enquiry the area 4 bighas 15 biswas was found to be correct and the same is being acquired at present the details of which is given as follows:-

<u>Kh.No.</u>	<u>Rect.No.</u>	<u>Area</u> Big.Bis.	<u>Kind of land</u>
7/2	10	4-15	Abadi

CLAIMS

<u>S.No.</u>	<u>Name of claimants</u>	<u>Kh.No. & Area</u>	<u>Kind of claim</u>
1.	Sh. Ravinder KUMAR	10/7 (66½ sq.yds) Plot No.24.	
2.	Sh. Vinod Kumar Ss/o Sh. Madan Lal		
3.	Sh. Ravinder Singh s/o Sh. Kuldip Singh	10/7 (133 sq.yds) Plot No.27.	
4.	Avtar Singh		
5.	Resham Singh	10/7 (133 sq.yds) Plot No.26.	
6.	Rachpal Singh Ss/o Dilbagh Singh		
7.	S. Joginder Singh s/o S. Dayal Singh	10/7 (133 sq.yds) Plot No.49	

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| 8. Smt. Puran Kaur w/o
S. Thakar Singh | 10/7 (133 sq.yds)
Plot No. 32 31. | |
| 9. Smt. Puspa Rani w/o
Sh. Ram Lal Verma | 10/7 (133 sq.yds)
Plot No. 32. | |
| 10. S. Nirmal Singh s/o
S. Maluk Singh | 10/7 (133 sq.yds)
Plot No. 33. | |
| 11. Sh. Kulwinder Singh s/o
Sh. Maluk Singh | 10/7 (133 sq.yds)
Plot No. 24. | |
| 12. Smt. Daljinder Jeet Kaur
w/o Sh. Kulwinder Singh | 10/7 (133 sq.yds)
Plot No. 35. | |
| 13. Smt. Surjeet Kaur w/o
Sh. Surinder Singh | 10/7 (133 sq.yds)
Plot No. 38. | Claimants No. 1 to 19
have filed a joint
claim as under:- |
| 14. Smt. Gurdev Kaur w/o
Sh. Amarjit Singh | 10/7 (133 sq.yds)
Plot No. 39. | 1. Rs. 125/- per sq.yds
for the land. |
| 15. Sh. Saran Singh s/o
Sh. Tek Singh | 10/7 (133 sq.yds)
Plot No. 38 40. | 2. Compensation for
structure @ Rs. 35/- per
sq.ft. for covered
area. |
| 16. Sh. Hazoor Singh s/o
Sh. Dina Singh | 10/7 (133 sq.yds)
Plot No. 41. | 3. Compensation for
boundary wall etc.
@ Rs. 20/- per sq.ft. |
| 17. Smt. Parkash Rani w/o
Sh. Kuldeep Chand | 10/7 (133 sq.yds)
Plot No. 43. | 4. Solatium 15%
5. Interest @ 6% P.A. |
| 18. Sh. Rishi Kumar Malik
s/o Sh. Bhola Nath Malik | 10/7 (133 sq.yds)
Plot No. 44. | |
| 19. Sh. S. K. Narang s/o
Sh. Sardari Lal | 10/7 (133 sq.yds)
Plot No. 25. | |
| 20. Smt. Narain Kaur w/o
Sh. Gyan Singh through
Sh. Tirlochan Singh advocate | 167 sq.yds
Plot No. 45 | 1. Rs. 100/- per sq.yd. for
land.
2. Rs. 15000/- for structure
3. 15% solatium
4. 40% as prorata share
for the land left for
common purpose as roads
etc. |
| 21. Sh. Kishan Chand s/o
Ram Chand | Plot No. F/24
Kh. No. nil
area 8' x 10' | Only alternative
accommodation as 80 paise
in a rupee as compensa-
tion. |
| 22. Sh. Mulakh Rak s/o
Ishar Dass | Kh. No. nil
plot No. F/24
area 8' x 10' | -do- |
| 23. Sh. Khushal Chand s/o
Wazir Chand | Kh. No. nil, plot
No. F/27 area, 8' x 10' | -do- |
| 24. Sh. Ram Bhool s/o
Ganga Sahai | Kh. No. nil
Plot No. 26,
area 133 sq.yds. | -do- |

OWNERSHIP AND OCCUPANCY ACCORDING TO REVENUE RECORD

S.No.	Name of the owner	Name of the occupant	Kh.No.	Area
1.	Shri Sikander Lal s/o Sh. Devi Dayal	1. Kariminder Singh s/o S. Hari Singh 133 sq.yds. 2. Smt. Daljinderjit Kaur w/o Sh. Kariminder Singh 133 sq.yds.	10/7/2	4-15

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EVIDENCE

No evidence has been produced by the claimants in support of their claims.

MARKET VALUE

The market value of the land bearing Kh.No.10/7/2 measuring 4 bighas 15 biswas situated in the village Khureji Khas on the material date of notification u/s 4 dated 29.6.73 is to be determined taking into accounts the position and quality of the land, so also sales transactions in the same village and awards announced in the village. The following awards were announced in the village Khureji Khas the details of which are as under:-

Award No.	No & Date of notification u/s 4.	Rate per bigha or per sq.yd.
1072	F.15(66)/60-LSG(ii)dt.23.3.60	Rs.400/- per bigha.
1125	F.15(66)/60-LSG dt.24.4.60	Rs.4/- per sq.yd.
1693	F.15(iii)/59-LSGdt. 13.11.59	Rs.800/-per bigha for Block A and Rs.450/- per bigha for Block B.
22/70-71	-do-	Rs.1100/- per bigha for Block A Rs.600/-per bigha for Block B.
3/71-72	F.4(19)/65-L&H dt. 23.4.68	Rs.2020/-per bigha for A Block Rs.1500/- per bigha for B Block.

The date of notification u/s 4 of the above awards are very long back to the date of notification of the land under present acquisition. So the above awards are not taken into consideration in fixing the market value of the land.

Reliance is placed on similar sales transactions in the village Khureji Khas prior to the material date. Scrutiny of the sales transactions shows that there were no sales during the period from 29.6.72 to 28.6.73, i.e. prior to one year of the material date. Scrutiny of sales transactions during the period 29.6.71 to 28.6.72 shows that the mutation No.2016 is appropriate for the consideration of the market value of the land under present acquisition. The details of this mutation No.is given as follows:-

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No.	Date of Registry	Name of Party	Kh.No.	Area	Amount	Average per bigha
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2016	5.1.72	Rahimuddin s/s versus Devi Dayal	3/27 12/27/1	1-07 4-03 <u>5-10</u>	Rs.6000/-	Rs.1090.21
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In the above transaction the area of 5 4 bighas 3 biswas pertains to kh.No.12/27/1. The Rectangle No.12 and 10 are situated very close to each other. So I consider the same rate for the Rectangle No.10 and 12. The rate of the above transaction comes to Rs.1090-21 per bigha. So I consider the same rate and fix Rs.1100/- per bigha as market value of the land under present acquisition and hence I award the same.

OTHER COMPENSATION

TREES

There is no tree on the land under acquisition.

WELLS

There is no well on the land under acquisition.

STRUCTURES

Some portion of the land under acquisition is occupied with jhopries and chhappars and some portion is occupied with boundary wall in shape of plots. The jhopries & chhappars can be removed from their place and the boundary walls have been constructed after the date of notification u/s 4 of the L.A. Act i.e. 29.6.73. Therefore, no value has been assessed for the jhopries chhappars and the boundary wall.

There are some other structures on the land under acquisition which have been constructed before the date of notification u/s 4 of the L.A. Act i.e. 29.6.73 and the valuation of such structures have been evaluated by the Asstt.Engineer(Valuation) D.D.A. the details of valuation report is given as below:-

S.No.	Khara No.	Name of the owner of the structure	Value assessed by Asstt.Engineer(Val)
1.	10/7	Miss Kusum Lata	Rs. 2715/-
2.	-do-	Sh.Rishi Kumar Malik	Rs. 4290/-
3.	-do-	Smt.Parkash Rami Manocha	Rs. 2000/-
4.	-do-	1.smt.Gurdeo Kaur w/o Amarjit Singh 2.h.Saran Singh s/osh.Tek Singh 3.Sh.Hazoor Singh s/osh.Deva Singh	Rs. 1030/-

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5.	Sh.Nirmal Singh s/o Sh. Maluk Singh.	Rs.940/-	Kh.No. 10/7.
6.	Sh.Daljinder Jeet Kaur w/o Sh.Karvinder Singh.	Rs.2250/-	10/7
7.	Sh.Ravinder Kumar & Manoj Kumar.	Rs.2195/-	10/7
8.	Shandit Kishan Chand.	Rs.600/-	10/7
9.	Sh.S.K.Narang-S/o Sh.Sardari Lal.	Rs.740/-	10/7

Grand Total: Rs.16760/-

I consider the valuation assessed by the Assistant Engineer (Val), D.D.A. is reasonable and hence I award the same.

SOLATIUM.

In addition to the compensation for the land as well as for the structures, 15% solatium is also payable as compulsory nature of acquisition as provided u/s.23(2) of the L.A.Act, 1894.

LAND REVENUE.

The land revenue for the land under acquisition comes to Rs.0-76 (Seventy six paise only) which will be deducted from the rent roll of the village w.e.f. the date when possession is taken over.

MODE OF PAYMENT.

The compensation of the land under acquisition will be paid according to the latest entries in the revenue records of the village Khureji Khas. The compensation will be kept as disputed since the land under acquisition is in possession of the occupant other than the bhoomidars. The compensation may be paid with the mutual agreement of the bhoomidars and occupants.

SUMMARY.

Compensation for the land measuring 4 bighas Rs.5,225.00.
15 biswas @ Rs.1100/- per bigha.

Compensation for structures.

Total:

Rs.16,760.00.
Rs.21,985.00.

15% of the above as solatium for the compulsory nature of acquisition.

Rs.3,297.75.

GRAND TOTAL:

Rs.25,282.75.

(NATHU SINGH)
LAND ACQUISITION COLLECTOR(DS)
DELHI.

17/1/79