

ame of the Village:
ature of the Acquisition:
urpose of Acquisition:

Tilang Pur Kotla
Permanent.
Increasing the capacity
of Najafgarh drain.

.....

These are proceedings for determination of compensation under Sec. 11 of the Land Acquisition Act, 1894 the land measuring 107 bighas 05 biswas situated in village Tilang Pur Kotla was notified u/s 4, 6 and 17 of the L.A. Act vide Notification No.F. 7(73)/78-L&B(I) dated 30.5.1979 for public purpose namely for increasing the capacity of Najafgarh drain. In pursuance of the aforesaid notification, notices u/s 9 and 10 of the Land Acquisition Act were issued to all the persons interested in the land and the claims filed by them are discussed hereafter under the heading 'Compensation Claims!'

TRUE AND CORRECT AREA:

The area notified under Sec. 4, 6 and 17 is 107 bighas 05 biswas. But while examining the revenue records, it transpired that actual area under acquisition is 110 bighas 05 biswas. The difference of 3 bighas is as under:-

- (1) Kh.No. 13/9/1 is notified as 3 bighas 16 biswas but 2 bighas 16 biswas is under the scheme of acquisition.
- (2) Kh.No. 9/24 is notified as 3 bighas 16 biswas but whole Kh.No. i.e. 6 bighas 16 biswas is under acquisition.
- (3) The difference of one bigha is due to the oversight by totaling at the time of preparing the draft notification under Sec. 4, 6 and 17 by the staff.

OWNERSHIP:

The ownership, tenancy, Kh.Nos. and classification of the land is as under:-

Name of the owner.	Name of the occupants.	Kh.Nos & area.	Kind of soil.
Shri Kanwal Singh adopted of Jit Ram-1/2 share- Jit Ram, Attar Singh and Singh ss/o Jit Ram equal shares in 1/2 share. residents of village Ang pur Kotla, Delhi.	self.	11/14/2 0-03 16/1/2 1-15 *	Total: 1-18
Shri Kanahiya, Ram Chander r/o Garib Das equal share 1/4 share, Bhima s/o Shanker, Shri Kishan s/o Teja equal share in 1/4 share, Bhushan, Shanker, Budhu and Umrao Singh ss/o Giani Ram equal shares in 1/4 share. Hari Ram r/o Sadhu Ram 1/4 share, r/o Akharwala, Delhi.	self	13/20/2 0-8 21/1/1 0-12	Total 1-00
Shri Duli Chand s/o Gulzari r/o Tilang pur Kotla, Delhi.	self	13/10 2-8 11/1 2-8 Total; 4-16	13/2/1 1-0
S/Shri Chhajju, Rati Ram ss/o Bakht Singh equal shares. R/o Village Tilang Pur Kotla, Delhi.	self	13/2/2 0-15 9/1 2-16 Total 3-11	11/16/2 2-0 25/1 4-15 Total 6-15
Sh. Nanda s/o Man Ram r/o Vill. Tilang pur Kotla, Delhi.	self.	12/12/1 1-18 19/1/1/1 0-15 20/1 4-8 21/1/1 0-18 Total 7-19	9/15 2-4 25/1 4-0 11/6 0-13 12/10 2-5 13/11/2 2-8 20/1 4-8 Total; 15-18
Sh. Pirbhu Dayal s/o Ami Lal, Mst. Ram Kali wd/o Siri Ram equal shares in 1/2 share. Ishwar Singh, Balwan Singh and Mohinder Singh ss/o Sunder Singh equal shares in 1/2 share. r/o Village Tilang Pur Kotla, Delhi.	self	12/12/1 1-18 19/1/1/1 0-15 20/1 4-8 21/1/1 0-18 Total 7-19	9/15 2-4 25/1 4-0 11/6 0-13 12/10 2-5 13/11/2 2-8 20/1 4-8 Total; 15-18
7. S/Shri Bhim Singh, Kanahiya Lal, Hoshier Singh and Mukhtiar Singh ss/o Surji equal share r/o Tilang Pur Kotla, Delhi.	self.	12/12/1 1-18 19/1/1/1 0-15 20/1 4-8 21/1/1 0-18 Total 7-19	9/15 2-4 25/1 4-0 11/6 0-13 12/10 2-5 13/11/2 2-8 20/1 4-8 Total; 15-18
8. S/Sh. Bhagwana, Lal Chand, Sur at Singh, Chander, Bahadur Singh. & Randhir Singh ss/o Kishan Lal equal shares. r/o Vill. Tilang Pur Kotla, Delhi.	self.	12/12/1 1-18 19/1/1/1 0-15 20/1 4-8 21/1/1 0-18 Total 7-19	9/15 2-4 25/1 4-0 11/6 0-13 12/10 2-5 13/11/2 2-8 20/1 4-8 Total; 15-18

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1.	2.	3.	4.	5.
9.	S/Sh. Mange Ram and Charan Singh sons, Smt. Inderani daughter, Mst. Dayal Kaur wd/o Kishan Lal equal share, Udey Ram, son, Mst. Chhoto d/o Nand Ram 2/15 share, Misri Lal s/o Prag Ram, Kanahiya s/o Kalu Ram equal share in 1/15 share r/o Hastal, Sh. Chatter Singh s/o Kishan Lal 1/5 share, Gopi s/o Ram Nath 3/10 share, Ram pat s/o Phool Singh 1/10 share r/o Vill. Tilang Pur Kotla, Delhi.	self.	11/17/2 24/8 Total:	3-1 4-16 7-17
10.	Mst. Man Kaur wd/o Sahib Singh, Amir Singh, Zile Singh ss/o Neki Ram equal shares in 1/3 share, Mst. Barfi Devi M/o Dilbagh Singh 1/6 share, Siri Chand & Kishan Lal ss/p Mauji Ram equal shares in 1/6 share. Jit Ram Ram s/o Ramji Lal 1/3 share r/o Tilang Pur Kotla, Delhi.	self.	12/11	4-8
11.	Mst. Man Kaur wd/o Sahib Singh, Amir Singh, Zile Singh ss/o Neki Ram equal share, Mst. Barfi Devi M/o Dilbagh Singh 1/6 share. Siri Chand and Kishan Lal ss/o Mauji Ram equal shares in 1/6 share. Jit Ram s/o Ramji Lal 1/3 share Dar Tihayi- Kanwql Singh adopted son of Jit Ram 1/2 share, Lakhi Ram, Attar Singh, and Ram Singh ss/o Jit Ram equal shares in 1/2 share Dar Tihayi. Jagdhir s/o Ram saroop Tihayi r/o Tilang Pur Kotla, Delhi.	self.	11/16/1/1 15/1 15/2 Total:	1-1 0-3 3-3 4-7
12.	S/Sh. Ram Singh, Attar Singh, Bharat Singh & Risal Singh ss/o Ram Kala equal shares r/o Tilang Pur Kotla, Delhi.	self.	13/5/1/1 5/2/1/1 7/1/1 8 13/1/1 Total:	0-17 0-5 2-2 4-16 2-5 10-5
13.	S/Shri Ram Narain, Ram Singh & Suraj Bhan ss/o Mare Singhe qual shares r/o Vill. Tilang Pur Kotla, Delhi.	self	13/9/2 12 19/2 11/23 Total:	2-0 4-16 0-10 2-8 9-14
14.	Sh. Risal Singh s/o Mohan Lal 1/2 share- Sukhbir Singh, Pitambar Singh, Niranjan Singh and Katar Singh ss/o Ram Parshad equal share in 1/2 share. All r/o vill. Tilang Pur Kotla, Delhi.	self.	9/17/2 18/2 23 24 25/2 14/5/1/1 Total:	1-12 0-5 2-1 6-16 0-16 1-5 12-15

1.	2.	3.	4.	5.
15.	Sh. Sunder Singh s/o Ram Nath r/o Vill. Tilang Pur Kotla, Delhi.	self.	9/16 4-16 17/1 1-12	
				6-8
16.	S/Sh. Ram Narain, Ram Singh, Suraj Bhan ss/o Mare Singh equal shares r/o Tilang Pur Kotla, Delhi.	self.	13/19/3/1	1-10
17.	Sh. Tej Ram s/o Ratti Ram half share, Jit Ram s/o Ram Chander 1/2 share r/o Tilang Pur Kotla, Delhi.	self	13/3/ 4	4-16 4-16
				9-12
18.	Gramme Sabha of Vill. Tilang Bur Kotla, Delhi.	Common rasta.	14/17/2	0-12
grand total; 110-05				

COMPENSATION CLAIMS:

The following persons have filed claims for compensation :-

S.No.	Name of the claimant.	Compensation claimed.
1.	S/Sh. Bhim Singh, Kanhaya Lal, Hoshiar Singh & Mukhtiar Singh r/o Vill. Tilang Pur Kotla, Delhi.	Have claimed compensation @ Rs. 14,000/- per bigha for the land. ii) 15% salarium and interest of possession.
2.	Sh. Tej Ram s/o Ratti Ram & Sh. Rishal Singh s/o Jit Ram r/o Tilang Pur Kotla, Delhi.	as above.
3.	S/Sh. Ram Singh, Kartar Singh, Rishal Singh & Bharat Singh ss/o Ram Kala r/o Vill. Tilang Pur Kotla, Delhi.	as above.
4.	S/Shri Rrbhu Dayal s/o Ami Lal Smt. Ram Kali wd/o Siri Ram, Ishwar Singh, Balwan Singh & Mohinder Singh ss/o Sunder Singh r/o Tilang Pur Kotla, Delhi.	Have claimed compensation @ Rs. 14000/- per bigha for the land; ii) 15% salarium and interest of possession.
5.	Sh. Sunder Singh s/o Ram Nath r/o Vill. Tilang Pur Kotla, Delhi.	i) has claimed compensation @ Rs. 14000/- per bigha for the land iii) 15% salarium iv) 12% as interest of possession Rs. 120/- for damage of plough- ing the land before taking over possession.
6.	S/Shri Risal Singh, Sukhbir Singh Pitamber Singh, Niranjan Singh & Katar Singh r/o Vill. Tilang Pur Kotla	as a bove.

Shri Lal Chand s/o Kishan Lal

Has claimed compensation @ Rs. 810/- as production of wheat crops and fodder which was destroyed at the time of taking over possession.

S/Sh. Bhagwan Singh, Lal Chand, Surat Singh, Bahadur Singh & Randhir Singh etc r/o Tilang Pur Kotla, Delhi.

- (i) Have claimed compensation @ Rs. 15000/- per bigha for the land.
- ii) 15% solatium & interest of possession.

S/Sh. Inder Singh, Sathir Singh, Zile Singh and Nafe Singh r/o Vill. Tilang Pur Kotla, Delhi.

- (i) Have claimed compensation @ Rs. 14000/- per bigha for the land.
- ii) 15% solatium
- iii) interest of possession
- iv) Rs. 25/- per bigha for ploughing the land.

Mst. Mankaur wd/o Sahib Singh Randhir Singh, Zile Singh and Siri Chand etc. r/o Vill. Tilang Pur Kotla, Delhi.

as above.

Sh. Nand Ram Pradhan of vill. Tilang pur Kotla, Delhi.

- i) has claimed compensation @ Rs. 14000/- per bigha for Kh. No. 17/2 measuring 12 biswas.
- ii) 15% solatium and interest of possession.

Sh. Nand Ram.

- i) has claimed compensation @ Rs. 14000 per bigha for the land.
- ii) 15% solatium
- iii) interest of possession
- iv) Rs. 25/- per bigha for ploughing the land measuring 3 bighas 11 biswas @ 3 times.

S/Shri Nand Narain, Ram Singh and Suraj Bhan r/o Vill. Tilang Pur Kotla, Delhi.

as above.

Sh. Ram pat r/o siri Lal r/o vill. Tilang Pur Kotla, Delhi.

has stated that his land comes in the alignment of drain. Rs. 15000/- per bigha may be given as compensation of land.

Sh. Ram Pat s/o Garib Ram r/o Vill. Bakarwala, Delhi.

- ii) has claimed compensation @ Rs. 20000/- per bigha for the land
- iii) 15% solatium
- iv) interest of possession
- Rs. 250/- per bigha as ploughing the land.

sh. Duli Chand s/o Gulzari r/o Vill. Tilang Pur Kotla.

has claimed compensation @ Rs. 14000/- per bigha for the land. 15% solatium and 12% as interest of possession. Rs. 100/- per bigha for the crops destroyed at the time of taking over possession.

1.	2.	3.
17.	S/Sh. Kanwal Singh, Lakhi Ram and Ram Singh etc. r/o Tilang Pur Kotla, Delhi.	Have claimed compensation @ Rs.14000/- per bigha for the land. 15% solatium and interest of possession.
18.	Sh. Jagdhir s/o Ram Saroop r/o Tilang Pur Kotla	as a bove.
19.	S/Sh. Gopi Ram, Chattar Singh and Mange Ram etc. r/o vill. Tilang Pur Kotla, Delhi.	as above.

DOCUMENTARY EVIDENCE.

The following persons have furnished the documentary evidence in support of their claims of compensation:-

S.No.	Name of the persons.	Documentary proof.
1.	S/Sh. Dule Ram, sita Ram, Mukhtiar Singh and Jai Narain ss/o Bal Mukand r/o Vill. Tilang Pur Kotla, Delhi.	They have furnished a sale deed No.1532 dt. 21.3.1979 in which 3 bighas and 6 biswas of land has been sold for a consideration of Rs.10,000/- only.
2.	Sh. Sunder Singh and Risal Singh r/o Vill. Tilangpur Kotla, Delhi.	They have furnished the photostat copies of the sale deed No.166 dt. 11.1.79 and 1031 dt. 24.2.79. 1) land measuring 2 bighas out of Kh.No.65/6 in Vill. Baprola have been sold for a consideration of Rs.22,000/- by the above sale deed No.166 dt. 11.1.79 ii) land measuring 1 bigha out of kh. No.9/18/1 in vill. Tilang Pur Kotla has been sold for a consideration of Rs.12,000/- through sale deed No.1031 dt. 24.2.79.

(1) The copy of the sale deed no.1532 dt. 21.3.79 indicate the khasra numbers only. Rect. No. has not been mentioned therein.

(2) Sale Deed No.166 dt. 11.1.79 relates to village Bapraula. Therefore it cannot be useful for determination of the market value of the land under acquisition of village Tilang Pur Kotla.

(3) Sale deed No.1031 dated 24.2.79 relates to village Tilang Pur Kotla in which Kh.No. 9/18 measuring 1 bigha is sold for a consideration of Rs.12000/-. This kh.no. is just adjoining the land under acquisition.

MARKET VALUE.

The market value of the land under acquisition has to be assessed on or about the date of notification under Section 4 of the Land Acquisition Act. In this case,

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notification u/s 4, 6 & 17(a) were issued simultaneously vide No. F.(73)/73-L&B-I dated 30/5/1979. The land was acquired for plan development scheme of Delhi and the possession was taken over and handed over to the Department on 31st October, 1979. The best consideration to determine the market value is the sale transactions made in respect of the same quality of land in the village or awards relating to similar type of land on the material date. The claimants have demanded ^{various} ~~various~~ prices varying from Rs. 14000/- to Rs. 15000/- per bigha in addition to the loss they sustained on account of damage caused to the standing crops at the time of taking over possession.

The award of damage to the crops is given separately under separate head. So far as the land under acquisition is concerned the claimants have not given any documentary proof except a sale deed no. 1031 dated 24/2/1979 for a sum of Rs. 12000/- in respect of land measuring 1 bigha in Khasra No. 9/18. This small transaction cannot be taken as a fair market value to determine the price of the land under acquisition. The land covered by this award is basically an agriculture land and the Delhi land reform act 1954 apply to it. Under this act, the small transactions, of land are not ~~encouraged~~ as the same are un-economical to the agriculture industry.

In this village an award No. 76/72-73 was drawn in 1973 in which the LAC had awarded the land of Rs. 1100/- per bigha. This award was based on the notification u/s 4 of the ~~Acquisition Act~~ ^{Acquisition Act} for ~~July 1972 to July 1979~~ which has issued in July 1972. During the period from July 1972 to 1979 the prices of land has been appraised and so of the land ~~proceeds~~ ^{produce}. Therefore Rs. 1100/- per bigha will also ~~over~~ be fair price of the land, in the present circumstances. Taking into consideration all the aspects I feel that an increase of 6% over the awarded price Rs. 1100/- per bigha and in view of the fact that the land is of a good ^{agricultural} potentiality I determine the value of the land at the rate of Rs. 1800/- per bigha as the fair market value of the land and accordingly award the compensation of the land @ Rs. 1800/- per bigha.

CROPS:

At the time of taking over possession of the land, wheat, barseen and sarson crops were standing on the land. ~~These~~ These crops were practically destroyed as the department had dug out the drain and removed the standing crops. Having considered the claims of the claimants as placed in this file, I determine Rs. 200/- per bigha as the value of the standing crops whether it was wheat, barseen or sarson. The crops destroyed covered the area measuring 57 bighas 15 biswas and as such at this rate the total sum of the award for the damage of the crops comes to Rs. 11,550/- . This is accordingly awarded. The compensation for the damage of the crops will, however, not be subject to the payment of solatium at 15% and only interest will be paid upto 10th November '80. The solatium will, however, be payable on the awarded price of the land.

OTHER COMPENSATION.

There are no trees, wells or structures on the land under acquisition.

15% Solatium.

15% solatium will be paid on account of compulsory nature of acquisition as per provisions of the Land Acquisition Act.

INTEREST.:

The possession of the land under acquisition has already been taken over and handed over to the acquiring department on 31.10.79. Therefore, the interest will be paid on the market value of the land w.e.f. 31.10.79 to the date of announcement of the award.

APPORTIONMENT:

The compensation will be paid according to the latest entries in the revenue records.

LAND REVENUE.

The land is assessed to land revenue of Rs. 22.45p which will be deducted from the rent roll of the village from the date of taking over possession of the land.

The award is summarised as under:-

1) Compensation for the land measuring 110 bigha 5 biswa @ Rs. 1800/- per bigha.	Rs. 1,98,450.00
2) Damages of crops	Rs. 11,550.00
3) Solatium 15%	Rs. 29,767.50
4) Interest u/s 34 of the LA Act 6% p.a. w.e.f. 31.10.79 to 10.12.80 (1 Year 41 days)	Rs. 13,244.50
GRAND TOTAL	Rs. 2,53,012.00

(Rs. Two Lacs fifty three thousand and twelve only)

S. C. GUPTA
(S.C. GUPTA)
LAND ACQUISITION COLLECTOR (P)
DELHI.

Award announced in presence of the
recipients and relatives

S. C. GUPTA

11-12-80

DRAFT NOTIFICATION UNDER SECTION (4) ACT OF 1894.

Whereas it appears to the Chief Commissioner, Delhi the land is likely required to be taken by Government at the public expense for a public purpose namely for it is hereby notified that the land in the locality described below is likely to be required for the above purpose.

This notification is made, under the provisions of section 4 of the Land Acquisition Act, 1894 to all whom it may concern.

In exercise of the powers by the aforesaid section, the Commissioner is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to go upon the survey and land in the locality and do all other things required or permitted by that section.

Any person, interested, who has any objection to the acquisition of land in the locality may within 30 days of the publication of this notification file an objection in writing before the Collector.

SPECIFICATION

Total Area	Field Nos. or Boundaries.		
<u>Baisha Birwa</u>	<u>Rect No</u>	<u>Killa No.</u>	<u>Area</u>
0-10			
	<u>9.</u>	15 min.	0-04.
	<u>11.</u>	$\frac{17}{1}$	0-02
	<u>12.</u>	$\frac{20}{1}$ min	0-04.

Land Acquisition Collector ()
+Delhi.

[Handwritten signatures]

Land Acquisition Collector,
DELHI.

18/11/75

जा कायेवाही ग्राम तिलगपुर कोटला दिनांक 31/10/79

जबराए कायेवाही जलवा बहमराही श्री मल्लवान सिंह आनूनगी L-A
 सिंह पटवारी L-A व श्री ओम प्रकाश चण्डासी L-A मौके पर पहुंचे।

प्रोग्राम में हममा एकाधारों की और से श्री एस. एल. गुलारी लैब्रान
 व श्री मदन जैन वकी आस्ट्रेट व श्री मांगे राम बेलदार मौके पर
 मौले। इनके इलावा वास्तेदारान भी हाजिर मौका है। उनकी
 में कायेवाही जलवा नम्बरान खेसरा:-

9
 15 मि 16-17 मि 17-18 मि 23 मि
 2-4 4-16 1-2 1-2 2-5 2-1
 11
 6 मि 14 मि 15-15 मि 16-16-16-17 मि 23 मि-24-25 12
 13 0-3 0-3 3-3 1-1 1-5 2-0 3-1 2-8 4-16 4-15 2-5 4-8
 13
 2 मि 2 मि 3-4-5-5-7-8-9-9-10 मि 11-11
 1-0 0-15 4-16 4-16 1-17 1-1 4-16 1-1 2-8 2-8 2-8
 13
 19-19-20-20-21-14 17 मि
 1-10 4-8 0-8 0-12 1-5 0-12 कुल लादी 140 बीघा 5 बिस्व

जा वाकेई हासिल करके बाजेनसी देवाला श्री एस. एल. गुलारी
 आकील के देवाला किया गया। मौके पर बजरए कीता अंचाजी
 करके चुमा फिराकर बुरजमत खाम लगेवाई गई। मौके पर एक
 में भुली है जिनकी खोदने की इजाजत दी गई। नरवत कायेवाही जलवा
 एस की कोई मजामत देवा नहीं आई। और गही मिली वास्तेदार ने
 फिल्म जा कोई एतराज किया। कायेवाही जलवा पूरा हो चुकी है। उत
 मनादी व मुवातही बजरए अनस्त बा आवाज बलद मौके पर व देह
 बजरए श्री ओम प्रकाश चण्डासी L-A जाई गई। पटवारी इलवा मुहाल
 कार लका मौके पर हाजिर नहीं है। जिसकी नकल बराए कायेवाही
 दा दिली की भाकत भिजवाई जावेगी। तहरीर 31/10/79

Handed over
 31/10/79
 31/10/79

Amul patwar
 31/10/79
 31/10/79
 P.T.O.

Taken over
 31/10/79
 (S.S. Gopal)

Risat Singh

27/11/79
Blind Trip
31-10-79

Hoshwar Singh

31-10-79

Mahinder Singh

31.10.79

L.T. 1/11/79

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31/11/79