

A W A R D N O. 36/73-74.

Name of village: TATARPUR.

Nature of acquisition: PERMANENT.

Purpose of acquisition: PLAN DEVELOPMENT OF DELHI.

A W A R D.

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act. The land comprising plots No. J-13/38, J-13/39 & J-13/40 measuring 0-18 biswas in Tatarpur was notified under section 4 of the Land Acquisition Act vide notification No.F.4(31) 63-L&B dated 28th December, 1971. After hearing objection under section 5A, the Delhi Administration issued a declaration under section 6 of the Land Acquisition Act vide notification No.F.10(6)/72-L&B dated 11th October, 1972. In pursuance of the above notification, notices under sections 9 & 10 of the Land Acquisition Act were issued to the persons interested in the land under acquisition and claims filed by them are discussed hereafter under the heading 'compensation claims'.

True & correct area:

The land was measured on the spot by the Land Acquisition field staff and the area found at the spot is as under:

1. No.J-13/38	277 sq.yds.
2. No.J-13/39	200 sq.yd.s.
3. No.J-13/40	200 sq.yds.

There is a decrease of 223 sq.yds. due to measurement.

Compensation claims:

The following persons have filed claims for compensation:

<u>Name of claimant</u>	<u>Khasra No.</u>	<u>Area</u>	<u>Compensation claim</u>
1. Smt. Ripedaman Kaur w/o Lt. Col. Gurbachan Singh.	Plot. No. J-13/38.	277 sq. yds.	Rs.1,10,800/- for land Rs.50,000/- for damages.

contd....

2. Shri L.P.Sahni s/o Sh. Shiv Dass Sahni. J-13/40 200 sq. yds. Rs.350/- per sq. yd. for land and 15% solatium.
3. Gandotra Coal Depot through Satya Pal Gandotra, Prop. J-13/38 277 sq. yds. Claim: adequate compensation for structures and alternative accommodation.
4. D.L.F. United Limited. J-13/33 311 sq. yds. (Not under acquisition)

Market Value:

The market value of the land under acquisition has been ascertained with reference to the price prevailing at the time of notification under section 4 of the Land Acquisition Act with all its advantages and with all its potentialities. The best evidence available to prove what a willing purchaser would pay for the land under acquisition would be evidence of general sales affected about the time of notification. In short, in determining the market value of the land on the basis of other sales, the question of similarity between the two lands is of particular importance or in other words land actually parallel.

The land under acquisition has an advantageous position having an opening on the 80 ft. wide road. It is situated in the developed colony of Rajouri Garden. With a view to appreciate the fair value of the land, the office of the Sub-Registrar was consulted to find out parallel sale deeds of developed plots in the same colony. The following sale deeds have been found nearest to the material date:

S.No.	Regn. No. & date	Plot No.	Area	Amount	Incident of sale
1	2	3	4	5	6
					per sq.yd.
1.	13335/10.11.71	J-6/140	160 sq. yds.	Rs.20,000/-	Rs.125.00
2.	9886/23.8.71	J-3/190	160 sq. yds.	Rs.20,000/-	Rs.125.00
3.	1147/9.2.71	J-7/19	156 sq. yds.	Rs.40,000/-	Rs.256.41
4.	2832/10.4.70	J-13/28	507 sq. yds.	Rs.36,000/-	Rs.71.00

-: 3 :-

The sale deed at serial No.3 is not a relevant guide as this sale deed the price of structure is also included. The sale deeds at serial No. 1 & 2 are of small plots measuring 160 sq.yd.s each. Small plots usually fetch higher price. As such, these sale deeds are not worth consideration. The best exemplar is at serial No.4 where a plot measuring 507 sq.yds. was sold for/consideration of Rs.36,000/-. This sale deed is parallel to the land acquisition and abuts on the same road on which the land under acquisition also abuts. This sale deed is, therefore, taken as a proper exemplar in assessing the market value of the land under acquisition. The land under acquisition was notified under section 4 on 28.12.71 whereas the sale deed at serial No.4 was executed on 10.4.70. Keeping this factor in view, I assess the market value of the land under acquisition at the rate of Rs.78/- per sq.yd. and award the same.

15% Solatium:

15% solatium is payable over and above the compensation so assessed.

Summary:

The award is summarised as under:

Compensation of land @ Rs.78/- per sq.yd. measuring 677 sq. yds.	=	Rs.52,806.00
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15% solatium	=	Rs.7,920.90
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G. Total:	=	Rs.60,726.90
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(Rupees sixty thousand seven hundred twenty six & paise ninety only)

(SHAM KARAN)
LAND ACQUISITION COLLECTOR(PALAM)
DELHI.

Announced and filed today
19.9.73

قصبہ کاروئی بابت ایور ڈیٹر 26/7-74 فیصہ تانارو کھنڈ میر علی علی

آج صوفہ 4/8/74 باغیچہ میں شری پور کھنڈ قانون 2000-2001 شری پور کھنڈ پور میں 2000-2001

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(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI

NOTIFICATION

Dated the December, 1971.

No.F.4(31)/63-LAB:- Whereas it appears to the Lt. Governor Delhi, that land is likely to be required to be taken by the Government at the public expense for a public purpose namely for the Planned Development of Delhi, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

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

In exercise of the powers conferred by the aforesaid section, the Lt. Governor is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required for permitted by that section.

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

SPECIFICATION

Village or Locality	Total Area. Sq. Mts.	Field Nos. or Boundaries.
Tatarpur	0-18	20/17/1 min. 20/18/1 min. (Plot No. J-13/38 to J-13/40 Bajouri Garden).

By order,

(R. N. PURI)
DEPUTY SECRETARY (LAND & BUILDING),
DELHI ADMINISTRATION: DELHI.

No.F.4(31)/63-LAB.

Dated the 28 December, 1971.

- Copy forwarded to the:-
1. Public Relation Department, Delhi Administration (in duplicate) for publication in the Delhi Gazette.
 2. Additional District Magistrate (LA), Tis Hazari, Delhi.
 3. ✓ Land Acquisition Collector (P), Tis Hazari Courts, Delhi.
 4. Legal Adviser, Land and Building Department, Tis Hazari, Delhi.
 5. Tehsildar, Land & Building Department, Vikas Bhawan, New Delhi.
 6. Central Record Cell, Land & Building Department, Vikas Bhawan, New Delhi.

(R. N. PURI)
DEPUTY SECRETARY (LAND & BUILDING),
DELHI ADMINISTRATION : DELHI.

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE)
DELHI ADMINISTRATION: DELHI:

NOTIFICATION

NO.F.10(6)/72-LAB.

Dated the September, 1972.

Whereas the Lt. Governor, Delhi is satisfied that land is required to be taken by Government at the public expense for public purpose, for the Planned Development of Delhi, it is hereby declared that the land described in the specification below is acquired for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the Acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

Village or locality	SPECIFICATION		Field Nos. or Boundaries.
	Total area	Field Nos. or Boundaries.	
	Sq. Mts.	Sq. Mts.	
Tatar pur	0. 13	20/17/1 min, 20/12/1 min. (Plot No J-13/38 to J-13/40)	

Rajouri Garden

By Orders,

(R.N.PURI)
DEPUTY SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION: DELHI:

NO.F.10(6)/72-LAB.

Dated the 11 September, 1972.

Copy forwarded to the :-

1. Public Relation Deptt. (in duplicate) for favour of Publication in Delhi Gazette. Five copies of the Gazette may kindly be supplied to this Administration.
2. Addl. Distt. Magistrate (LA), Tis Hazari, Delhi.
3. Land Acquisition Collector (P), Tis Hazari, Delhi.
4. Legal Adviser, Land & Building Department, Tis Hazari, Delhi.
5. Tehsildar, Land & Building Deptt. Vikas Bhawan, N. Delhi.
6. Record Cell, Land & Building Deptt. Vikas Bhawan, New Delhi.
7. The Sub-Registrar, Asaf Ali Road, New Delhi.
8. The Sub-Registrar, Shahdara, Delhi.
9. The Sub-Registrar, Kashmere Gate, Delhi (I).
10. The Sub-Registrar, Kashmere Gate, Delhi (II).

(R.N.PURI)
DEPUTY SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION: DELHI: