

AWARD NO
NAME OF VILLAGE

~~Handwritten signature~~
BAGROOLA

1/80-81/2

PURPOSE OF ACQUISITION

DEVELOPMENT OF PALAM AIR PORT

NATURE OF ACQUISITION

PERMANENT

AREA UNDER ACQUISITION:

42 BIGHAS 16 BISWAS

These are proceedings u/s 11 of the Land Acquisition Act, 1894 in respect of land measuring 42 bighas 16 biswas situated in village Bagroola. The land is covered by notification u/s 4 of the Land Acquisition Act issued by the Delhi Administration vide No.F.7(9)/78-L&B dated 3.6.78 & followed by notification u/s 6 of even No. dated 22.5.79 for an area 42 bighas 16 biswas.

The land is required by the Govt. for a public purpose at the public expence, namely for Development of Palam Air Port.

Notices u/s 9 & 10 of the Land Acquisition Act were issued to persons interested in the land under acquisition. The claims & evidence filed will be discussed under the heading "CLAIMS AND EVIDENCE".

MEASUREMENT & CORRECT AREA

As per demarcation given by the acquiring Deptt, the present acquisition proceedings are confined to an area of 42 bighas 16 biswas only, which was found to be correct at the spot on measurement carried out by the field staff. The details of the land are as below:-

<u>Khasra No.</u>	<u>Killa No.</u>	<u>Area</u>	<u>Kind of Soil.</u>
8	36	0-04	G. Abpash.
10	13/1	4-06	-do-
	13/2	0-04	-do-
	14	4-16	-do-
	15	4-14	-do-
	16	4-16	-do-
	17	4-16	-do-

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	18/1	0-04	G. Abpash.
	18/2	4-10	-do-
	19/1	2-09	-do-
	19/2	0-11	-do-
	21	1-09	-do-
	22	4-16	-do-
	23/1	3-10	-do-
	23/2	0-01	-do-
14	7/1/1	0-11	-do-
14	8/1/1	0-01	-do-
20	3/3	0-18	-do-

42-16

OWNERSHIP & OCCUPANCY

S.No.	Name of owner	Name of occupant	Khasra No.	Area	Kind of soil.
1	Ishwar Singh s/o Risal Singh caste Jat r/o Shahbad Mohdpur.	Self	10 13/1	4-06	G. Abpash
			18/2	4-10	-do-
			19/1	2-09	-do-
			23/1	3-10	-do-
			14 7/1/1	0-11	-do-
			8/1/1	0-01	-do-
2.	Baljeet Singh s/o Shiv Narain Singh Ram Narain Singh alias Ram Nagain s/o Risal Singh Caste Jat in equal share.	Self	10 13/2	0-04	-do-
			14	4-16	-do-
			17	4-16	-do-
			18/1	0-04	-do-
			23/2	0-01	-do-
3.	Ram Chander s/o Bhure Caste Ahir r/o vill. Bagroola.	Self	20 3/3	0-18	-do-
4.	Puran s/o Shibba caste Ahir r/o vill. Bagroola.	Self	10 15	4-14	-do-
			16	4-16	-do-

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5.	Gaon Sabha vill. Bagroola.	Self	8	36	0-04	G. Abpash.
6.	Mushtarka Thok Musalmanat Hasaf Biswat 16 Biswas 5 Biswansi.	Self	10	19/2	0-11	-do-
7.	Ishwar Singh s/o Dharam Singh caste Jat r/o Allottee	Self	10	21	1-09	-do-
				22	4-16	-do-

CLAIMS & EVIDENCE.

Sr. No.	Name of the claimant.	Khasra No.	Area	Rate claimed	Evidence
1	Ram Narain Singh alias Ram Narain s/o Risal Singh, Baljeet Singh r/o Shiv Nagar r/o vill. Shahbad Mohdpur Delhi State.	10/13/2 12 17 18/1 23/2		Rs. 20,000/- p.b. for land 2) 15% solatium & Statutory Interest. 3) Rs. 5000/- damages to the crops.	Nil
2.	Ram Chander s/o Bhure r/o vill Bagroola.	20/3/3	0-18	Rs. 50/- per sq. yd. for land. 15% solatium & statutory Interest.	Nil
3.	Ishwar Singh s/o Risal Singh.	as mentioned in notices u/s 9 & 10.		1) Rs. 50/- per sq. yd. for land. 2) Solatium & Interest.	
4.	Ishwar Singh s/o Dharam Singh r/o vill. Bagroola.	-do-		1) Rs. 20,000/- p.b. for land. 2) 15% solatium & interest. 3) Rs. 5000/- for damages cor crops.	
5.	Puran s/o Shiba r/o vill. Bagroola.	-do-		Rs. 20000/- p.b. for land. 15% solatium Interest 5000/- for damages of crops.	Nil

MARKET VALUE.

The market value of the land under acquisition is to be determined with reference to the preliminary notification u/s 4 of the Land Acquisition Act. The land under acquisition was notified u/s 4 on 3.6.78.

While determining the market value various factors such as nature, size, situation, use and potentiality etc. of the land under acquisition are taken into consideration. Reliance is placed on

various sale deeds entered into either of the same land or land near the land under acquisition. Reliance is also placed on various awards pertaining to the same village. At the same time we cannot ignore the claims filed by claimants in determining the market value of the land.

For the land under acquisition various claims were filed by the interested persons. They however asked for exorbitant rates. In one case, sale deed No. 6788 executed on 20.10.69 was cited, where 5 bighas of land of village Bagroola was sold for a sum of Rs. 50000/-. The date of execution of the sale deed is however 9 years prior to the material date in the present case. This sale deed therefore cannot be considered while determining the market value. No other evidence is available from the side of the claimants which could give proper guidance for determining the market value of the land under acquisition. No sale transaction were made in this village during period 1973 to 78.

Since it is not possible to place reliance for determining the market value of the land under acquisition on sale deeds. We will have to seek re-course to other awards and on judicial adjudications announced/decided by various courts. In this village the following awards have been made on different dates.

- | | | | |
|----|----------|----------|--|
| 1. | 1835 | 26.9.64 | Rs. 700/- p.b. for Block A
Rs. 400/- p.b. for Block B |
| 2. | 2105 | 1.1.66 | Rs. 1166 p.b. Chahi. |
| 3. | 53/78-79 | 12.12.72 | Rs. 4000/- Block A
Rs. 3000/- Block B. |

The material date in award No. 1835 is 26.9.64 which is about 14 years anterior to the material date in the

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present acquisition proceedings. In Award No.2105 the material date is 1.1.66 which is also about 12 years anterior to the material date in the present acquisition proceedings. Therefore both these awards cannot be kept as basis while determining the market value of the land. In award No.53/78-79 the material date is 12.12.72. Though the material ^{date} in this case also is not near to the material date in the present acquisition proceedings, yet we have no other option then to place reliance on this award as no sale deeds were entered upon during the year 1973 to 78. Since our options are closed in ~~the~~ other respects we are left with only this award on which we can place reliance and keep the same as basis in determining the market value of the land under acquisition. In this award Rs.4000/- P.B. were awarded for land placed in block A and Rs.3000/- were awarded for land placed in block B. The land under acquisition is of the same quality as have been placed in block A of the said award.

The material date in award No.53/78-79 is 12.12.78 and material date under the present acquisition proceedings is 3.6.78. As such there is a difference of about 5 years 6 months between the date of preliminary notification of both these awards. A sum of Rs.4000/- P.B. have been awarded for land notified in the year 1972. I will be fully justified if I give appreciation @ 6% p.a. over and above Rs.4000/- for a period of 5 years 6 months of the said award which has occurred between the date of preliminary notification in award No.53/78-79 and preliminary notification of land under present proceedings. Appreciation @ of 6% p.a. works out to be Rs.240/- P.B. for ~~six~~ ^{one} years, it works out to to be 1320/-P.B. As such, I award Rs.5320/-P.B. for entire land under acquisition.

OTHER COMPENSATION.

TREES.

There is no tree on the land under acquisition. Hence no

compensation is assessed.

WELL

There is one pacca well on the land under acquisition in Khasra No.8/36 in 0-04 biswas area. The condition of this well is good and in working condition. A pucca chabutra is also made around this well. The Naib Tehsildar has assess the value of this well and Chabutra Rs.4000/- and I assess the same.

SOLATIUM.

15% solatium will be paid on the market value of the land under acquisition in consideration of the compulsory nature of acquisition.

INTEREST.

No interest is payable in this case.

LAND REVENUE.

The land in question is assessed to a sum of Rs. 16.25 paise as land revenue. The same may be deducted from the Khalsa Rent Roll of the village w.e.f. taking over the possession.

APPORTIONMENT.

Payment will be made according to the latest entries in the Revenue Record. Where there is a dispute the matter will be referred to the A.D.J.Delhi u/s 30 & 31 of the L.A.Act, 1894 if the parties do not reach an amicable settlement within a reasonable period.

SUMMARY OF THE AWARD.

1. Market value of the land measuring 42 bighas 16 biswas @ Rs. 5320/-P.B.	Rs.2,27,696.00
2. Compensation for well	<u>4,000.00</u>
Total	2,31,696.00
3. Add 15% solatium	<u>34,754.40</u>
G.Total	2,66,450.40

(Rs. Two lacs sixty six thousand four hundred fifty and paise forty only).

(J.S. BURJIA)

LAND ACQUISITION COLLECTOR(MSW): DELHI.

Announced on
5-4-1980
L.A.C. (msw) 574/80

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

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DELHI ADMINISTRATION DELHI.

* NOTIFICATION *

Dated the 3rd June 1978.

No.F.7(9)/78-L&B - Whereas it appears to the Lt. Governor Delhi, that land is likely to be required to be taken by the Government at the public expenses for a public purpose namely, development of Palam Airport. 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 provisions 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 or permitted by that sections.

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

Name of the Village	Area Big.Bis.	Rect.No.	FieldNos. / Boundaries Kallas No.
Bagraula	42-16	10	13/1, 13/2, 14, 15, 16, 17, 18/1, 18/2, 19/1, 19/2, 21, 22, 23/1, 23/2,
		8	36
		14	7/1/1, 8/1/1
		20	3/3

By Order

(DHARAM DUTT)
DEPUTY SECRETARY (L&B)
DELHI ADMINISTRATION, DELHI.

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TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION : DELHI

* N O T I F I C A T I O N *

Dated the 24th May 1979.

No. F.7(9)/78-L&B Vol.- II. :- Whereas the Lt. Governor, Delhi is satisfied that the land is required to be taken by Government at the public expense for a public purpose, namely - for development of Palam Airport. It is hereby declared that the land described in the schedule below is required 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.

This declaration is made with reference to this Administration notification No. F.7(9)/78-L&B Vol.- II dated 6.1978 issued under sub section (1) of section 4 of the aforesaid act, published in the Delhi Gazette Part IV on 15.6.1978.

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

* S P E C I F I C A T I O N *

Name of Village	Total Area Big.- Bis.	Rect No.	Field Nos. or Boundaries.	
			Khasra No.	Area Big.- Bis.
Bagrola	42-16	8	36	0-04
			14	7/1/1 0-11
		10	8/1/1	0-01
			13/1	4-06 ✓
			13/2 ✓	0-04 ✓
			14 ✓	4-10 ✓
			15 ✓	4-14 ✓
			16 ✓	4-16 ✓
			17 ✓	4-16 ✓
			18/2 ✓	4-10 ✓
			18/1 ✓	0-04 ✓
			19/1 ✓	2-09 ✓
			19/2 ✓	0-11 ✓
			21 ✓	1-09 ✓
			22 ✓	4-16 ✓

M.M.S./19579.

Contd.....2/-

1.	2.	3.	4.	5.
Bagrola (Contd.)			23/1 23/2	3-10 0-01
		20	3/3	0-18

Tehsildar (N) *[Signature]*

6/5/2013
23/5/24

By Order,

[Signature]
(Jit Kumar Chaturvedi)
Under Secretary (N.P.A.) (L&B)
Delhi Administration : Delhi.

No.F.7(9)/78-L&B Vol-II 16678 Dated the 22nd May 1979.

Copy forwarded to :-

1. The public Relations Department, Delhi Administration, Delhi (in duplicate) for favour of publication in Part-IV of Delhi Gazette. 5 copies of the Gazette in which the notification is published may be supplied to this Administration.
2. The Additional District Magistrate (LA), Tis Hazari Courts Delhi.
3. The Land Acquisition Collector (MSW), Tis Hazari Courts, Delhi.
4. Director of Cargo International Airports Authority of India Yashwant Place, Chanakyapuri, New Delhi-21.
5. Land Acquisition Officer, International Airport Authority of India, Yashwant Place, Chanakyapuri, New Delhi-110021.
6. Sub-Registrar, Delhi. I + II
7. Sub-Registrar, New Delhi. II
8. Sub-Registrar, Shahdara.
9. Tehsildar (L&B), Vikas Bhawan, New Delhi.
10. The Tehsildar (notification), Tis Hazari Courts, Delhi.
11. P.A., to Deputy Secretary (L&B), Vikas Bhawan, New Delhi.

[Signature]
(Jit Kumar Chaturvedi)
Under Secretary (N.P.A.) (L&B)
Delhi Administration : Delhi.

M.M.S./19579.

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Bagraula 42-16

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

DELHI ADMINISTRATION DELHI.

* NOTIFICATION *

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S P E C I F I C A T I O N

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Bagraula	42-16	10	13/1, 13/2, 14, 15, 16, 17, 18/1, 18/2, 19/1, 19/2, 21, 22, 23/1, 23/2, 36
		8	
		14	7/1/1, 8/1/1
		20	3/3

By Order


(DHARAM DUTT)
DEPUTY SECRETARY (L&B)
DELHI ADMINISTRATION, DELHI.

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कार्यवाही कब्जा स्वर्दि नं 1/80-81 ग्राम बागडोला

आज दिनांक 14-4-80 बमुजिब हुकम सवि आधिपत्य
आधिकारी (म.श.प.) दिन्नी साहेब के ओके पर बहमराह श्री
सुरत सिंह पटवारी (र.अ.), श्री वेद सिंह पटवारी (र.अ.) व श्री
ब्रह्म सिंह चपरासी पहुँचे। महकमा ऐक्वायरीज की ओर से
श्री सुनील कुमार अरोड़ा (Commercial Officer), श्री कै० जे० सिंह
(सुनियर इंजीनीयर) Civil I.A.A.9. दिन्नी ऐक्वायरी
पाठम व श्री एन० एन० आनन्द (लेण्ड रक्कीजीश्वर आधिकार)
9.A.A.9. व श्री कै० एन० लार्गी (Revenue Officer) 9.A.A.9.
तथा श्री सिद्धराम पटवारी 9.A.A.9. बमुजिब प्रोग्राम ओके पर
हाजिर हैं। वास्तेदार की ओर से श्री ईश्वर सिंह S/O
श्री रेशान सिंह ओके पर मौजूद हैं। भूमि ऐक्वायरी बुदा
बसुर स्वर्दि नं 1/80-81 ग्राम बागडोला बसु भूला नम्बरन

स्वरता :- $\frac{8}{36}$, $\frac{10}{13/1}$, $\frac{13/2}{0-04}$, $\frac{14}{(4-06)}$, $\frac{15}{(0-04)}$, $\frac{16}{(4-16)}$, $\frac{17}{(4-14)}$, $\frac{18/1}{(4-16)}$, $\frac{18/2}{(4-10)}$, $\frac{19/1}{(2-09)}$, $\frac{19/2}{(0-11)}$, $\frac{20}{(1-09)}$, $\frac{21}{(4-16)}$, $\frac{22}{(3-07)}$, $\frac{23/1}{(0-04)}$, $\frac{23/2}{(0-04)}$

$\frac{14}{7/1/1}$, $\frac{20}{8/1/1}$, $\frac{3/3}{3/3}$ कुल लाकदी 42 बीघे 16 बिसे के

ओके पर बजरिये जरीब आन्दकी पैमाईश करके व बुझायात खान
लगा कर निशानदेही की गई। शालिम रकबा खानी आज काबुल
है। ठीकरा कब्जा मय चाह व चबूतरा कब्जा वाकें हासिल
पर मौजूदगी वास्तेदार मजदूर हासिल किया गया और
उसी वक्त हवाना श्री कै० जे० सिंह (सुनियर इंजीनीयर) 9.A.A.9.
पैमाईश महकमा ऐक्वायरीज किया गया। बरकत
कार्यवाही कब्जा कोई मजहमत पैदा नहीं आई।

गुनादि व मुश्तहरी बाबत तबदीली लब्जा ओके पर व
तहकी में बजरिये श्री ब्रह्म सिंह चपरासी (र.अ.) बाठावला
रद्द कराई गई। पटवारी हल्का व कजय दीगर कारदार
नहीं आसका है कि राज एक वकल कार्यवाही कर
सको बजरिये तहसीलदार साहेब महशेनी वशये अमल
राम दर कागजात माल भिजवाते जाते

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राम दर कागजात माल भिजवाते जाते

और एक नकल महकमा एकवारसिंग को दी गई। कार्यवा
कब्जा मुकम्मल हो चुकी है। 14-4-80.

VED SINGH
(BRAHMSINGH) Patwari (L.A.)
14-4-80 14/4/80

SURAT SINGH
Patwari (L.A.)
14/4/80

L. 60a
14/4/80
(LILAN RAM BAZ
Naib Tehs)

LAO IAAI
(N.N. ANAND)
14-4-80

SUNIL KUMAR
14/4/80
Commercial Officer
IAAI, Delhi Airport
(SUNIL KUMAR POKRA)

KL Tjor
14/4/80

ISHWAR SINGH
14-4-80
(ISHWAR SINGH)

IAAI
14/4/80

Taken over
K. J. Singh
(K. J. Singh)
JE AND Delhi
Airport 14/4/80

Seen.
14/4/80