2105

A W A R D NO. ~~[illegible]~~

Name of the village: **B A G R O L A.**

Nature of acquisition: **Permanent.**

Purpose of acquisition: **LOCALIZER FOR JET RUNWAY AT PALAM AIRPORT:NEW DELHI.**

A W A R D

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act. The land measuring 12 bighas 18 biswas situate in village Bagrola was notified for acquisition under-section 4 of the Land Acquisition Act, vide Notification No.F.15(76)/64-LSG/L&H, dated 1.1.66 for 'Localizer for Jet Runway'. After hearing the objections U/s 5-A, the Delhi Administration issued a declaration U/s 6 of the Land Acquisition Act for the acquisition of an area measuring 12 bighas 18 biswas vide notification No.F.15(76)/64-LSG/L&H dated 5.10.66. In pursuance of the above notification, notices U/s 9 & 10 of the Land Acquisition Act were issued to all the persons interested in the land under acquisition. The claims filed by the claimants are discussed hereafter under the heading "COMPENSATION CLAIMS".

TRUE AND CORRECT AREA:

The land was measured on the spot by the Land Acquisition Field Staff alongwith a representative of the requiring department and the available area found at the spot is as follows:-

Field No.	Area Big.Bis. M	Kind of soil.
1 etc. 191/2/3/1	4 - 00	Chahi.
1 etc. 192/2/1	2 - 3	Rosli.
1 etc. 221/2/1	2 - 1	-do-
1 etc. 222/2/2	1 - 11	-do-
1 etc. 223/2/1	1 - 3	-do-
Total	10 - 18	

CLASSIFICATION OF THE AREA:

Chahi.	4 - 00
Rosli.	6 - 18
Total	10 - 18

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Contd....2/-

It would appear that actual area for acquisition at the spot is 10 bighas 18 biswas as against 12 bighas 18 biswas has notified under section 6 of the Land Acquisition Act. This discrepancy in area is due to actual measurement carried-out at the spot and actual comparision made with the revenue record. Further Khasra No.218/2/1 area measuring 3 biswas has already been acquired through award No.990 & 1835, and therefore, the question of its acquisition does not arise. This plot No. will have to be denotified.

COMPENSATION CLAIMS:

In pursuance of the notices issued U/s 9 & 10 of the Land Acquisition Act, the following persons have filed their claims for compensation:-

S.N.	Name of the claimant.	Compensation claimed.
1.	Amar Singh s/o Man Singh, Hira Singh, Dalip Singh ss/o Ganpat.	They have claimed compensation @ Rs.6000/-per bigha kham.
2.	Baljit s/o Sheo Narain, Ram Narain, Ishwar Singh ss/o Risal Singh, Sadbir Singh s/o Risal Singh through Risal Singh.	They have contended that their land is of superior quality and the same be released from acquisition.

DOCUMENTARY EVIDENCE:

Shri Baljit etc have filed an attested copy of a sale-deed pertaining to plot No.146/2 area measuring 15 biswas on a consideration of Rs.2000/-.

M A R K E T- V A L U E:

The best evidence available to prove what a willing purch--aser could pay for the land under acquisition would be the evidence of genuine sales, affected at the time of notification for acquisition either in respect of land under acquisition or any portion thereof or the sales of land precisely parallel in all circumstances to the land under acquisition. If evidence of sales of similar land in the locality with the similar advantages is available, the market value can be fixed with reference to the pric mentioned in them. The claimants Baljit etc have filed a sale-deed by way of examplar to prove the value of the land. But a

Contd....2/-

close perusual of the sale-deed cited by the objectors clearly indicates that the land under transaction is in the close proximity to the Abadi site and was meant for residential purposes Hence, the land cited in the examplar can in no way serve as a guide in determining the market value of the land. Both the claimants are rejected for want of corroborative evidence.

As stated earlier the notification of this land under section 4 of the Land Acquisition Act was made on 11.66 and hence the market value has to be determined with reference to the price prevelant at the material date. Efforts were made at this end to find out suitable examplars in determining the market value of the land. The year-wise average of sales during the last 5 years preceeding the date of notification U/s 4 is as follows:-

S.N.	Year.	Area Big.Bis.	Consideration money.	Average per bigha.
1.	1961-62	1 - 5	Rs. 2,200/-	Rs. 1,760/-
2.	1962-63	46 - 17	Rs.25,143/-	Rs. 536.57P. (Rosli land)
3.	1963-64	9 - 15	Rs. 6,000/-	Rs. 615.39P. (Rosli land).
4.	1964-65	Nil	Nil.	Nil.
5.	1965-66	Nil.	Nil.	Nil.
	Total	57 - 17	Rs.33,343/-	Rs. 576.37P.

The transactions made in the year, 1961-62 cannot be relied upon as they pertain to sales of the land in the Abadi side for residential purposes. The land under acquisition is recorded in the Bhoomidari tenure and under-section 22 of the Delhi Land Reforms Act, 1954, it can be issued for any purpose connected with agriculture, horticulture or animal husbandry which includes pisciculture and poultry forming. Obviously, therefore, it cannot acquire the potentiality of a building site. The average sale price for the agricultural land pertaining to Rosli class of land during the year, 1962-63 comes to Rs,536.57P whereas in the year, 1963-64 it comes to Rs.615.39P per bigha kham. No transactions are recorded in the revenue records

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during the years, 1964 & 1965-66. Consequently, the transactions made during the years, 1963 & 1964 will have to be taken as guide in evaluating the market value of the land, as there are no examplars nearer to the material date. The land price have been rising since the last 2 years and therefore, I allow an increase of 25% over and above, the sale price of the year, 1963-64, I assess the market vaue of the land at a flat rate of Rs.770/-per bigha kham for class of land classified as Rosli. This village falls under assessment circle"DABAR". Under Rule I(IV) of the Delhi Land Reforms ~~Act~~ Rule, the propertion of valuation in annas per acre as between Chahi and Barani(Rosli) class of land is 12: 8. Worked out in this proportion, the valuation of Chahi land is fixed at a flat rate of Rs.1155/-p bigha which is hereby awarded.

TREES WELLS AND OTHER STRUCTURES:

TREES:

There is a one tree(Janti), the Valuation of which is assesse at Rs.10/- which is hereby awarded.

WELLS & OTHER STRUCTURES: Nil.

15% FOR SOLATIUM:

15% solatium will be paid over and above, the compensation assessed under section 23(1) clause firstly.

APPORTIONMENT:

Compensation will be paid on the basis of the latest entries in the revenue records.

SUMMARY OF THE AWARD:

S.N.	Kind of soil.	Area Big.Bis.	Rate awarded per bigha.	Amount of compensation.
1.	Chahi .	4 - 00	Rs.1155/-	Rs. 4,620.00
2.	Rosli.	6 - 18	Rs. 770/-	Rs. 5,313.00
			Total	Rs. 9,933.00P.
3.	Add price of trees.			Rs. 10.00
4.	Add 15% solatium.			Rs. 1,489.95P.
			G.Total	Rs. 11,432.95P.

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LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.3.67P as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from the harvest in which the Deptt takes over possession of the acquired land.

The aforesaid land will vest absolutely in the Government free from all encumbrances from the date of taking over possession of the land.

25/5

(G.BAHADUR)
LAND ACQUISITION COLLECTOR:(M):DELHI.

Submitted to the Collector, Delhi for information.

25/5

(G.BAHADUR)
LAND ACQUISITION COLLECTOR:(M):DELHI.

Seen. Filed.
N Sharma
27.5.67

13

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the October, 66.

No.F.15(76)/64-LSG/L&H:- Whereas it appears to the Lt. Governor of Delhi that land is required to be taken by Government at the public expense for a public purpose, namely, for Localizer for Jet Runway at Palam Airport New Delhi, it is hereby declared that the land described in the specification 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.

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

6272/LAC(M) Reder

SPECIFICATION.

Village or Locality.	Total Area Big. Bis.	Field Nos. or Boundaries.
Bagrola.	12 - 18	1 etc./191/2/1, 1 etc./192/2/1, 1 etc./218/2/1, 1 etc./221/1, 1 etc./222/2/1, 1 etc./223/2/1.

By order,

sd/-

(JAGMOHAN)
SPECIAL SECRETARY,
(L& B. DEPARTMENT)
DELHI ADMINISTRATION.

LAND ACQUISITION BRANCH
14146
Date 5 OCT 1966
DELHI

No.F.15(76)/64-LSG/L&H. Dated the 5 October, 1966.

Copy forwarded to the:-

1. ~~Appts. (B)~~ Public Relations Department (in duplicate) for favour of publication in part IV of Delhi Gazette.

2. Land Acquisition Collector(M), Delhi, with reference to his letter No.12996/LAB(Rev) dated 26.9.66.

3. Executive Engineer, Delhi Aviation Division, C.P.W.D., New Delhi.

(JAGMOHAN)
SPECIAL SECRETARY,
(L& B. DEPARTMENT)
DELHI ADMINISTRATION.

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LAC(M) 6/X

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19/10/66

24/10/66

कारवाई कब्जा रैवार्ड नं. 2105 मौजा बागरोला.

29.4.68

आज बसिलसिला कारवाई कब्जा ब: हुक्म श्री जी बहादुर मु. अ. अ साहब बहादुर सरकल महरौली. श्री प्रेम चन्द गिरदावर L.A. के साथ मौके पर मौजा बागरोला पहुंचे। परोग्राम के मुताबिक श्री रे कौशिक इक्जि. Eng. वा श्री S.K. Banga, S.O (C.P.W.D) Deptt. मौके पर हाजर मिले, बाकि बारान को बजरिये जगदीश प्रसाद चपरासी L.A इत्तलाह दी जा चुकी है, नम्बर खसरा

191/2/3/1	192/2/1	221/2/1	222/2/2	223/2/1
4-0	2-3	2-1	1-11	1-3

कुल रकबा 10 बीघे 18 बिस्वा का कब्जा दखल के साथ इन्तदा दाखिल कर के बवसूली श्री रे कौशिक, इक्जि. Eng. Delhi, Aviation Devision, C.P.W.D, New Delhi किया गया। कब्जा की कारवाई के वक्त किसी किस्म की मजाहमत नहीं हुई, पटवारी हलका वा बजा कार सरकार मौके पर हाजर नहीं मिला, कब्जा की कारवाई की एक कापी बाद में तहसीलदार की मारफत भिजवा दी जावे गी; और एक नकल कारवाई कब्जा श्री रे कौशिक को दी गई.

S.K.Banga 29.4.68

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29/4/68