

(82)

कार्यवाही कछ्वाड़ा शक्ति बागडाला, अवास नं. 49/86-87

आज दिनांक 22/9 को आदेश अनुसार (A.S.)

मुलाविक प्रोग्राम बाहमरा राम चंद पटवारी (LA),
श्री जोगि-34 सिंह पटवारी (LA) व जोगी राम चंदरासी (LA)

बरोबर देन कछ्वाड़ा शक्ति बागडाला जो कि अवास
नं 49/86-87 के अधिकारों को पूर्ण है गौक पद

है। गौक पद गटकम एकवायरी की ओर से

श्री आल.पी. अग्रवाल व श्री एस. के. जोगी पटवारी बरोबर

लेने कछ्वाड़ा हाजर मिले। दिहाई विकास प्राधिकरण

के कार्यालय की ओर से श्री एस. डी. चावला NT (D)

श्री ~~डी. सी. अग्रवाल~~ शक्ति सिंह पटवारी (D.D.A)

अनुसार हाजर मिले। अपरोक्त अवास को आल.पी. 14

शक्ति की गौक पद निशान देदी की गई 16

लुगाई-34 गटकम को दिहाई व सुकमा दिया 17

अधिकारों शक्ति को विक्रय निम्नांकित दिनांक 18

1	2				
22/2	11	19	20/1	20/2	21/1
0-03	1-05	3-14	1-09	2-10	0-17

2					
21/2	21/3	22/1	23/2	23	24
0-05	1-04	0-16	3-02	5-03	3-15
					0-07

2 -

3

8, 9, 10, 11, 12, 13, 14, 15
2-08 3-12 4-02 3-18 2-16 2-01 6-05 4-05

3

4

16, 26
4-02 0-05 2/1 2/2, 3, 6/2, 7, 8/1
2-08 1-0 4-16 2-00 4-16 0-16

4

8/2, 9, 10, 11/1, 11/2, 11/3, 12/1
4-0 4-08 0-08 1-13 1-00 1-07 1-02

4

12/2, 14/1, 14/2, 15, 17, 19, 20, 21,
3-03 1-16 1-01 1-09 1-09 1-06 4-06 4-16

4

5

22, 23/2, 26, 35, 37, 15/1, 15/2, 16
1-0 2-10 5-01 0-06 0-04 1-13 1-13 4-12

5

6

17, 23, 24, 25, 3, 4, 5/1, 5/2, 6/1
2-12 0-13 4-0 4-09 4-18 4-16 2-07 2-09 2-05

6

6/2, 6/3, 7/1, 7/2, 8, 9, 12/2, 13/1/2, 13/2/2
1-0 1-07 0-08 4-06 4-16 2-16 5-01 0-17 3-10

6

14/1/2/2, 14/2, 15, 16/2, 17/1/2, 17/2/2, 18/1
1-12 2-17 4-12 3-16 0-10 3-06 3-1

6

21, 22, 23, 24/1, 24/2, 25,
1-09 4-08 4-16 4-04 0-12 4-16

NT(LA)

HA)

22/10/1880

from

90

7

1	3	7	8	9	11/1/2	13/1	13/2	14/1
1-16	5-12	1-0	2-01	5-06	2-03	2-07	2-09	4-12

7

14/2	15	16/1	16/2	17/1/2	17/2/2	17/3
0-04	3-16	1-12	3-04	0-16	3-09	2-00

7

18/1/2	20	21/1	21/2	22/1	22/2	23	24
3-00	3-00	3-00	1-08	4-10	1-08	4-02	2-06

8

25/2	11	18	19	20	21/2	22/1	22/2
3-10	1-16	2-03	4-10	4-16	4-15	2-08	2-08

9

23	24/1	24/3	25/1	34	2	3	4	5	6
5-0	0-13	0-06	1-16	0-06	2-19	4-16	4-16	4-14	2-11

9

6/2	7	8/1	8/2	9	10	12	13/1	13/2	14
2-0	4/11	3-00	1-16	4-06	0-02	2-09	1-13	3-12	4-16

9

15	16	17	20	21/1	22/1/1	22/2/1	23/1	24
4-15	5-16	3-04	4-02	1-18	0-14	0-02	0-13	3-19

9

26	27	28	29	31	1	2	9	10	11
0-04	0-05	0-02	0-07	3-06	1-03	3-06	4-14	4-18	1-11

14

1/2	2/3/2	3/1/2	3/2/1	3/2/3	4/1	7/1/2
0-10	0-07	1-02	0-06	0-01	0-02	1-06

PT

14

- 14

12

15.

15

15.

15

15.

15

16

16.

16

16

17

25/2	26	27	28	3/1	3/2	4/1	4/2
4-16	0-05	0-05	0-10	0-04	2-08	4-06	0-17

(24)

[Handwritten signature]

22 188

[Handwritten signature]

22 188

Leon.

(78)

17			18						
6	26	27	3	4	5	6	7	15	28
3-09	0-05	0-05	1-15	4-16	4-16	4-16	3-08	3-16	0-15

19									
1	2	3/1	3/2	4/1	4/2	5	6	7	8
4-12	4-05	1-02	3-14	1-04	3-11	4-16	4-14	4-11	5-15

19									
9	10	11/2	11/3	12/1	12/2	13	14	15	17/1
3-06	4-12	0-15	1-03	2-03	1-19	4-16	4-14	2-10	3-17

19									
17/2	18	19/1	19/2	20	21	22	23	26	27
0-02	4-14	2-19	1-05	3-15	5-05	3-16	5-10	0-04	0-06

19		20		25				26	
29	30	1	10	1	2	3	10	5	6
0-02	0-04	4-02	0-19	4-05	3-16	2-07	3-07	3-10	3-18

28(3-16), 30(2-14), 31(9-13) 32(5-10) 37/2 (Less than Biswa),
 39/2(8-05), 40(13-09), 42(3-12) 149(0-09) 151(0-08) 159(0-08)
 160(0-15) 161(0-09) 162(0-04) 163(0-17) 164(0-18), 165(1-01)
 व 166(0-15) कुल क्षेत्रफल 893-01 Bg-Bis 34रोक नमूना

रकसरा से से रकसरा नं० 7/15मं० (0-01), 4/19(0-02), 17/27
 मं० (0-01) कुल 0-04 श्रम को कठज वावजह लैकेक नमूना
 पं० सगाधी वने होने के कारना नही लिया गया।

रकसरा नं०. 4/26(5-01), 37(0-04) गैल सगाधी 2 बिघा 10 पिस
 श्रम के धराव ने कारम हाउस व भुगी कारम बना है
 लेकिन पूरे क्षेत्रफल पर Boundary wall न चोरो लगे
 कोटदा लारे लगी होने के कारना पूरे क्षेत्र को कठज वावजह
 न ले सकने के कारन स्वल्प भालकाना कठजा लिया
 गया। रकसरा नं०. 8/24/3(0-06), 15/4मं० (3-08), 7/1मं० (1-03)

84-03
तुल 4-17 ने अवाड में दर्ज विवरणों के औचित्य को पत्र कठजाने

लेने समय मिली को संखेदा पाया गया अर्थात् गेहूँ मिले!

उपरोक्त विवरण अनुसार अध्यादेशों मुक्ति न 887-12 मुक्ति

को नाकई कठजाने, 5 दिनांक 05 विवरण मुक्ति को मालकाय कठजाने

व 0-04 विवरण मुक्ति को ~~कठजाने~~ विवरण कठजाने दिया गया। समस्त

सामग्री पर 148 040 के को आ. पी. अग्रवाल मायब लक्ष्मीलाल को

मुक्ति मिलाना नुरजीवाल वगैरे लगाकर कठजाने उपरोक्त विवरण

अनुसार ~~विवरण~~ प्राप्त करके भय दरखास्त, कोर्ट, कोर्ट व चार्ज -

दिवाली आदि जिसमें अवाड के विवरण अनुसार मिलाना लग

भुका है के साथ दिया गया। कठजाने देल समय कुछ नकद

दखल पर काहर खरीद कोई है है लिले का 2 वें अनुगत

वास्तविक चढाते है जो वी दी गई है। कठजाने कागजात के

समय किसी प्रकार की कोई आपत्ति मौक पर पैदा नही

आई। इस कठजाने की कार्यवाही मुनादी व मुशालदरी बाबत

तबदीली कठजाने मौक पर व देह दजाने के वजारीय चफरासी

अवाज कुलने करवाई गई। ~~मुनादी~~ 42 वारी दहका बाबत

दीगर कोर खसका हाजिर नही हो सका अतः एक नकद

वजारीय लक्ष्मीलाल (गदरील) मिलवाई जायगी। कठ

कार्यवाई पूर्वी हो चुकी है मौक पर उपस्थित सब के

दस्तावेज लिखे जाये।

Manwar (Pat)
22/9/86

Raj Singh
22/9/86

राजचंद पटवाल
24/9/86

Manwar Pat.
12/9/86 (L.B.)

Chand
22.9.86 N.T. (L.A.)

22/9 NT (L.A.)
86

22/9 (L.B.)

22/9/86

25/2 26, 27 28
0-16 0-05 0-05 0-10 0-04 2-08 4-06 0-17

AWARD NO. 49/86-87

(822)

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

These are the proceedings for acquisition of land in Village Bagrola, which is required by the Government at the public expense for a public purpose namely Planned Development of Delhi. This land was notified u/s 4 of the Land Acquisition Act vide notification No.F.9(16)/84-L&B dated 27.1.1984. A declaration u/s 6 of the Act was issued vide No.F.10(20)/84-L&B dated 24.9.1984 for the land measuring 934 bighas 02 biswas. Notices u/s 9 & 10 of the Land Acquisition Act were issued to the interested persons for filing the claims who have responded to the notices and have filed their claims, which will be discussed separately under heading "Claims & Evidence."

MEASUREMENT & TRUE AREA

The field staff has carried measurement of the land at the spot and total area mentioned in declaration u/s 6 is correct. There is a Primary School in Khasra Nos. 33(7-05) 34(9-14). Khasra Nos. 4/36 (0-15), 41/1(2-13) have been allotted to Harijan/Landless labourers under the 20 Point Programme as claimed by the Pradhan of Gram Panchayat. Khasra No. 29(3-14), 9/30(0-04) and 49(14-01) falls in Phirni of the Village. Khasra No. 1/21/1(0-14), 6/20/1(2-01) were wrongly mentioned in the notification u/s 6. The actual Khasra Nos. are 1/22/1(0-14) , 6/20/2(2-01).

The above said land measuring 41 bighas 01 biswas may be excluded from the present scheme of the acquisition. Hence the present acquisition proceedings are confined to an area of 893 bighas 01 biswas.

The detail of khasra Nos :-

Contd...2....

320

: 2 :

Rect. No.

Kh sra No.

Area
Big-Bis

1	22/1	0-14
	22/2	0-03
2	11	1-05
	19	3-14
	20/1	1-09
	20/2	2-10
	21/1	0-17
	21/2	0-05
	21/3	1-04
	22/1	0-16
	22/2	3-02
	23	5-03
	24	3-15
	26	0-07
3	8	2-08
	9	3-12
	10	4-02
	11	3-18
	12	2-16
	13	2-01
	14	6-05
	15	4-05
	16	4-02
	26	0-05
4	2/1	2-08
	2/2	1-00
	3	4-16
	6/2	2-08
	7	4-16
	8/1	0-16
	8/2	4-00
	9	4-08
	10	0-08
	11/1	1-13
	11/2	1-08
	11/3	1-07
	12/1	1-02
	12/2	3-03
	14/1	1-16
	14/2	1-01
	15	1-09
	17	1-03
	19	1-06
	20	4-06
	21	4-16
	22	1-00
	23/2	2-10
	26	5-01
	35	0-06
	37	0-04
5	15/1	1-13
	15/2	1-13
	16	4-12
	17	2-12
	23	0-13
	24	4-00
	25	4-09

Contd...

: 3 :

3	4-18
4	4-16
5/1	2-07
5/2	2-09
6/1	2-05
6/2	1-00
6/3	1-07
7/1	0-08
7/2	4-06
8	4-16
9	2-16
12/2	5-01
13/1/2	0-17
13/2/2	3-10
14/1/1	0-02
14/1/2/2	1-12
14/2	2-17
15	4-12
16/2	3-16
17/1/2	0-10
17/2/2	3-06
18/2	3-16
19/2	3-12
20/2	2-01
21	1-09
22	4-08
23	4-16
24/1	4-04
24/2	0-12
25	4-16
26	0-02
27	0-05

1	1-16
3	5-12
7	1-00
8	2-01
9	5-06
11/1/2	2-03
13/1	2-07
13/2	2-09
14/1	4-12
14/2	0-04
15	3-16
16/1	1-12
16/2	3-04
17/1/2	0-16
17/2/2	3-09
17/3	2-00
18/1/2	3-00
20	3-00
21/1	3-08
21/2	1-08
22/1	4-10
22/2	1-08
23	4-02
24	2-06
25/2	3-10

11	1-16
18	2-03
19	4-10
20	4-16

Contd...

: 4 :

21/2

4-15

22/1

2-08

22/2

2-08

23

5-00

24/1

0-13

24/3

0-06

25/1

1-16

34

0-06

2

2-19

3

4-16

4

4-16

5

4-14

6/1

2-15

6/2

2-00

7

4-11

8/1

3-00

8/2

1-16

9

4-06

10

0-02

12

2-09

13/1

1-13

13/2

3-12

14

4-16

15

4-15

16

5-16

17

3-04

20

4-02

21/1

1-18

22/1/1

0-14

22/2/1

0-02

23/1

0-13

24

3-19

25

1-18

26

0-01

27

0-04

28

0-05

29

0-02

31

0-07

1

3-06

2

1-03

9

3-06

10

4-14

11

4-18

20

1-17

1/1/2

2-10

1/2

0-07

2/3/2

1-02

3/1/2

0-06

3/2/1

0-01

3/2/3

0-02

4/1

1-06

7/1/2

0-11

7/2

0-18

8/1/2

1-00

8/2/2

4-13

9/1/2

2-06

9/2/1

2-08

9/2/2

0-02

10/1

0-07

10/2

3-10

11/2

4-12

12/2

3-12

13/2

1-12

19

5-09

20

4-16

21

4-16

Contd...

22

15

22
26/2

1/1/2
1/2
1/3
2/1/2
2/2/2
3/2
4
5/2
6/1
6/2/2
6/3
7/1
7/2/2
8/1
8/2
9
10/1
10/2
10/3
11
12/1
12/2
13/1/1
13/1/2
13/1/3
13/2
14
15/1
15/2
16/1
16/2
17
18/1
18/2
19
20/1
20/2
21
22/1
22/2
24 23
24
25/1
25/2
26
27

2-09
0-11
0-10
2-03
0-16
1-03
1-14
4-03
4-18
4-02
2-16
0-06
0-13
1-13
2-06
1-11
0-16
5-10
1-07
2-10
0-16
4-16
1-08
3-08
0-05
0-11
1-11
1-17
4-16
2-03
2-09
2-07
2-03
4-16
0-02
2-15
6-03
3-12
1-04
4-16
4-13
0-12
3-17
4-12
2-03
2-13
0-04
0-04

3-17

16

1
2
3
4
5
6/1
6/2/1
6/2/2
6/3
7

4-16
4-16
4-16
4-12
4-09
3-11
0-01
0-15
0-09
4-12

Contd....

16

17

18

19

8
9
10
11
12
13/1
13/2/1
13/2/2
14
15
16/1
16/2
17
18
19
23
24
25/1
25/2
26
27
28

3/1
3/2
4/1
4/2
5
6
26
27

3
4
5
6
7
15
25

1
2
3/1
3/2
4/1
4/2
5
6
7
8
9
10
11/2
11/3
12/1
12/2
13
14
15
17/1
17/2
18
19/1
19/2
20
21
22
23
26

4-12
4-13
4-16
2-17
4-16
3-14
0-01
1-01
4-16
4-11
3-12
1-04
4-16
4-16
2-15
3-16
4-16
4-00
0-16
0-05
0-05
0-10

0-04
2-08
4-06
0-17
4-16
3-09
0-05
0-05

1-15
4-16
4-16
4-16
3-08
3-16
0-15

4-12
4-05
1-02
3-14
1-04
3-11
4-16
4-14
4-11
5-15
3-06
4-12
0-15
1-03
2-03
1-19
4-16
4-14
2-10
3-17
0-02
4-14
2-19
1-05
3-15
5-05
3-16
5-10
0-04

19	27	0-06
	29	0-02
	30	0-04
20	1	4-02
	10	0-19
25	1	4-05
	2	3-16
	3	2-07
	10	3-07
26	5	3-10
	6	3-18
	28	3-16
	30	2-14
	31	9-13
	32	5-10
	37/2	Less than Biswa
	39/2	8-05
	40	13-09
	42	3-12
	149	0-09
	151	0-08
	159	0-16
	160	0-15
	161	0-09
	162	0-04
	163	0-17
	164	0-18
	165	1-01
	166	0-15

There is a vacant land on the spot in Khasra No. 4/23/2, 7/9, 7/13/1 and 7/13/2. Whereas in the revenue record there is a entry of Panchyat Garh and Hospital. So, these are being acquired.

CLAIMS & EVIDENCE

Sr.No.	Name of claimant	Khasra Nos & Area	Rate Claimed
1.	Desh Ram s/o Nathan	4/14/2, 17	Rs.500/-p.sq.yd for land
2.	Mam Chand, Giyasi ss/o Bakhtawar	5/23, 6/3	-do-
3.	Dharma s/o Gopal, Kishan Chand, Raj Singh, Kartar Singh, Jai Pal Singh ss/o Dharma	6/17/2/2, 18/2, 23, 24/1, 17/3/2, 4/1, 26	-do- to dist- to ool, garh etc.
4.	Gajraj Singh, Karen Singh ss/o Dhum Singh	6/8, 9, 13/2/2, 14/1/2/2, 27, 6/14/1/1	-do-
5.	Lakhmi Chand, Sube Singh ss/o Banti, Rajjit Singh, Daya Chand, Smt. Ram Bai, Smt. Phoolwati (sons) & d/o Ram Gopal, Narain Singh, Kishan Singh, Shanti, Smt. Sumitra, Smt. Chandervati ss/o & dd/o Kunden	4/21, 22, 15/25/2, 16/25/2, 18/3, 4, 5, 6, 7	-do-

808

6. Mir Singh, Hem Chander, 6/16/2, 17/1/2, 25 -do-
Ram Nath ss/o Bhagwana 24/2, 17/4/2, 5,
6, 27 (2)Rs. 10,000/- for
damages of Tube-
Wells, rooms &
Well.
7. Bhartu, Sarjan ss/o 1/22/2, 4/2/2, 3, -do-
Kanha 8/1
8. Umrao Singh s/o Ganpat 4/11/2, 12/1 -do-
Kanwar Singh, Ganpat
Singh s/o Bangi
9. Chandhary Co-operative 4/26, 37 Rs. 15,00,000/- lump
Poultry Society Ltd. th. sum for damages of
Secretary Sh. Dharam Pal poultry Farm.
2. Alternative site.
10. Ram Chander, Dharam Pal 1/22/1, 4/2/1, Rs. 500/- p. sq. yd for
ss/o Kishan Lal 9, 10, 11/1, 11/2, land.
5/15/1
11. Chet Ram s/o Hardev 7/7, 14/1 -do-
Virender Singh s/o
Deep Chand
12. Balbir Singh, Sahib Singh 6/6/3, 7/2, 28, Rs. 500/- p. sq. yd for
Uday Singh, Siri Chand ss/o 18/25, 19/11/2, land.
Laik Ram 17/1, 18, 19/1, Rs. 1,00,000/- for
19/2, 20, 22, 22, damages of Well,
23, 30, 25/1, 2, etc.
3, 10, 26/5, 6, 6/4, Pucca Room, bearing
5/1, 6/2, 7/1/2, etc.
14/1/2, 10/2, 16/6/1
19/17/2
13. Balbir Singh s/o 2/24, 9/4, 5, 6/17, -do-
Laik Ram 7, 8/1, 13/2, 14, 17,
27, 19/11/2
14. Gaon Sabha th. its 4/8/2, 35, 7/3/20, -do-
Pradhan 21/1, 22/1, 2, 3, Requested Kh. No.
42, 39/2, 37/2, 31, 4/37, 41/1, 7/9,
40/1, 28, 29, 32, 49, 4/23/1, 4/23/2,
149, 151, 159, 160, 161, 7/13/2, 14/2,
162, 163, 164, 165, 166 33, 34, to
be exempted
from acqui-
sition due to
plots, school,
Panchayatgarh
Dispensary etc.

806

15. Ram Chander, Mahinder
ss/o Tej Ram
15/2/2/2, 12/1, 13/1/1, Rs. 500/- p. sq. yd
8/18, 22/2, 23, 2/1, 11/1/2, for land:
15/3/2, 9, 8/2, 5/25, 6/5/2, Rs. 30,000/- for
6/1, 14/2, 15, 13/1/2, 5/25, tube-well
6/5/2, 6/1, 15/5/2, 7/1. Rs. 10,000/- a
room.
16. Pura s/o Nanda, Jag
Ram, Balbir, Shiv Narain,
ss/o Pem Raj, Surat Singh
s/o Pura, Raj Singh, Surinder
Singh, Joginder Singh, Virender
Singh s/o Surat Singh.
Rs. 3,50,000/- for
structure, Tube-Wall
Rs. 300/- per. sq. yd for
land.
Rs. 1000/- for one
Shehtut tree.
17. Arjun s/o Ganga Parsad
Rs. 300/- p. sq. yd for
land.
Rs. 1,50,000/- for
structure.
18. Ram Kumar, Satya Vir,
Kartar Singh ss/o Deeg Ram
Rs. 300/- p. sq. yd for
land.
19. Mool Chand s/o Ami Shak
Lal 15/1/3,
10/1
- do -
20. Dwarka Dass s/o Narsomal 2/23
Rs. 500/- p. sq. yd for
land.
21. Jagmehwar Dayal,
Rameshwar Dayal
Rs. 300/- p. sq. yd for
land.
22. Mahar Singh, Ri sal Singh, Nil
Ram Kishan s/o Amar Singh,
Dharam Singh s/o Manohar
Rs. 1,50,000/- for
structures.
Rs. 300/- p. sq. yd for
land.
23. Dalip Singh s/o Ganpat -
Rs. 5000/- for trees
Rs. 300/- p. sq. yd for
land.
Rs. 1,50,000/- for
structure.
24. Ishwar Singh s/o Ri sal
Singh -
Rs. 300/- p. sq. yd for land
Rs. 1,50,000/- for
structure.
25. Chet Ram, Deep Chand,
Kishan Chand ss/o Chunni
Ram Kanwar, Raj Singh, Sent
Kumar, Maman ss/o Ram Chander
Rs. 300/- p. sq. yd for
land.
Rs. 1,50,000/- for struc-
ture.
Rs. 5000/- for trees.
26. Tulsi, Khazan ss/o Pura
Rs. 300/- p. sq. yd for
land.
Rs. 500/- for trees.
27. Ishwar Singh s/o Dharam
Singh -
Rs. 300/- p. sq. yd for
land.
Rs. 1,25,000/- for struc-
ture.

(804)

28. Jagmal Singh, Mir Singh, Jagdish Chander, Hukam Singh, Nahar Singh ss/o Ram Chander	2/19/20/1, 21/2,22/1	Rs.500/-p.sq.yd for land. Rs. 5000/- for shifting charges. Rs. 10,000/-for loss.
29. Ram Chander s/o Bhure	-	Rs. 300/-p.sq.yd for land. Rs. 3,00,000/- for structure. Rs. 2000/- for trees.
30. Munshi s/o Surgha	-	Rs. 300/-p.sq.yd for land. Rs. Three Lakh for Well & structure.
31. Mohar Singh s/o Kallu	-	Rs. 500/- p.sq.yd for land. Rs. 3 Lakh for struc- ture.
32. Anil Lal s/o Man Raj Jagmal s/o Daya Chand	-	Rs. 500/-p.sq.yd for land. Rs. 50,000/-for struc- ture.
33. Siri Chand, Tulla Ram ss/o Mool Chand, Mehar Chand s/o Nihal Singh	7/8	Rs. 500/-p.sq.yd land Rs. 5000/- for shifting charges. Rs. 50,000/- for boundry wall.
34. Bhagwana, Ram Chander ss/o Abhey	-	Rs. 300/- p.sq.yd for land.
35. Pokhar s/o Lakhi	-	-do-
36. Dharam Singh, Ajit Singh ss/o Sis Ram	-	Rs. 300/-p.sq.yd for land. Rs. 500/- for tree.
37. Ram Narain s/o Risal Singh Baljit Singh s/o Shiv Narain	-	Rs. 300/- p.sq.yd for land. Rs. 2,50,000/-for struc- ture. Rs. 20,000/-for trees.
38. Ram Kanwar s/o Late Roop Chand	7/7, 14/1	Rs. 800/- p.sq.yd for land.
39. Krishan Kumar s/o Roop Chand	-do-	-do-
40. Dhan Raj s/o Roop Chand	-do-	-do-
41. Hem Raj s/o -do-	-do-	-do-
42. Shiv Kumar s/o -do-	-do-	-do-
43. Jaswant Singh s/o Nihal Singh r/o 4457-B, Pahari Dhiraj, Sadar Bazar, Delhi	2/26	Rs. 2000/-p.sq.yd for land. Rs. one Lax for Well.

Contd.... 11....

- | | | |
|---|---|--|
| 44. Narinder Singh s/o
Sultan Singh r/o
4184, Gali Ahirain,
Pahari Dhiraj, Delhi | 2/26 | Rs. 2000/- p. sq. yds for
land.
Rs. one lac for Well. |
| 45. Raj Singh, Tej Singh,
A.K. Singh r/o 4457,
Pahari Dhiraj, Delhi | -do- | -do- |
| 46. Smt. Krishana d/o Ram
Singh r/o 4457 B,
Pahari Dhiraj, Delhi | -do- | -do- |
| 47. Jaswant Singh, Narinder
Singh, Smt. Krishana,
Raj Singh, Tej Singh,
A.K. Singh r/o 4457,
Gali Nihal Singh, Pahari
Dhiraj | - | Rs. 2000/- p. sq. yd for land |
| 48. Kartar Singh s/o Sarjan | 4/8/2 | Rs. 500/- p. sq. yd for land
Rs. 1,00,000/- for seve-
rence charges. |
| 49. Sardool Singh, Sarjit Singh
ss/o Raghubir Singh | 2/26 | Rs. 500/- p. sq. yd for
land. |
| 50. Ramji Lal s/o Nand Lal | 4/22, 5/25,
6/5/2, 6/1,
14/2, 15,
Rect. 7, Killa
No. 1, 11/1,
Rect. No. 15.
Killa No. 8/1, 13/1/2 | Rs. 150/- p. sq. yd for
land.
Rs. 30,000/- for tube-Well
Rs. 1,00,000/- for
boundary wall. |

DOCUMENTARY EVIDENCE

The following persons have produced some documentary evidence in support of their claims :-

- SrNo
- 1) Unattested copy of Judgement from the Court of Jaspal Singh, ADJ in LA Case No. 232/83. Ram Narain Singh & others Vs. UOI Award No. 1/80-81 Village Bagrola fixing market value of land @ Rs. 16,300/- per bigha as on 3.6.1978.
 - 2) Photostate copies of four sale deeds dated 7.1.82 in which land measuring 11½ Biswas bearing part of Kh. No. 53 Village Bagrola was executed for a sum of Rs. 48,000/- each.
 - 3) Two Photostate copies of sale deeds dated 8.3.84 in which land measuring 500 sq. yds out of Kh. No. 49/24 situated at Village Palam for a sum of Rs. 45,000/- each.
 - 4) One Photo-state copy of sale deed dated 27.9.82 in which land measuring 15 biswas part of Kh. No. 83/19/2 situated in Palam sold out for a sum of Rs. 1,01,000/-

Contd....

800

MARKET VALUE

Market value of the land is to be assessed as on 27.1.1984. after taking into consideration several factors i.e. situation, potentialities etc. The land under acquisition is bounded by the land of Village Toganpur in West side, Village Sahupur in south side and Village Palam in North side and Railway line on Eastern side. In this Village several sales transactions have been taken place in the recent years and award were also announced in this Village. The details of sale transaction taken place are given below :-

S.No.	Sale deed No. & date	Area Big-Bis	Amount
1.	7176/31.10.81	0-19	Rs. 3000/-
2.	127/ 7.1.82	0-12	Rs. 48000/-
3.	129/7.1.82	0-11	Rs. 48000/-
4.	129/7.1.82	0-11	Rs. 48000/-
5.	126/7.1.82	0-11	Rs. 48000/-

The land under sale transactions at Sl.No. 2 to 5 is of extended Abadi of Village/Phirni which can not be taken into consideration for assessing the compensation. The sale transactions at S.No.1 does not reflect the market value of the land as the share of the land was transferred.

Apart from the above sale transactions the following awards have been drawn in this Village :-

Sl.No.	Award No.	Date of notification u/s 4	Compensation Awarded
1.	1835	26.9.1964	Block A Rs. 700/- P.B.
2.	2105	1.1.1966	Chai Rs. 1155/- " Rosl1 Rs. 770/- "
3.	53/78-79	12.12.1972	Block A Rs. 4000/- " B Rs. 3000/- "
4.	2/77-78	26.2.1976	Rs. 2900/- "
5.	1/80-81	3.6.78	Rs. 5320/- "

Award in Serial No. 1 to 4 are not helpful in assessing

Contd...13...

the compensation because these are of much earlier date. There is Award No. 1/80-81 in Village Bagrola, wherein the date of notification u/s 4 was 3.6.1978. The L.A.C. has assessed the compensation @ Rs. 5320/- per bigha for the land. The claimant had gone into appeal against Award No. 1/80-81. The Hon'ble A.D.J. in L.A. Case No. 232/83 - styled as Sh. Ram Narain Singh & others Vs. UOI fixed the market value of the land @ Rs. 16,800/- per bigha for the land. The UOI also has^{also} gone into appeal against this judgement over and above Rs. 10,000/- P.B. The land of Award No. 1/80-81 is in close vicinity of land under acquisition. I have inspected the site in question and found that the land under acquisition is similar to the land of Award No. 1/80-81.

During the time of inspection with field staff, it is found that there are some pits in the land under acquisition upto 10' depth. For the purpose of assessing the market value of the land, I divide the land into three Blocks ABC. Block A consist of level and even land excepting the land mentioned in Block B & C. Block B consists of pits land from where earth has been removed upto 5' deep. The details of land is as under:-

Rectangle No. 6 Khasra Nos. 5/1 min(1-0) and 5/2 min (0-10) total 1 Bigha 10 Biswas.

Block C consists of pits land from where earth has been removed more than 5' x 10'. The details are as below :-

5/23 (0-13), 5/24 min (2-00), 6/3 (4-18), 14/21 (4-16), 14/22 (2-09), Rect.No. 15 Kh.No. 4 min (1-10), 7 min (0-10), 6/3 (0-13), 7/2/2 (2-06), 13/2/2 (1-17), 14 (4-16), 15/1 (2-03), 16/2 (2-03), 17 (4-16), Rect.No. 15 Khasra No. 18/2 (2-15), 23 (3-17), 24 (4-12), 25/1 (2-03), 25/2 (2-13). Rect.No. 19 Khasra No. 3/1 (1-02), 3/2 (3-14), 4/1 (1-04), 4/2 (3-11), 5 (4-16), 6 (4-14), 7 (4-11), 8 (5-15). Rect.No. 20 Khasra No. 1 (4-02), 10 (0-19). total measuring 85 Bighas 18 Biswas.

Contd....14.....

There is an Award No. 17/86-87 of Village Sahapur in which L.A.C. has assessed the compensation at the rate of Rs. 13,000/- per bigha. The claimant at Sl.No. 50 has also filed the copy of judgement pronounced by ADJ against Award No. 1/80-81 in which Hon'ble ADJ fixed the market value of the land @ Rs.16,800/- per bigha. The second evidence given by the above claimant is of land being extended abadi which is as much higher side and does not reflect the true and rational value of the land under acquisition. The compensation of Rs. 10,000/- per Bigha has already been accepted by the UOI while filing appeal against the judgment of Award No. 1/80-81 by learned ADJ. By allowing the appreciation of even 6 % per year for the intervening gap between 1978 & 1984 of this present notification the fair price for the land comes to approx. Rs. 13,000/- which to my mind is the fair index of the value of land under acquisition.

Taking into consideration above all aspect including the decision in L.A.C. No. 232/83 and appeal of Govt. against this judgement as well as time gap of 5 years 238 days, I am of the opinion that Rs. 13,000/- per bigha for Block A, Rs.11,000/- per bigha for Block B & Rs.8000/- per bigha for Block C is fair and reasonable market value of the land under acquisition and award the same accordingly.

WELLS & TUBE WELLS

There are following Wells & Tube-Wells on the land under acquisition. I assess the market value as detailed below:

Sr.No.	Kh.No.	Details of Well/ Tube-well	Compensation assessed
1.	6/16/2	One room 10' x 12' in good condition	Rs. 3,800 /-
2.	6/19/2	One room 10' x 8' in bad condition Wall cracked	Rs. 1,800/-
3.	6/25	One room 10' x 8' in good condition	Rs. 2,500/-
4.	7/8	Boundary wall 200' x 100' Height 3 ft. with bricks	Rs. 4,000/-
5.	7/15	1) Boundry wall 100' x 100' with bricks ht. 4 1/2 ft. and one wall in North side length 75 ft. Ht. 4 1/2 ft. along with Samadhi condition	Rs. 5,000/-
6.	8/23	ii) One room 10' x 12' in good condition One room 10' x 10' in good	Rs. 3,800/- Rs. 3,200/-

294)

: 15 :

7.	8/34	One room 10' x 9' in good condition	Rs. 3,000/-
8.	9/26	one room 12' x 17' in good condition outside plaster	Rs. 6,200 + 300/-
9.	9/27	i) one room 8x8, Height 8' ii) one room 12' x 15' in good condition, Height 11'	Rs. 2,000/- 15,00/- Rs. 6,200 + 300/-
10.	9/28	One room 20 x 10 in good condition (Height 11')	Rs. 6,500/-
11.	9/29	One room 15' x 10' in good condition (Height 11')	Rs. 5,200/- 9/3
12.	9/31	One room 10x10 in bad condition (Front side wall cracked)	Rs. 2,000/-
13.	14/2/3/2	One room 10 x 13 in good condition	Rs. 4,000/-
14.	14/8/2/2 & 26/2	One room 15x10 in good condition	Rs. 4,500/-
15.	14/9/2/1	One room 10' x 8' in good condition	Rs. 2,500/-
16.	14/19	One room 12 x 10 in good condition	Rs. 3,800/-
17.	15/16/1	One room 11 x 9 in good condition	Rs. 3,200/-
18.	16/9	One room 12 x 12 in very good condition	Rs. 6,500/-
19.	16/27	One room 15 x 12 in good condition	Rs. 5,500/-
20.	16/28	One room 13x 12 in very good condition	Rs. 5,500/- Rs. 5,200/-
21.	17/26	One room 18x10 in good condition	Rs. 5,500/-
22.	17/27	One room 15 x 10 in good condition	Rs. 4,500/-
23.	18/6	One room 8 x 8 in good condition	Rs. 2,000/-
24.	19/26	One room 17 x 10 in good condition	Rs. 5,200/-
25.	19/27	One room 10 x 8 in very good condition	Rs. 2,800/-

Contd.....

(92)

26.	26/6	One room 11x9 in good condition	Rs. 3200/-
27.	3/8	One room 10 x 10 in good condition (Iron Gate)	Rs. 3500/-
28.	4/8/1	One room 10x10 in good condition	Rs. 3000/-
29.	4/26, 37	These Kh. Nos. consists of Poultry shed, Farm House, office, T.W. etc.. It has also tube-well with O.H. tank. These structures were raised before the date of notification u/s 4. The Surveyor of Works -II (PWD) DA, New Delhi vide letter No. SSQ-II/SW.II/DA/LAC-94/737 dt. 5.9.86 estimated the valuation of the structures to Rs. 1,78,000/-. I have no option except to agree with the valuation estimate and award the same accordingly.	

Total:-

Rs. 2,98,200/-

WELLS/TUBE-WELLS

Sr.No.	Kh.No.	Details of Well/ Tube-Well	Compensation proposed
1.	2/26	One Well dia 8 ft. with Pucca Plate Farm without use (old)	Rs. 4000 -00
2.	6/16/2	One tube-well (Boaring)	Rs. 2000 - 00
3.	6/19/2	-do-	Rs. 2000 - 00
4.	6/25	Kucha Boaring	No compensation.
5.	6/26	-do-	-do-
6.	6/27	One Well Dia 8 ft. Old condition without use	Rs. 3500 - 00
7.	8/23	Om Tube-Well (Boaring) with water tank 4' x 3'	Rs. 2500 - 00
8.	8/34	One Tube-Well Dia 6 ft. on good condition with water tank 3 x 3	Rs. 4000 - 00
9.	9/25	One Tube-Well (boaring) with water tank 4 x 4 and water channel 125 ft. approx.	Rs. 3400 - 00

Contd....

200

10.	9/26	One tube-well Dia 9 ft. in good condition with water tank 10' x 4'	Rs. 5500 - 00
11.	9/28	One tube-well Dia 9 ft. in good condition with water tank 3' x 5'	Rs. 5000 - 00
12.	9/29	One tube-well (Boaring) with water tank 3 x 5	Rs. 2600 - 00
13.	9/31	One tube-well Dia 8 ft. in good condition with water tank 3 x 3	Rs. 4800 - 00
14.	14/2/3/2	One tube-well (Boaring) with water tank	Rs. 2500 - 00 ✓
15.	14/8/2/2 & 26/2	One tubewell (Boaring) with water tank 4 x 6	Rs. 2800 - 00 ✓
16.	14/9/2/1	One tube-well (boaring)	Rs. 2000,- 00 X wrong
17.	14/19	One tube-well boaring with water tank 2½' x 6'	Rs. 2500 - 00
18.	15/16/1	One tube-well (Boaring)	Rs. 2000 - 00
19.	15/26	One Well Dia 8' old condition	Rs. 3500 - 00
20.	16/9	One tube-well (boaring) with water tank 5' x 5' and water channel 400' (length)	Rs. 4900 - 00
21.	16/27	One tubewell (boaring) with water tank 3' x 4'	Rs. 2500 - 00
22.	16/28	1) One Well Dia 8' with water tank 4' x 5' and water channel length 40'	Rs. 5000 - 00
		ii) One tube-well (Boaring)	Rs. 2000 - 00
23.	17/26	One tubewell Dia 9' with water tank 3' x 6' and water channel length 15'	Rs. 5500 - 00 ✓
24.	17/27	One tubewell (Boaring with water tank 3' x 6' and channel length 200' approx.	Rs. 3700 - 00
25.	18/6	One tube well (Boaring)	Rs. 2000,- 00
26.	19/17/2	Kucha Boaring	No. comp.
27.	19/26	One tube-well (Boaring)	Rs. 2000 - 00
28.	19/27	One Tube-well (Boaring)	Rs. 2000 - 00
29.	19/30	One Well Dia 8' in good condition	Rs. 4200 - 00
30.	26/6	One Tube-well (Boaring)	Rs. 2000 - 00 ...
31.	3/8	One tube-well (Boaring) with water tank 4' x 6'	Rs. 2800 - 00
32.	4/2/1	One Well dia 9' old condition	Rs. 3800 - 00
Total:-			Rs. 97000 - 00

TREES

In Khasra No. 4/26 there is a Nursery of rose Plants on area measuring 50' x 100' and a Lawn on area measuring 50' x 50' approximately surrounding by the rase (Baad) and More Pankhe. Rs. 5, 000/- be paid as compensation for all.

2) Besides the above there are following trees. Their compensation is as under :-

Kh.No.	Name of tree	No.of trees	Approx. Weight	Rate per Qtl.	Total
4/26	Safeda	80 ^{medium} (Big)	-	Rs. 20/- each	Rs. 1600-00
		75 (small)	-	Rs. 10/- each	Rs. 750-00
	Neem	5 (Big)	8 Qtl.	Rs. 20/- per Qtl.	Rs. 160-00
		16 (small)	-	Rs. 5/- each	Rs. 80-00
	Jamun	3	6 Qtl.	Rs. 20/- p. Qtl.	Rs. 120-00
	Shahtoot	3	4 Qtl.	Rs. 20/- p. Qtl.	Rs. 80-00
		2 (small)	-	Rs. 10/- each	Rs. 20-00
	Gulmohar	1	1 Qtl.	Rs. 20/- p. Qtl.	Rs. 20-00
	Champa Plants	2	-	Rs. 10/- each	Rs. 20-00
	Amrood	5 plants	-	Rs. 20/- each	Rs. 100-00
	Appricot	1 "	-	Rs. 20/- each	Rs. 20-00
	Orange plant	2 "	-	Rs. 20/- each	Rs. 40-00
					3010-00

Total as detailed above = Rs. 8010/-

4/11/3	Manto	1	3 Qtl.	Rs. 20/-	Rs. 60-00
5/15/1	Jaman	2	10 "	Rs. 20/-	Rs. 200-00
	Beri	1	50 Kgs.	-	Rs. 10-00
5/24	Kikkar	1	1 Qtl	Rs. 20/-	Rs. 20-00
6/5/1	Kikkar	1	1 1/2 Qtl.	Rs. 20/-	Rs. 30-00
9/6/2	Khatta	2	-	Rs. 20/- each	Rs. 40-00
9/7	Kikkar	1	1 1/2 Qtl.	Rs. 20/-	Rs. 30-00
	Safeda (small)	2	1 Qtl.	Rs. 20/-	Rs. 20-00
9/15	Khatta	2	-	Rs. 20/- each	Rs. 40-00

Contd.....

: 19

9.	9/31	Jaman	1	3 Qtl.	Rs. 20/-	Rs. 60-00
		Khatta	2		Rs. 20/-each	40-00
10.	16/4/1	Peepib	1	4 Qtl.	Rs. 20/-	Rs. 80-00
		Neem	1	2½ Qtl.	Rs. 20/-	Rs. 50-00
	16/9	Khatta-	3	-	Rs. 20/-each	60-00
	16/23	Janti	1	-	Rs. 10/-each	10-00
	17/4/1	Peepie	1	3 Qtl.	Rs. 20/-	Rs. 60-00
		Neem	1	2½ Qtl.	Rs. 20/-	Rs. 50-00
	17/4/2	Khatta	1		Rs. 20/-each	20-00
	17/26	Peepie	1	½ Qtl.	Rs. 20/-	Rs. 10-00
		Neem	1	-do-	Rs. 20/-	Rs. 10-00
		Khatta	1		Rs. 20/-	Rs. 20-00
	17/27	Safeda (small)	1	-	-	Rs. 10-00
		Khatta	1		Rs. 20/-	Rs. 20-00
G. TOTAL: -						Rs. 8960-00

INTEREST

As the possession of the land under acquisition has not yet been taken over and there is no difference of more than three years between the notification u/s 4 & 6 of the L.A. Act the question of assessment of interest u/s 34 or 4(3) of the said Act does not arise.

SOLATUM

30 % solatium on the market value of the land is payable to the interested persons u/s 23(2) of the L.A. Act.

ADDITIONAL AMOUNT

An additional amount u/s 23(1A) of the L.A. Amendment Act @ 12 % P.A. on the market value of the land is payable to the persons interested from the date of notification u/s 4 (i.e. 27.1.1984) to the date of announcement of award or to the date of taking over possession of the land, whichever is earlier.

LAND REVENUE

A sum of Rs. 278-45 Ps as the land revenue of the land

Contd....20....

under acquisition will be deducted from the Khalsa rent roll of the Village from the date of taking over possession.

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

APPORTIONMENT

Compensation will be paid to the recorded owners/ Bhumidars on the basis of latest entries in the revenue record. In case of any dispute which will not be settled amicably within a reasonable period, the compensation will be referred to the Court of A.D.J. u/s 30-31 of the L.A. Act for adjudication.

SUMMARY OF AWARD

1. Compensation of land measuring 805 Bighas 13 Biswas @ Rs. 13,000/- per Bigha in Block 'A'	Rs. 1,04,73,450 - 00
2. Compensation of land measuring 1 Bigha 10 Biswas @ Rs. 11,000/- per Bigha in Block B	Rs. 16,500 - 00
3. Compensation of land measuring 85 Bigha 18 Biswas @ Rs. 8000/- per Bigha for Block C	Rs. 6,87,200 - 00
4. Compensation of structures	Rs. 2,98,200 - 00
5. Compensation of Wells	Rs. 98,000 - 00
Total:-	Rs. 1,15,72,350 - 00
6. Solatium @ 30 %	Rs. 34,71,705 - 00
7. Addl. amount u/s 23(1A) @ 12 % from 27.1.84 to 13.9.86 (2 years 230 days)	Rs. 36,52,423 - 90
8. Compensation for trees	Rs. 8,930 - 00
GRAND TOTAL:-	Rs. 1,87,05,408 - 90

(Rupees One Crore Eighty Seven Lac Five Thousand Four Hundred Eight and Paise Ninty only)

(N.K. SHARMA)
LAND ACQUISITION COLLECTOR(P.S)
DELHI.

Announced today in the
open Court.

L. AC (PS)

17/9/86

19/9/86

19/9/86