AWARD NO. 1368

375

Name of the village: Bahapur.

Nature of acquisition: Permanent.

Purpose of acquisition: Planned Development of Delhi.

The entired revenue estate of village Bahapur was notified for acquisition under section 4 of the Land Acq Act I of 1894 alongwith other land of other villages com in 34070 acres notified for the Planned Development of D vide notification No.F.15(111)/59-LSG, dated 13.11.1959 under the authority of the Chief Commissioner, Delhi. D publicity was given to this notification as required by and objections received under section 5A were duly consi by the Local Government. After that a declaration under 6 of the ibid Act was issued bearing No.F.15(7)/61-LSG, 20.3.1962. Due publicity was given to this declaration notices under sections 9 and 10 of the Land Acquisition of 1894 were issued to all the persons interested in the under acquisition. The claims for compensation received dulyconsidered and are discussed in this award separatel This small bit of land measuring 1 bigha 1 biswa could acquired previously due to an oversight. Hence a fresh notification under section 6 was got issued in respect area.

TRUE & CORRECT AREA:

The land was measured on the spot by the Land Acq Field Staff in conjunction with a representative of the Requiring Department. On measurement the true and corr was found as follows:-

Field Nos.	Area Big.	Bis.	Kind of soil.
1752/1507/1	0	9	Rosli
1762/534/1/1	0	11	Gheirmumkin
1752/1507/3	0	1	Rosli
TOTAL:	1	1	

COMPENSATION:

CLAIMS: The following persons have filed written clai compensation in compliance with notices under section 10 of the Land Acquisition Act I of 1894. Their detail under:-

S.No.	Name of the claimants	Compensation claimed.	Remarks
1.	Gauri Shankar s/o Madho Ram Khanna	Rs.30/- per S.Yd.	No pr
2.	Makhan Lal s/o Jawahar Lal	-	-
3.	Shankar Dass Seth, Unkar Nath Seth, Shmt.Bimla Vati & Shiv Kumar	Rs.45/- p.s.Yd.	No

4.	Chiranji Lal		
5.	Ram Sarup s/o Mata Ram, Raj Nath, Dwarka Nath ss/o L.Ram Gopal	Rs.10/- P.S.Yd.	No proof.
6.	Rati Ram, Tipar Chand, Rup Chand ss/o Kanihya Lal, Shmt.Shimbo wd/o Rizak Ram	Rs.10/- P.S.Yd.	No proof.
7.	Vidya Vati alias Daya Wanti w/o L.Bal Kishan Dass.	Rs.20/- P.S.Yd.	No proof.
8.	Gaza Dhar s/o L.Kirpa Ram	Rs.30/- P.S.Yd.	No Proof.
9.	Pt.Lila Ram s/o Pt. Gumani Ram	Rs.30/- P.S.Yd.	No proof.
		Rs.30/- P.S.Yd.	No proof.

Generally all the claimants have produced no evidence support of the claims. The claims filed by them are exorbi and fabulous and cannot be accepted in full as these do no represent the fair market value on the date of notification section 4.

MARKET VALUE:

We have to judge the market value of the land under acquisition as prevailing on the date of notification under 4 namely the 13th November, 1959. Shortly before the date notification under section 4, a large number of transaction place in this village in similar land as the land under acq on and these transactions are a better guide to assess the value of the land under acquisition as prevailing on 13.11. This small piece of land is situated very near the Industri Area of Okhla. As a matter of fact it should have been a p of award No.1298 of this very village already given and an This piece of land escaped from notification and from award 1298 through an oversight. The following transactions took place very close to the land under acquisition:-

S.No.	Mutation. No.	Date of regn.	Area sold Big.	Bis.	Consideration money.	Ave. per
1.	2171, 2172	25.9.57	28	12	Rs.70,844/-	Rs.[illegible]
	2310, 2311	21.3.59	3	3	Rs. 9000/-	Rs.[illegible]

The land has somewhat potential value as building si sites for industries, otherwise the land as agricultural is altogether useless. The above transactions were not for agricultural purposes but for commercial purposes. I have inspected the land and have compared it with the land invol in various transactions quoted above as its is close to the Industrial Area and has somewhat potential value for comme use. Hence on the basis of sales quoted above and bearing mind Block 'A' of award No.1298 of this very village I as firm view that the market price for the land under acquis

is assessed at Rs.3500/- per bigha kham.

TREES: WELLS & OTHER STRUCTURES: 'Nil'.

APPORTIONMENT:

The list of persons entitled to receive compensatio

total compensation due to each has been prepared and is

on the file. The compensation will be paid accordingly.

There are no tenants on the land under acquisition.

15% FOR COMPULSORY ACQUISITION:

As required by section 23(2) of the Land Acquisitio

I of 1894, 15% shall be paid on account of compulsory ac

on.

THE AWARD IS SUMMARISED AS FOLLOWS:

S.No.	Area	Rate per bigha	Amount of compensa
	Big. Bis.		
1	1 1	Rs.3500/-	Rs.3675.00
2.	Add 15% for compulsory acquisition.		Rs. 551.25
		TOTAL:	Rs.4226.25

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.00.1) as land revenue which will be deducted from the Khalsa Roll of the village with effect from the harvest in wh the Department takes over possession of the acquired la

Mahinder Singh

(Mahinder Singh)
Land Acquisition Collector, D
31.7.1962

Submitted to the Collector, Delhi for informatio

Mahinder Singh

(Mahinder Singh)
Land Acquisition Collector, D
31.7.1962

Seen. Filed. [signature]

3.8.62