

(9)

Award No. 9/97-98

Name of the Village : Bakkarwala  
Nature of Acquisition : Permanent  
Purpose of acquisition : For Keshopur Effluent Irrigation Scheme Phase-III.

#### INTRODUCTORY

These are the proceeding under section 11 of the LA Act 1893 for determination of compensation in respect of the land measuring 48 Bigha 7 biswas in village Bakkarwala. The land is required by the Govt. for a public purpose namely for Keshopur Effluent Irrigation Scheme Phase-III. under Plan Development of Delhi at Public expenses. The land stands notified u/s 4-17(1) of the land Acquisition Act, vide notification No.F.7(33)/90/L&B/LA/30-35 dated 18-7-95. In view of urgency of the scheme, the provision of section 17(1) of the Act was also made applicable to this land. The Delhi Administration issued a declaration under section 6 of the land Acquisition Act vide notification No.F-7(33)/90/L&B/LA/10245 dated 14-12-95.

Notices under section 9 & 10 of the aforesaid Act were issued to the interested persons. In response to the notice issued, claims filed by the interested persons have been mentioned under the heading "claim".

#### MEASUREMENT

The area to be acquired as per declaration under section 6 of the LA Act is 48 bighas 7 biswas. As such present award is for an area measuring 48 bighas 7 biswas. the detailed of Kh.No. are as under:-

<u>Kh.No.</u>	<u>Area</u>
1/3min	1-14
8min	1-2
13min	1-2
18min	1-2
23min	1-2
13/3min	1-2
8min	1-2
13min	1-2
18min	1-2
23min	1-2
15/3min	1-2
8min	2-1
9min	1-4
10min	1-4
14/6min	1-2
14min	1-9
17/1min	0-3
17/2min	1-2
23min	1-4
31/3min	1-4
9min	1-3

Contd--2-

31/12 min	1-4
19 min.	1-4
21 min.	1-4
32/6 min.	1-4
15/1 min.	0-5
15/2 min.	0-19
16 min.	Less than one biswa.
17 min.	1-4
24 min.	1-4
33/1 min.	1-4
51/4/1 min.	1-4
19/25min.	1-2
26/5/2 min.	0-11
5/3 min.	0-11
26/6 min.	1-2
15 min.	1-2
16 min.	1-2
25 min.	1-2
38/5 min.	1-2
6 min.	1-2
15 min.	1-2
16 min.	1-2
25 min.	1-2
45/5/2/2min.	0-19
Total:	<u>48-7</u>

### CLAIMS

The following persons have filed their claims in persuance to the notice issued under section 9 & 10 of LA Act.

<u>S.No.</u>	<u>Name of the Claimant</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Claim</u>
1.	Sh. Inder Singh etc. S/O Sh. Mange Ram. Sh. Hari Prakash S/O Sh. Dharam Singh. Sh. Rajinder ect. S/O Sh. Jage. Sh. Umed Singh ect. S/O Sh. Change Ram. Sh. Mahabir Singh ect. S/O Sh. Suraj Bhan. All Residents of Villege Bakarwala.	15/3 min. 8 min. 9 min.		1. Rs. 2000/- per Sq.Yard. 2. Solatium 30%. 3. Interest @ 18% p.a. from the dt. of notification. 4. Alternative Plot. 5. Rs. 500000/- for damages.
2.	Sh. Phool S/O Sh. Lal Chand R/O Bakarwala.	26/15 min. 45/5/2/2 min.		-As above-
3.	Sh. Sukhbir Singh S/O Banwari R/O Vill. Bakarwala.	31/19 min.		- As above-

Contd.....3/-

4.	Sh. Banwari S/o Sh.Chandan Sh.Payarelal etc.S/o Sh.Bhartu Sh.Sharamvir Singh etc. S/o Sh.Mange Ram Master Tarun Kumar S/o Late Rajbir Singh All resident of Bakkarwala.	26/16m. 25min	1-2 1-0	1.Rs.2,000/-per sq.yrd.i.e. Rs.20,000/-per bigha. 2.In addition to the constructed portion,trees, Tubwell etc. or any superstruct
5.	Sh.Tara Chand etc. S/o Sh.Kundan R/o Village Bakkarwala.	14/6 15/10	-	1.Rs.1500/-per sq yrd. 2.Other benifits as per provisio of LA Act.
6.	Sh.Raghubir Singh S/o Sh.Kanhya Sh.Rajbir Singh etc. S/o Sh.Sube Ram R/o Bakkarwala.	14/6 15/10	-	- A S ABOVE.
7.	Sh.Hukam Chand etc.S/oSultan Singh -do- R/o Bakkarwala.		-	-As above.-
8.	Sh.Bhim Singh S/o Sh.Sita Ram R/o Village Bakkarwala.	26/2 38/25	1-2 1-2	1.Rs.2000/-per s. 2.Cost of Paccawe Rs.2lakhs. 3.Cost of Electri Tubwell Rs.2lac 4.Rs.5000/-per bi for damages of standing crops. 5.Rs.5lacs for serveying land. 6.Rs.7lakhs for loss of earning 7.Rs.5lakhs for changeshis residents. 8.Rs.5000/-per bi for diminatio profits. 9.Rs.100/-per sq. for boundary wa and Rs.300/-per sq.ft. for structure.
9.8	Sh. Om Parkash S/o Sh. Ram Singh R/o Village Bakkarwala.	38/16	1-2	-As above-
10.	Sh.Balbir Singh etc. S/o Sh.Bhim Singh R/o Village Bakkarwala	15/9	-	1.Rs.15,00,000/- per acre. 2.Interest & solu um in accordanc with law.
11.	Sh. Rajinder Dutt etc. S/o Sh. Ranjit Singh R/o Village Bakkarwala Sh.Rameshwar Dutt S/o BhuDutt R/o Bakkarwala.	15/3 8	-	- as above -

Sh. Jai Sawrup Bhardwaj H/o Smt. Rattan Kaur R/o Village Bakkarwala.	32/6	1-4	1.Rs.50,000/-persq.Yrds
13. Sh. Partap Singh S/o Sh. Ghisa, Sh. Jai Parkash etc. S/o Sardare Sh. Mange Ram S/o Sh. Suraj Bhan Sh. Dharampal Singh etc, S/o Sh. Jot Ram. All resident of Village Bakkarwala.	31/21 33/1	1-4 1-4	Rs.20 lakhs per bigha
14. Sh. Sumer Singh etc. R/o Village Bakkarwala	35/15	0-19	1.Rs.2000/-per sq.yrds 2.Solutium 30% 3.Interest @18% from the date of notifica tion. 4.Alternative plot. 5.Rs.5 lakhs for damages.

MARKET VALUE:-

The interested persons have generally claimed exorbitant prices of their land by making claim from about Rs.15,000/-sq.yrd to Rs.50,000/-per sq.yrds. They have however, not filed any documentary evidence in support of their claims. The claims, therefore, cannot form the basis of determination of market value.

In a policy announcement which came into effect from the financial year 1997-98 i.e. 1-4-1997 the Govt. of National Capital Territory of Delhi fixed the indicative price of the agriculture land @ 10 lakhs per acre to be the most reasonable price for the best kind of land. As on 1-4-1997. Since originally, it was proposed to increase the price of land @ 10% per annum on and above the price of Rs.4.65 lakhs per acre (Fixed by previous decision of Govt. of NCT of Delhi which came in to effect from 27.4.1990). Since the notification u/s 4 was issued on 18-7-1995 and the price of land is to be determined on the date of notification under section 4 itself therefore, I have given a compounded increase of about 11.5% per annum upto the financial year 1995-96.

One award of village Tikri Kalan No.2/97-98 was recently announced in July, 1997. The Village Bakkarwala is an adjoining Village of Tikri Kalan in which the Market Value of Agricultural land was assessed @Rs.8.06,400/- per acre or Rs.1,68,000/- per bigha. I accordingly, determine the market value of agriculture land of village Bakkarwala @Rs.8,06,400/- per acre or 1,68,000 per bigha.

In addition to the market value fixed above, land owner will be entitled to all the others benefits as the provision of LA Act.

Contd--5-

SOLUTUM:-

As provided under sub-section 2 of section 23 of LA Act, the interested person will be paid 30% solutium of the market value as per provision of LA Amended Act.

POSSESSION

The possession of the said land notified under section 6 has not been taken/handed over so far. The interest of possession will not be paid.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount @ 12% per annum on the market value of the land from the date of notification u/s 4 till the date of possession or the announcement of the award whichever is earlier.

TUBWELL/WELL

There are some well in the land under acquisition in the following Kh.No.:-

<u>Kh.No.</u>	<u>Area</u>	<u>Kind</u>
38/5/1	0-5	Well
13/13	0-2	Well
18	0-2	Well

TREES

There is no trees on the land under acquisition. No compensation is allowed on this accounts.

APPORTIONMENT

The compensation will be paid to the interested persons according to the latest entries in the revenue record. In case of any dispute regarding title, Apportionment of compensation. The matter would be referred to the Court of ADJ, u/s 30-31 of the LA Act.

LAND REVENUE

Land revenue to be assessed and to be deducted from the Khalsa Rent roll of the village from the date of taking over the possession of the land.

Contd--6/

SUMMARY OF AWARD

- |   |                     |
|---|---------------------|
| 1. Market Value of land measuring<br>48 Bighas 7 Biswas @Rs.1,68,000/-<br>per bighas(Rs.8,06,400/-)per acre | : Rs.81,22,800-00 ✓ |
| 2. Solatium 30%   | : Rs.24,36,840-00 ✓ |
| 3. Additional amount @ 12% p.a. w.e.f.<br>18-7-95 to 13-12-97(880 days)                                     | : Rs.23,50,048-44 ✓ |
| 4. Cost of Well   | : Rs. 15,000-00 ✓   |

GRAND TOTAL

:Rs.1,29,24,688-44 ✓

(Rupees one crore twenty nine lacs twenty four thousand six hundred eighty eight and paisa forty four only)

APPROVED

SECRETARY (REVENUE)

(B.S. JAGLAN)  
LAND ACQUISITION COLLECTOR/  
S.D.M. PUNJABI BAGH: DELHI

*Announced in the open court today at 10.00 a.m.  
Notice u/c 12(2) is issued.*

*12/12/97*

# Schedule of land now to be acquired

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI  
LAND & BUILDING DEPARTMENT: VIJAY BHAWANI NEW DELHI

## NOTIFICATION

No. F. 7 (33)/90/L&B/LN/10245

Dated: 14/12/95

Whereas it appears to the L.G. Delhi that land is required for a public purpose, namely for the Keshpur Effluent Irrigation Scheme Phase-III it is hereby notified 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.

## SPECIFICATION

S.No.	Name of Village	Total area (Biq-Bis)	Kh.No.	Area (Biq-Bis)
1.	Bakarwala	48-07	1/3	1-14
			8	1-2
			13	1-02
			18	1-02
			23	1-02
			13/3	1-02
			8	1-02
			13	1-02
			15	1-02
			23	1-02
			15/3	1-02
			8	2-01
			9	1-04
			10	1-04
			14/6	1-02
			23	1-09
			17/1	0-03
			17/2	1-02
			23	1-04
			31/3	1-04
			9	1-03

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1.	2.	3.	4.	5.
			12	1-04
			19	1-04
			21	1-04
			32/6	1-04
			15/1	0-05
			15/2	0-19
			16	Less than one
				Riswa
			17	1-04
			24	1-04
			33/1	1-04
			51/4/1	1-04
			<del>49/25</del>	<del>1-02</del>
			<del>26/5/2</del>	<del>0-11</del>
			<del>5/3</del>	<del>0-11</del>
			26/6	1-02
			15	1-02
			16	1-02
			25	1-02
			38/5	1-02
			6	1-02
			15	1-02
			16	1-02
			25	1-02
			45/5/2/2	0-19
			106	0-09
			107	1-02
			122	1-02
			124	1-02
			142	1-02
			145/1	1-02
			146	1-02
			152	1-02
			187	0-11
			187/1	0-11
			192	1-02
			198	0-03
			199	0-17
			23	1-02
			23	1-02
			242	1-02
			25	1-02
			252	1-04
			253	1-04
			254/1	1-04
			255	1-04
			256	0-09
			275	1-02
			287	1-02
			394	1-02
			395	1-02
			531	1-02
			532	1-02
			541	1-02
			562	1-02
			565	1-02

2. Jafarpur Hiramudnas 49-09

24-15

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continued

1.	2.	3.	4.	5.
			676	1-02
			679/1	0-02
			679	1-00
			701	1-02
			702	1-02
			722	1-02
			721	1-02
			737	1-02
			738	1-02
			764	1-02
			765	1-02
			774	1-02
			771	0-17
			773	0-12
			776	0-12
			777	0-12
			780	0-12
			781	0-12
			784	0-12
			785	0-12
			788	0-12
			341	0-16
3. Neel wal		34-06	15/0	0-15
		20-16	9	1-04
			10	2-00
			11	1-02
			20	1-02
			21	1-02
			28/1	1-02
			10	1-02
			11	1-02
			20/1	0-16
			20/2	0-05
			21/1	0-02
			30/1	1-02
			10	1-02
			11	1-02
			20	1-15
			26/11/2	0-09
			19	2-03
			23	2-03
			18	0-01
			32/4	2-04
			6	2-02
			11	2-03
			31/19	2-05
			23	2-01
			43/4	1-00
4. Dikhaunkalan		9-04	1/21/1	0-04
			3/1	1-02
			7	0-16
				0-15
			8	1-12

Handwritten signature and date 6/12

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1. 2. 3. 4. 5.

9/1	1-12
10/1	0-18
10/2	0-11
10/3	0-04
2/6	1-10

By order

( DIRM P. 1 )  
JOINT SECRETARY

F.7(3)/92-L&B/LV/10257-81.

Copy forwarded to :-

Dated: 17/12/81

1. Secretary to the Govt. of India, Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Vice-Chairman, Delhi Development Authority, Vikas Bhawan, I. N. A., New Delhi.
3. Commissioner Lands, Delhi Development Authority, Vikas Sadan, New Delhi.
4. Dy. Director (IL), Delhi Development Authority, Vikas Sadan, INA, New Delhi.
5. Addl. Distt. Magistrate (LA), Tis Hazari Courts, Delhi.
6. Land Acquisition Collector (AE), (MW), (PN), (PS), (DS), (N), Tis Hazari Courts, Delhi.
7. Legal Advisor (L&B), Tis Hazari, Delhi.
8. Tehsildar (L&B), (in duplicate), Vikas Bhawan, New Delhi.
9. Tehsildar (Notification), Tis Hazari Courts, Delhi.
10. Tehsildar (Delhi), Tis Hazari Courts, Delhi.
11. Tehsildar (Mehrauli) Mehrauli, New Delhi.
12. Sub-Registrar, Shahdara, Kashmere Gate, I/II, Asaf Ali Road, New Delhi.
13. Central Record Cell (L&B), Vikas Bhawan, New Delhi.
14. Revenue Asstt., D.C. Office, Tis Hazari, Delhi (Courts).
15. Writ Cell (L&B), Vikas Bhawan New Delhi.
16. Commissioner (MCD), Town Hall, Delhi.

(DHAREM PATIL)  
JOINT SECRETARY (L&B)