

ANAR No. 100 / 80-81.

NAME OF THE VILLAGE : BAPROLA
NATURE OF ACQUISITION : PERMANENT
PURPOSE OF ACQUISITION : INCREASING CAPACITY OF NAJAFGARH DRAIN

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act, 1894. The land measuring 343 Bighas 16 Biswas situated in village Baprola was notified u/s 4, 6 and 17 of the Land Acquisition Act, vide Delhi Administration Notification No. F.7(73)/78-L&B(1) dated 30.5.79 for a public purpose namely "Increasing Capacity of Najafgarh Drain."

Notices u/s 9 & 10 of the Land Acquisition Act were issued to the persons interested and claims filed by them are discussed hereafter the heading "Compensation Claims".

TRUE AND CORRECT AREA :-

The land was measured on the spot by the Land Acquisition field staff and area found 343 Bighas 16 Biswas according to notification u/s 4, 6 and 17 of the Land Acquisition Act, 1894:-

OWNERSHIP :-

The details of Kh. Nos., Ownership, Tenancy and classification of land are as under :-

S.No.	Name of the Owner	name of the Occupant	Kh.No.	Area	Kind of
1.	Sh. Kabul Singh and Mea Singh S/o, Smt. Sohlar W/o Ghandu all in equal share R/o Vill. Baprola, Delhi	Self	38/14/2 15/2/1 16/1 17 24/1	2-38 0-09 0-37 4-12 4-37	Abpash -10- -10- -10- -10-
				12-63	
2.	Sh. Gagan Singh S/o Hirday Ram R/o Mohd, Pur Mumirka, Delhi	Self	66/10 11/1 12 13/1 66/14/1 18/1 19 20	0-02 1-16 4-16 4-11 0-09 2-05 4-16 4-10	Abpash -10- -10- -10- -10- -10- -10- -10- -10-
				23-05	
3.	Sh. Tofan S/o Kishan Lal, Share, Munshi, Charan Singh, Chand Ram, Anrat and Sant Lal S/o Chhotu, equal shares in 1/2 share R/o Vill. Baprola Delhi.	Self	42/6/1 7 8 13/1 14 15/1 16/1 17 18 23 24 25/1	0-14 4-16 4-16 4-11 4-16 2-0 3-09 4-16 4-05 4-09 4-16 1-18	Abpash -10- -10- -10- -10- -10- -10- -10- -10- -10- -10- -10-
				44-06	

Contd.

Sh. Dhare, Mira Self
 Birhari, Sukhi Ram
 and Hazari Ss/o Hatti
 equal shares. R/o vill.
 Baprola, Delhi

41/18	2-06	Abpash
19	2-09	-10-
22	2-18	-10-
23	4-16	-10-
24/1/1	1-31	-10-
42/2	2-0	-10-
3	4-16	-10-
4/1	4-07	-10-
	<u>24-13</u>	

Sh. Hari Chand and Self
 Satish Chand Ss/o
 Nanak Chand, Pawan
 Kumar S/o Prem Chand
 R/o Vill. Shahapur Jat

67/1	4-16	Abpash
2/1/1	1-16	-10-
10/1/1	4-05	-10-
11/1/1	2-05	-10-
68/6	4-16	-10-
7	2-18	-10-
14	4-12	-10-
15	4-16	-10-
16	6-01	-10-
17	2-18	-10-
	<u>39-03</u>	

Sh. Pirohu S/o Soohan Self
 1/2 share, Suraj Bhan &
 Ram Kishan Ss/o Chhotu
 equal shares in 1/2 share
 R/o Vill. Baprola, Delhi

66/2	2-0	Abpash
3	4-16	-10-
4/1	4-15	-10-
5/1/1	0-11	-10-
7/1/1	3-01	-10-
8	4-16	-10-
9	4-02	-10-
	<u>24-01</u>	

Sh. Wan Singh S/o Chandgi Self
 R/o Village
 Baprola, Delhi

34/16	4-16	Abpash
25/1	4-12	-10-
37/21/1/1	0-06	-10-
	<u>9-14</u>	

Sh. Rame S/o Chandgi Ram Self
 R/o Village Baprola

37/7/1/1	1-04	Abpash
38/12/2 min	0-09	-10-
	<u>1-13</u>	

Sh. Roop Ram, Rame Self
 Ram Rashi, Balwan Singh
 & Ran Singh Ss/o Chandgi
 Ram equal shares R/o
 Village Baprola, Delhi.

38/3 min	3-01	Abpash
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Sh. Roop Ram S/o Chandgi Self
 R/o Vill. Baprola, Delhi

37/3/2	2-08	Abpash
34/17	4-0	-10-
24	4-16	-10-
	<u>11-04</u>	

Sh. Ran Singh S/o Chandgi Self
 Ram R/o Vill. Baprola,
 Delhi-

34/14/1	1-09	Abpash
15/2	2-08	-10-
37/8/2/1	2-07	-10-
19/1/1	0-19	-10-
20/1/1	4-07	-10-
	<u>11-10</u>	

2. S/Sh. Raghuir Singh Self
 Pehla Singh, Karan Singh
 & Sukhuir Singh Sons, Smt.
 Prem Wati daughter, Mst.
 Bhoppa W/o Bhartu equal
 shares R/o Vill. Baprola, Delhi.

68/13 min	0-05	Abpash
18 min	0-08	-10-
	<u>0-13</u>	

3. S/Sh. Rattan Singh, Hoshmar Self
 Singh Ss/o Pirohu equal share
 R/o Vill. Baprola, Delhi.

33/4	4-16	Abpash
5/1/1	3-05	-10-
6/1/1	4-16	-10-
8 min	4-08	-10-
13/2	2-04	-10-
14/1 min	2-07	-10-
15/1/1/1	0-13	-10-
	<u>24-10</u>	

65/16min 9-11 Abpash

34/6/1min	2-35	Abpash
15/1	2-08	-30-
37/1 min	1-35	-30-
2 min	4-03	-30-
3/1	2-08	-30-
9	4-16	-30-
10	4-16	-30-
11	4-16	-30-
12/1	4-12	-30-
13/1/1	1-10	-30-
32-19		

34/18min 0-01 A-spash
23 min 1-03 -do
1-04

41/3 min	4-12	Abdash
4/1/1	3-08	-10-
7/1/1	3-01	-10-
8	4-16	-10-
9/1	1-14	-10-
	<u>17-11</u>	

41/13	6-02	Abpash
14/1/1	2-14	-10-
17/1/1	1-03	-10-
9-19		

36/22min 0-05 Appash
23 min 1-07 -20-
~~1-12~~

65/25 min 3-66 Abpash
66/22/1/1 4-68 -70-
68/4 min 5-18 -70-
5 4-16 -70-
13-68

66/21 4-16 Abpash

37/4/1 2-18 Appash
8/1 2-08 -10-
5-06

38/13/1	2-08	B. Qadim
18	4-16	-do-
19 min	1-07	-do-
22 min	2-01	-do-
23	4-16	-do-
41/2 min	2-14	-do-
9/2 min	1-07	-do-
12 min	3-03	-do-
42/9 min	4-03	-do-
12 min	2-01	-do-

Grand Total

343 Bighas 16 Biswas

COMPENSATION CLAIMS :-

The following persons have filed their claims for compensation

No.	Name of the claimant	Compensation claimed
1.	S/Sh. Phary, Girhari, Sukh Ram, Hazari Lal and Heera Ss/o Hatti All R/o Village Baprola, Delhi.	Have claimed compensation @ Rs.20,000/- per bigha for the land (ii) Rs.15,000/- as severance charges (iii) 15% solatium (iv) Rs.2,000/- as annual income per bigha.
2.	Sh. Kanwal Singh R/o Village Baprola, Delhi	Has claimed compensation @ Rs.15,000/- per bigha for the land (ii) 15% solatium (iii) 12% as interest from the possession till the date of pay- ment. (iv) Rs.325/- per bigha for crops destroyed at the time of handing over possession.
3.	Sh. Ran Singh S/o Kesho Ram and Smt. Bharpal W/o Ran Singh R/o Vill. Nangal Dewat, Delhi,	Have claimed compensation @ Rs.20/- per sq. yds. for the land land under acquisition (ii) Rs.5000/- per bigha per year as crop damages. (iii) 6% interest and (iv) 15% solatium
4.	Sh. Hari Chand etc. S/o Nank Chand R/o Vill. Baprola, Delhi.	As above
5.	S/Sh. Mukhtiar Singh Risaley Ss/o Lenri R/o Village Baprola, Delhi	Have claimed compensation @Rs.20/- per Sq. yd for the land under acquisition. (ii) 15% solatium (iii) Interest from the date of possession till payment. (iv) Rs.20/- per sq. yd for un-acqui- red land. (v) Rs.1,000/- for crops per bigha. (vi) Rs.50,000/- for change of resi- dence and loss of business.
6.	Sh. Gagan Singh S/o Hirdey Ram R/o Village Baprola, Delhi.	Has claimed as under :- (i) Rs.25/- per sq. yd. for the land. (ii) 15% solatium (iii) Interest from the date of pos- session till payment. (iv) Rs.20/- per sq. yd for un- acquired land. (v) Rs.5,000/- for well. (vi) Rs.20,000/- for change of resi- dence and loss of business.
7-	S/Sh. Ashok Kumar, Asbir Kumar Atal Kumar Ss/o Prabhu, Banwari and Jit Ram Ss/o Dalu, Smt. Bharto, Smt. Chhoto and Smt. Rajo S/o Dalu R/o Village Baprola, Delhi.	As above
8.	S/Sh. Kanahiya S/o Chuni Anand Parkash and Hari Kishan Ss/o Bharat Singh R/o Vill. Baprola	As above

Sh. Sube Singh S/o
Balbir Singh R/o Vill.
Baprola, Delhi.

Has claimed compensation @ Rs. 25/-
per bigha for the land.
(ii) 15% solatium
(iii) Interest from the date of possession till payment.
(iv) Rs. 1000/- per bigha for crop.
(v) Rs. 50,000/- for change of residence

Sh. Amar Singh Pradhan
of Vill. Baprola, Delhi.

AS above

S/Sh. Toffan S/o Kishan Lal
Munshi, Charan Singh, Chand Ram
and Sant Lal etc. Ss/o Chhotu R/o
Village. Baprola, Delhi.

AS above

Suraj Bhan and Ram Kishan etc.
Ss/o Chhotu R/o Vill. Baprola, Delhi.

AS above

S/Sh. Hoshkar Singh & Rattan Singh Ss/o Prachu R/o Vill. Baprola, Delhi.

Have claimed compensation @ Rs. 20/-
pe sq. yd for the land.
(ii) 15% solatium
(iii) Interest from the date of possession till payment.
(iv) Rs. 20/- pe sq. yd for the un-acquired land.
(v) Rs. 20,000/- for change of residence
(vi) Rs. 1000/- per bigha for crops.
(vii) Rs. 5000/- for well.

S/Sh. Kabul Singh, Med Singh etc. R/o Vill. Baprola, Delhi.

As above
Bhagwanatiben N. 1 to 3 + 5 + 6.5 acres
for crops.

S/Sh. Jai Parkash & Raj Kumar Ss/o Lok Ram R/o Village Baprola, Delhi.

AS above

Sh. Harjas S/o Kallu R/o Vill. Baprola, Delhi.

AS above

Sh. Roop Ram S/o Chandgi R/o Vill. Baprola, Delhi.

AS above

Sh. Balwan Singh S/o Chandgi R/o Vill. Baprola, Delhi.

AS above

Sh. Rame S/o Chandgi R/o Vill. Baprola, Delhi.

AS above

Sh. Ran Singh S/o Chandgi R/o Vill. Baprola, Delhi.

AS above

S/Sh. Attar Singh, Jai Bhagwan & ~~Sant Lal~~ Pal etc. R/o Vill. Baprola, Delhi.

AS above

Sh. Bhoop Singh S/o Sardare R/o Vill. Baprola, Delhi.

Has claimed compensation @ Rs. 25/-
per sq. yd. for the land and under acq.
(ii) 15% solatium
(iii) Interest from the date of possession till payment.
(iv) Rs. 20/- per sq. yd. for the un-acquired land.
(v) Rs. 5,000/- for well.
(vi) Rs. 20,000/- for change of residence

Sj. Ram Bishi S/o Chandgi Ram R/o Vill. Baprola, Delhi.

AS above

S/Shri Karan Singh, Pehladi Singh, Ram Kishan and Sukhair Singh etc. R/o Vill. Baprola, Delhi.

AS above

25. Shri Attar Singh S/o
Hari Singh R/o Village
Baprola, Telhi.

Has claimed that the payment of compensation in r/o khasra No. 37/4(2-19) and 37/3/1(2-08) may not be paid to Shri Kawal Singh etc.

DOCUMENTARY EVIDENCE :-

S/Shri Roop Ram, Dharey etc. R/o Village Baprola have produced two photostat copies of sale deeds in support of their claims of compensation.

The details of the above sale deeds are as under :-

Reg. No.	Date of Registration	Area sold	Amount of consideration.
166	10.1.1979	65/6(2-0)	Rs. 22,000/-
1031	23.2.79	2/12/1(1-0)	Rs. 12,000/-

MARKET VALUE :-

Market value of the land under acquisition is to be determined on the ~~existing~~ date of notification u/s 4 i.e. 30.5.79. Sale transactions of the land similar to the land under acquisition on or about the date of notification u/s 4 are to be taken into consideration along with awards and court decisions in respect of similar land on the material date i.e. 30.5.79. In the present case two sale deeds referred to in the above table, which the claimants have filed in their support of their claims cannot be considered for the determination of fair market value as the sale deed for a sum of Rs. 12,000/- pertain to Tilangpur Kotla measuring only 1 Bighas and other for a sum of Rs. 22,000/- of course pertain to this village but it is only a small piece of land measuring 2 Bighas. The character of the land under acquisition is mainly agriculture. This registration deed is executed only to magnify the prevailing market value of the land which is not existence at the time of notification. Award No. 59/72-73 amounting to Rs. 1000/- per bigha was also given in this village on the basis of notification dated 17.7.72. Since a period of nine years have been lapsed between that award and present one. I, therefore, do not hold correct to consider for determination of fair market value. Alternatively to determine the market value of the land I have considered the judicial decision and other execution deeds etc. in the adjacent village i.e. Tilangpur Kotla. An award was announced @ Rs. 1100/- per bigha on the basis of notification dated 17.7.1972. But the Additional District Judge enhanced the rate of Rs. 2200/- per bigha. No appeal had been filed by the U.O.I. against the order of the Addl. District Judge. The quality of land under acquisition is similar to that of Tilangpur Kotla being a part of same scheme. If an increased of 6 % over and above the rate of Rs. 2200/- per bigha is given then the market value comes to Rs. 2350/- per bigha. otherwise

prevailing price of land in this belt. The examination of the Revenue records revealed that the land is a good quality and two crops produced in this area. During the last few years the prices of the agriculture produce have also gone up. I, therefore, determine, keeping in view the facts discussed and more also the prevailing price in the market which pertain to this belt is Rs. 250/- per bigha and I accordingly award the same. But no compensation will be payable in respect of land measuring 2 Bighas 16 Biswas being G.M. Rasta which is the public thoroughfare in khasra No. 234/23 min (70/2/1 min).

Crops :- At the time of taking over possession of land i.e. 9.11.79 wheat and Barseen crops were standing on the following khasra Nos. In view of the damages ~~next~~ caused to the standing crop and in view of the fact ^{that} labour involved by the cultivators, I determine the loss @ Rs. 200/- per bigha and accordingly determine the same for purposes of compensation ^{damages} caused to the standing crops which ^{as} comes to Rs. 19,130/- for 95 Bighas 13 Bis. of land ^{as} given below :-

<u>Khasra No.</u>	<u>Area</u>
34/6/1	2-05
37/10	4-16
34/23	1-03
36/23	1-07
37/2	4-03
11	4-16
12 min	4-12
20	4-16
38/4	4-16
6	2-01
8	4-03
13/2	2-04
14/1	2-07
14/2	2-03
38/15/1/1	0-13
66/9	4-02
11/1	1-16
12	4-16
13	4-11
14	0-09
18	2-05
19	4-16
20	4-16
21/1	4-16
67/1	4-16
68/4	0-13
8	4-16
69/3	
9	

WELL, TREES AND STRUCTURES :- There are no well, tree and

structures on the land under acquisition.

15 % SOLATIUM :- 15 % solatium will be paid on account of compulsory nature of acquisition.

INTEREST :- As the possession of the land has been handed over to the acquiring department. Therefore, the interest is payable to the persons interested w.e.f. 9.11.79 to the date of announcement of the award.

APPORTIONMENT :- The compensation will be paid according to the latest entries in the revenue records.

LAND REVENUE :- The land is assessed to land revenue of Rs. 98-30P which will be deducted from the rent roll of the village from the date of taking over possession of the land.

SUMMARY :-

THE AWARD IS SUMMARISED AS UNDER :-

1.	Compensation of land measuring 341 bighas @ Rs. 3250/- P.B.	Rs. 11,08,250-00
2.	15% solatium	Rs. 1,66,237-50
3.	Compensation of crops on the land measuring 95 Bighas 13 Biswas @ Rs. 200/- per bigha	Rs. 19,130-00
4.	Compensation of 2 Bigha 16 Bis. used as Rasta	Nil
5.	Interest w/s 24 of the L.A. Act w.e.f. 9-11-79 to 31-1-1981	Rs. 81,797-96
Grand Total		Rs. 13,75,415-46

(Rupees Thirteen lacs seventy five thousand four hundred fifteen and paise fourty six only).

Sharma
(S. C. GUPTA)
LAND ACQUISITION COLLECTOR(P) : DELHI.

Announced in the open meeting.

Sharma

31-1-84

आर्थवादी व्यवसाय नाम बापडा ला तहलील महराली जिला दिल्ली दिनांक ११/११

आज बराए आर्थवादी व्यवसाय बहमराही श्री मलखान सिंह आनूना
अजीत सिंह पटवारी L.A व श्री अमरपुष्पा शर्मा पटवारी L.A. मौका पर पहुंचा।
जेब फोगराम मैदममा एववायारिंग डिपार्टमेंट की ओर से श्री बी.जे
एस डी. ओ व श्री एस. एस गुलाटी सैमशन आफिसर व श्री रामेशवर व
श्री बेलदार मौका पर हाजिर मिले। इनके इलावा वास्तेदारान भी हाजिर
हैं जिनकी मौजूदगी में आर्थवादी व्यवसाय नम्बरान खसरा ११- 34

34 36 37
16-17मिन-18मिन-24-23मिन-25
4-16 4-16 1-3 4-12 0-5 1-7 1-5 4-3 2-8 2-8 2-18
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13-13-14मिन-14-15-15-16-17मिन-18-19मिन-22मिन-23-24
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70
14मिन-15-16-17-18मिन 2मिन कुल लोदायी 343 बीघे 16 बिस्वै का
4-12 4-16 6-1 2-18 0-8 2-16

आ बाबत डोसिल करके बाजेनसी देवाला मैदममा एववायारिंग डिपार्टमेंट
देया श्री एस. एस गुलाटी सैमशन आफिसर के देवाला किया गया। मौका पर
श्री कीता अन्दाजी पैमाइश करके खुमा फिरा कर बुरजयात खाम लगेवाइ जाइ।
पर कुछ नम्बरान खसरा काबता हैं जिनकी कैदारील अलग तयार की
है। जिसपर वास्तेदारान व्यवसाय देने पर खामन्द हैं। किसी किसम का कोई
ज बरवत व्यवसाय नहीं किया। द्वारा 4-6-17 के आधार पर व्यवसाय दे
जाता है। बावत आर्थवादी व्यवसाय किसी किसम की कोई मजदूरी

पत्र नहीं आये। और नाही मिली वालेंवाल ने मिली मिल
 जायेवाही अबजा मुकम्मल ही चुकी है। इस अमल की मुक
 बजार के नस्तर का आवाज बल-दे मौके पर व देह हुआ में
 चपड़ासी कराई गई। पटवारी हलका माल अबजा वालेंवाल
 जिसकी नजल बराए जायेवही तहसीलदार मेहरोली
 दी जाएगी। तहरीर 9-11-79

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पटवारी राय

Received copy
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For information

9/11/79
 L.A.C