

Award No. ~~2~~ 2/87-88 A7.5.87

Name of the village	BAPROLA
Nature of acquisition	PERMANENT
Purpose of acquisition	For construction of Nilothi minors & Sub Minors.
Notification u/s 4, 6 & 17	F 7(10)/85 L&B(4)/12673 dt. 10-5-1985.

These are the proceedings for the acquisition of an area measuring 19 bighas 18 biswas in the revenue estate of village Baprola, Delhi. The land was notified u/s 4, 6, 17 vide No.F. 7 (10)/85 L&B(1)/12673 dated 10-5-85. The land is being acquired at the public expense for a public purpose namely for the construction of Nilothi Minors and sub-Minors under the scheme, Kesho Pur Effluent Irrigation Scheme Phase - II.

Measurement and true area:

Necessary measurement was carried out by the field staff at spot and revenue record was also consulted. The details of the area are as under:

<u>Kh.No.</u>	<u>Area</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Kh. No.</u>	<u>Area</u>
<u>5</u>		<u>10</u>		<u>20</u>	
5 min.	0-6	1 min.	0-11	1min.	0-11
6 min.	0-11	10 min.	0-15	10min.	0-11
15 min.	0-11	<u>11</u> 5 min.	0-11	11/1 min.	0-11
16 min.	0-11	6 min.	0-11		
25 min.	0-11	15 min.	0-5	Grand	19-18
				Total	
<u>6</u>		<u>13</u>			
1 min.	0-5	1 min.	0-11		
10 min.	0-11	10 min.	0-11		
11min.	0-11	11 min.	0-11		
20 min.	0-11	20 min.	0-11		
21 min.	0-11	21 min.	0-11		
<u>8</u>		<u>14</u>			
6 min.	0-2	5 min.	0-11		
15 min.	0-11	6 min.	0-11		
16 min.	0-11	15min.	0-11		
25 min.	0-11	16 min.	0-11		
		25 min.	0-11		
<u>2</u>		<u>19</u>			
11 min.	0-13	5 min.	0-11		
20/1 min	0-11	6 min.	0-11		
21 min.	0-11	15 min.	0-11		

OWNERSHIP

The details of Kh.No.s and ownership/tanancy and the classification of the land are as under:

No.	Name of the owners/occupants	Kh.No.	Area
1.	S/Sh.Attar Singa, Jai Bhagwan Bhagwan, Dharam Bir, Dharam Pal, Shri Kirshan, Birham Prakash ss/o Sh.Hari Singh 7/8 share & Sh.Dheer Singh s/o Sh.Chunni 1/8 share R/o Village Baprola	<u>19</u> 6 15 <u>20</u> 11/1	0-11 0-11 0-11 <u>1-13</u>
2.	Sh.Chaman Lal S/o Sh.Kashi Ram R/o Sakur Basti, Delhi.	<u>11</u> 6 15	0-11 0-05 <u>0-16</u>
3.	Sh.Chhatar Singh s/o Sh.Pearay Lal R/o Village Baprola	8// 6 15 16 25 9// 11 20/1 21 10/1 10 11/5	0-02 0-11 0-11 0-11 0-13 0-11 0-11 0-11 0-15 0-11 <u>5-07</u>
4.	Sh.Chhator Singh s/o Sh.Kamli Sh.Chandan s/o Harnam Sh.Thakaria s/o Nihal Sh.Lakkhi s/o Chaman equal share 4/5 share Sh.Amar Nath s/o Jai Narain R/o First Storey Shopping Centre Rakhan Road, Delhi, 1/5 share	13// 20 21 14// 16 25	0-11 0-11 0-11 0-11 <u>2-04</u>
5.	Sh.Thakaria s/o Sh.Nihal R/o Vill. Baprola	19//5	0-11
6.	Sh.Prabhu s/o Sh.Sudhan 1/2 share Sh.Ram Kishan s/o Sh.Chhotu 1/4 share Sh. Surender, Narander, Vijender SS/o Suraj Bhan 1/4 share R/o Vill. Baprola	5//15 16 25	0-11 0-11 0-11 <u>1-13</u>
7.	Sh.Mehar Singh s/o Sh.Maman R/o Vill. Baprola	20//1 10	0-11 0-11 <u>1-02</u>

8. Sh.Bhim Singh, Ishwar Singh Jagdish ss/o Sh.Gopal Equal Share R/o Vill. Baprola	14// 18	0-11
9. Sh.Raghu Bir Singh, Pahalad Singh, Karam Singh, Sukhbir Singh SS/o Sh.Prem Bati D/o Sh.Bhupa Wd/o Sh.Bhartu Equal Share R/o Vill. Baprola	5//5 6 6/1 10	0-06 0-11 0-05 0-11 1-13
10. Sh.Jai Narain s/o Sh.Hira Singh R/o Vill. Baprola	6//11	0-11
11. Sh.Risal S/o Sh.Ramji Lal Sh.Bhup Singh s/o Sardare equal share R/o Vill. Baprola	6// 20 21	0-11 0-11 1-02
12. Sh.Rati Ram, Raptan Singh Karan Singh s/o Sh.Shri Lal equal share R/o Vill. Baprola	14// 6	0-11
13. Sh.Lakshi Ram s/o Sh.Ram Saroop 1/2 share Sh.Same Singh, Raghubir Singh s/o Sh.Yad Ram 1/2 Share R/o Vill.Baprola	13// 1 14//5	0-11 0-11 1-02
14. Sh.Jai Prakash, Raj Kumar ss/o Sh.Lok Ram R/o Vill. Baprola	13//10 "	0-11 0-11 1-02

Grand Total 19-18

Claims Notices u/s 9 & 10 of the L.A.Act, 1894 were issued and served on the persons interested and those who filed their respective claims, the same are discussed as under:

Sl.No.	Name of the claimants	Kh.No.	Claim
1.	Sh.Chhattar Singh s/o Sh.Pearay Lal	8/6, 15, 16, 25 9//11, 20/1, 21, 15/1, 15/10, 11/5	Rs.25000/- P.B. for land Rs.500/- P.B. damage of crop Rs.50000/- for structure and tube well.

..4/-

<u>No.</u>	<u>Name of the claimants</u>	<u>KH.No.</u>	<u>Claim</u>
	Sh.Mehar Singh s/o Sh.Maman R/o Vill. Baprola	20/1, 10	Rs.25000/- p.b. for land Rs.500/- P.B. damage of crop.
	Sh.Raghubir Singh, Prahalad Singh, Karan Singh & Sukhbir s/o Sh.Bhartu R/o Vill. Baprola	5/5, 5/6 6/1, 6/10	Rs.3 lakh P.B. for land Rs.6000/- for Boring Rs.5000/- damage crop Alt. Plot.
	Sh.Ram Kishan s/o Sh.Chhottu Sh.Sarander s/o Sh.Suraj Bhan Sh.Narain Datta & Vijender ss/o Sh.Suraj Bhan through Smt.Dhanpati R/o Vill. Baprola	5/15, 16 & 25	Rs. 25000/- P.B. for land. Rs.500/- damage crop Rs.10000/- Boring structure.
	Sh.Lakhi S/o Chaman Sh.Chander S/o Sh.Harnam, Sh.Chhatter S/o Kali Ram Sh.Thakur S/o Sh.Nihal R/o Vill. Baprola	13/20, 21, 14/16, 25.	Rs.25000/- P.B. for land Rs.500/- damage of crop. Rs.25000/- tubewell structure.
	Sh.Bhup Singh s/o Sh.Sardawa	6/20, 21	Rs.25000/- P.B. for land Rs.500/- p.b. damage of crop.
	Sh.Jai Narain s/o Sh.Hira Singh R/o Vill. Baprola	6/11	Rs.3 lacs P.B. for land Alt.plot.
	Sh.Lakhi s/o Sh.Ram Saroop Sh.Raghubir and same Singh ss/o Yad Ram R/o Vill. Baprola	13/1	Rs.25000/- P.B. for land Rs.500/- P.B? damage crop. Rs.60000/- for tube-well structure.
	Sh.Ishwar Singh, Bhim Singh Bagdish ss/o Sh.Gopal R/o Vill. Baprola	14/15	Rs.25000/- P.B. for land Rs. 500/- P.B. for damage of crop.
	Sh.Jai Prakash & Kumar ss/o Lok Ram Vill. Baprola	13/10, 11	Rs.25000/- P.B. for land Rs.500/- for damage of crop.(PB)
	Sh.Prabhu s/o Sh.Sudhan R/o Vill. 1/2 share	5/15, 16, 25	Rs.3 lacs per bigha for land Rs.40,000/- for tube well & room Rs.10000/- for crop Rs.20,000 for pipe fittings.

Name of the claimants Kh.No. Claims

Sh.Attar Singh s/o 6/20, 21 Rs.300/- p.sq.yd. for land
Sh.Hari Singh (Nonoccupancy tenants) (Rs.3 lacs P.B.)
Alt. plot.

S/Sh.Attar Singh, Dharam Pal 19/6, 15 Rs. 3 lacs P.B. for land
Jai Bhagwan, Dharambir, 20/11/1
Sri Kirshan, Braham Prakash - Rs.6000/- damage of crops.
& Dhir Singh, Sri Bhagwan,
R/o Vill. Baprola Alt.plot.

(Claim is not signed by the claimant)

Sh.Rishi Raj, Ranbir Singh, 6/20,21 Rs.75/- P.sq.yd. for
Hari Kishan ss/o Sh.Rishai Singh land.
Rs.10,000/- for damages
etc.

S/Sh.RatiRam, Kaptan Singh & 14/6 Rs-100/- p.sq.yd.
Karan Singh ss/o Sh.Siri Lal Rs.20,000/- for damages
R/o Vill. Baprola etc.,
Rs-2500/- for boarding

Sh.Kaptan Singh Pradhan
Gram Sabha Baprola 13/70, 21, Rs.75/- P.sq.yards
14/16, 25, 19/5, Rs.6,00,000/- damages
5/15, 16-25, 20, etc.
14/15, 5/26, 19/6,
15, 20/10, 21/1,
15.6, 8/6-15-16-24,
9/11, 20/1-12,10/1,
10, 11/5, 19/02, 12,
14/6, 13/1, 14/5, 13/10 +1

DOCUMENTARY EVIDENCE

Sh.Attar Singh and some other interested persons have filed a photocopy of the judgement in LAC No. 178/81 Sh.Attar Singh etc., versus U.O.I. of the court of Sh.S.R.Goel Addl.District Judge in which he has enhanced the comepnasation of land acquired vide Award No.100/80-81 of this village to Rs.11000/- per bigha and has also awarded Rs.200/- per bigha for the loss of crop.

An other judgement has also been filed i.e., LAC No.163/81 Sh.Jai Prakash and Raj Kumar versus U.O.I. of the court of Sh.S.R.Goel A.D.J.

Market Value:

Market value of the land has to be assessed, keeping

in vidw the advantages and potantialities attached to the land on the date it was notified u/s 4 of the L.A.Act. The land was notified in this case on 10-5-85. The interested persons have claimed compensation ranging from Rs.25,000/- per bigha to Rs. 3 lacs per bigha

They have not filed any documentary evidence in support of their excepting judgment No.178/81, 168/81 in case of Attar Singh vs U.O.I. and Jai Prakash & Rajbir versus U.O.I. but the same has not been taken into consideration as the government has gone in appeal against the said judgement.

The field staff has reported that the following 2 awards have been announced in this village:

No.	Award No.	Area Acquired	Rate per bigha	Dt. of notification u/s 4.
	100/80-81	343-16	Rs.3250/-	30-5-79
	54/83-84	47-06	Rs.3500/-	13-1-81

The date of notification u/s 4 of the last award 54/83-84 dt. 81 ~~xxxxxx~~ i.e., about 4 years prior to the date of notification in the present case. Hence the same is not being considered in deciding the market value in the instant case.

The field staff has further reported that the following sales have been executed in this village; during the period 1984-85:

No.	Regd.No.	Area sold	Total amount	Rate per bigha
	11543 dt. 19-12-81	19-04	Rs.48,000	Rs.2500/-
	10056 dt. 12-10-84	4-12	Rs.30,000	Rs.6561/-
	7470 dt. 16-8-84	4-16	Rs.12,000	Rs.2500/-
	7469 dt. 16-8-84	4-12	Rs.11,000	Rs.2391/-
	7471 dt. 16-8-84	19-04	Rs.48,000	Rs.2500/-
	4916 dt. 18-4-84	22-18	Rs.40,000	Rs.1746/-
	471 dt. 12.1.85	14-16	Rs.3,75,000	Rs.25337/-
	865 dt. 21.1.85	2-02	Rs. 5000/-	Rs.2380/-
	4912 dt. 15.4.85	4-16	Rs.10,000	Rs.2083/-
	4917 dt. 15.4.85	22-18	Rs.40,000	Rs.1746/-
		Total	Rs.49744	Rs.4974/-

During the year 1984-85 there were 10 sales upto 15.4.85 prior to the date of notification u/s 4 and the average sale was Rs.4974/- per bigha or Rs.5000/- per bigha. Accordingly, I fix the market value in the instant case as Rs.5000/- per bigha.

...3/-

Additional Market Value:-

12% P.A. on the market value is payable to the interested persons from the date of notification U/s 4 to the date of announcement of the Award.

Solatium

30% solatium is payable on the market value as assessed.

Interest:-

The possession of the land has not been taken over as yet. The question of payment of interest, therefore, does not arise.

Compensation for trees:-

The field staff reported that there is no tree on the land now under acquisition hence the persons interested are not entitled for any compensation on this account.

Compensation for well, tubewell & Structure

There is one tube well on the land under acquisition i.e. in Kh.No.5/15 and as such the persons interested are entitled for reasonable compensation for the tubewell keeping in view the condition of the tubewell, I assess the market value of the tubewell Rs.1500/-

Land Revenue

The land is assessed to the land revenue of Rs.5-25P which will be deducted from rent roll of the village from date of taking over possession of the land.

Summary:-

The award is summarised as under:-

1. Compensation for the land measuring (19 bighas 18 Biswas @ Rs.5000/-P.B.)	Rs.99,500-00
2. Compensation for tubewell.	<u>1,500-00</u>
Total	Rs.101,000-00
3. Solatium 30%	<u>30,300-00</u>
	Rs. 131,300-00

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B/F

Rs. 131,300-00

4. Addl. Amount 12% on
Rs. 99500/- from date of
notification u/s 4 i.e.
10.5.85 to 5.5.87 (1 year. 361 days)

23,749-15

Grand Total

1,55,049-15

Rs.
(one lac fifty five thousand fourty nine ~~hundred~~ ¹⁹²
and paise fifteen only)

N. K. Sharma

(N.K. SHARMA)
LAND ACQUISITION COLLECTOR (PS)

ADM(LA)
Secretary (Revenue) *JM*

APPROVED
[Signature]
SECRETARY (REVENUE)

Announced
RL (Sharma)
7/5/87

PUBLISHED IN PART IV OF DELHI EXTRA ORDINARY GAZETTE)
 BUILDING DEPARTMENT, DELHI ADMINISTRATION: DELHI

NOTIFICATION

Dated the 10th May, 1985

20)/85-L&B(1) :- Whereas it appears to the Lt. Governor, that the land is likely to be acquired to be taken by Government at the public expense for a public purpose, Construction of Nilothi minor & sub-minor under the Mesho Pur Effluent irrigation scheme-Phase-II' is hereby notified that the land in the locality described below is to be required for the above purpose.

This notification is made under the provisions of section 5 of the Land Acquisition Act, to all whom it may concern.

In exercise of the powers conferred by the aforesaid Act, the Lt. Governor is pleased to authorise the officers at the time being engaged in the undertaking with their staffs and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by section 5.

The Lt. Governor, being of the opinion that the provisions of sub-section (1) of section 17 of the said Act are applicable to this land, is further pleased under sub-section (2) of the said section to direct that the provisions of section 5-A shall not apply.

SPECIFICATION

Name of village	Total Area Big.-Bis.	Rectt. No.	Khasra No.	Area Big.-Bis.
Bakerwala	77 - 07	44	6/2/2 min. 7/2 min. 8/2/2 min. 9/2 min. 10/2 min.	0 - 12 0 - 12 0 - 12 0 - 12 0 - 12
		45	6/2 min. 7/2 min. 8/2 min. 9/2 min.	0 - 12 0 - 12 0 - 11 0 - 12

contd....2/-

Thakur N. T.
[Signature]

14/5

111814040

1. 2. 3. - 2 - 4. 5.

Bakerwala
(contd.)

45

10/2 min.
11/1 min.
20 min.
21 min.

46

6/2 min.
7/2 min.
8/2 min.
9/2 min.
10/2 min.
15 min.
16 min.
25 min.

47

6/1/2 min.
6/2/2 min.
7/1/2 min.
7/2/2 min.
8/2 min.
9/2 min.
10/2 min.

48

6/2 min.
7/2 min.
8/2 min.
9/2 min.
10/2/2 min.
11 min.
20 min.
21 min.

49

6/2 min.
7/2 min.
8/1 min.
8/2 min.
9/1/2 min.
9/2/2 min.
15 min.
16 min.
25 min.
10/1/1 min.

50

6/2 min.
7/1/2 min.
7/2/2 min.

contd.

- 3 -

2.	3.	4.	5.	6.
wala ontd.)		50	8/2 min.	1 - 04
			9/2 min.	1 - 04
			10/2 min.	1 - 04
		51	6/2 min.	1 - 04
			7/2 min.	1 - 04
			8/2 min.	0 - 19
			13 min.	0 - 12
			19 min.	0 - 12
			22 min.	0 - 13
		52	15 min.	0 - 13
			16 min.	0 - 13
			24 min.	0 - 13
		53	4 min.	0 - 13
			8 min.	0 - 09
		55	1 min.	0 - 12
			10 min.	0 - 13
		58	5 min.	0 - 11
			6 min.	0 - 11
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			16 min.	0 - 11
			25 min.	0 - 16
		59	5 min.	0 - 11
			6 min.	0 - 11
			15 min.	0 - 11
			16 min.	0 - 11
			25 min.	0 - 11
		60	1 min.	0 - 11
			10/2 min.	0 - 11
			11 min.	0 - 11
			20/1 min.	0 - 11
			21 min.	0 - 11
		62	5 min.	0 - 11
			6 min.	0 - 11
			15/2 min.	0 - 11
			16 min.	0 - 11
			25 min.	0 - 11
		63	1 min.	0 - 11
			10/2 min.	0 - 11
			11 min.	0 - 11
			20 min.	0 - 11
			21 min.	0 - 11

contd....4/-

1.	2.	3.	4.	5.
Bakerwala (contd.)			70	1 min. 10/1 min. 10/2 min. 11 min. 20 min. 21 min.
			71	5 min. 6 min. 15 min. 16 min. 25 min.
			73	1 min. 10/1 min. 11 min. 20 min. 21 min.
			74	1/2 min.
			76	5 min. 6 min. 15 min. 16 min. 25 min.
			77	5 min. 6 min.
			78	1 min. 10 min.
			79	1 min. 10/2 min. 11 min. 20 min. 21 min.
			41	19 /3 min. 22/3 min. 21/2/3 min.
			42	1/2 min.
			43	5/3 min. 6 min. 7/2 min.

2.	3.	4.	5.	6.
rwala td.)		43	8/2 min. 9/2 min. 10/2 min. 86/3 min. 88/3 min.	0 - 12 0 - 12 0 - 12 0 - 01 0 - 01
la	8 - 19	6	14/2/2 min. 17 min. 18/3 min. 23 min. 22/3 min.	0 - 14 0 - 01 0 - 16 0 - 01 0 - 15
		16	1/3 min. 2/2 min. 10/1 min.	0 - 15 0 - 01 0 - 01
		17	6/1/3 min. 6/2/3 min. 6/3 min. 6/3 min. 15 min. 14/3 min. 18/3 min. 19/3 min. 21/3 min. 22/3 min.	0 - 09 0 - 07 0 - 01 0 - 01 0 - 03 0 - 14 0 - 16 less than biswa less than biswa 0 - 14
		19	5/3 min. 14/3 6/3 min. 7/2/3 min. 14/3/3 min. 14/2/2 min. 13/3 min. 18/2 min.	less than biswa 0 - 14 0 - 01 0 - 08 0 - 03 0 - 03 0 - 09
		20	1/3 min.	0 - 12

- 6 -

1. 2. 3. 4. 5.

BAPROLA

19-18

5

5 min.
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6 min.
15 min.

contd...

- 7 -

	3.	4.	5.	6.
APROLA (contd..)		20	1 min. 10 min. 11/1 min.	0-11 0-11 0-11
DICHAON KALAN 14-00		21	9 min. 12/1 min. 13/1 min. 18/1 min. 19 min. 22 min. 23 min.	0-01 0-07 0-18 0-11 0-19 0-01 0-09
		24	2 min. 3 min. 8/2 min. 9 min. 12 min. 13 min. 18 min. 19 min. 22 min. 23 min.	0-11 0-11 0-10 0-11 0-01 0-16 0-11 0-11 0-11 0-11
		99	2 min. 3 min. 8/1 min. 9 min. 12 min. 13 min. 18 min. 22 min. 23 min. 19 min.	0-11 0-11 0-11 0-11 0-11 0-11 0-11 0-11 0-11 0-11
FARPUR ALAIS 19-06 RAN KUDNA			341 min. 771 min. 773 min. 776 min. 777 min. 780 min. 780/1 min. 781 min. 784 min.	1-12 2-02 1-04 1-04 1-04 0-19 0-05 1-04 1-04

contd...

- 8 -

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1. 2. 3. 4. 5.
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JAFARPUR ALAIS
HIRAN KUDNA
(contd....)

785 min.
788 min.
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814 min.
816 min.
817 min.
820 min.
845 min.
846 min.
847 min.

851 min.
852 min.

TILANG PUR
KOTLA

0-09

11

5 min.

By Order,

(S.M.S.CHE
JOINT SECRE
DELHI ADMIN

-9-

7(10)/85-L&B/(1)/12673 Dated the 10th May, 1985.

Copy forwarded to Shri S.C.Gupta, ADM(LA), Deputy Commissioner's Office with two copies of each of the Notification both in English and that of Hindi version are enclosed with the request that the Notification be given wide publicity in accordance with the statutory requirements of the Land Acquisition (Amendment) Act, 1984 in two leading local daily Newspapers of which at least one should be in Hindi.

The Officer-In-Charge(LA) Tis Hazari Courts, Delhi.

The Land Acquisition Collector(P), Tis Hazari Courts, Delhi.

Chief Engineer(I&F), I.S.B.T., Kashmere Gate, Delhi.

Superintending Engineer, Minor Irrigation Division, I.S.B.T., Delhi.

Executive Engineer, Minor Irrigation Div., I.S.B.T., Kashmere Gate, Delhi.

The Tehsildar(L&B), (In duplicate), Vikas Bhavan, New Delhi.

The Tehsildar(Notification), Tis Hazari Courts, Delhi.

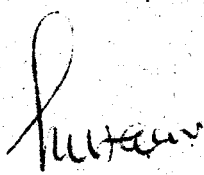
The Sub-Registrar, I & II, Delhi.

The Sub-Registrar, Shahdara, Delhi.

The Sub-Registrar, Delhi.

P.A. to Jt. Secretary(L&B), Vikas Bhavan, New Delhi.

The Supdt.(LA), Vikas Bhavan, New Delhi.


(S.M.S. CHOUDHRY)
JOINT SECRETARY
DELHI ADMINISTRATION: DELHI