

AWARD NO. 59/72-73

Name of the village: Bapraula
 Nature of acquisition: Permanent
 Purpose of acquisition: Widening of Najafgarh Drain.

335

INTRODUCTION

Land measuring 32 Bighas 12 Biswas situated in village Bapraula was notified for acquisition u/s 4, 17 & 6 of Land Acquisition Act simultaneously vide notification Nos. F.7(69)/70-L&B(i) dated 15.3.72 & F.7(69)/70-L&B(ii) dated 15.3.72 respectively, for a public purpose namely 'Widening of Najafgarh Drain'. A corrigendum to the aforesaid notification u/s 4 & 6 was issued vide notification No. F.7(69)/70-L&B dated 17.7.72. Notice u/s 9(1), 9(3) & 10 were issued to the known persons interested in this acquisition, most of whom have responded by filing their claims.

TRUE & CORRECT AREA

The land was got measured on the spot by the field staff u/s 8 and true & correct area was found to be 26 bighas 19 biswas instead of 32 bighas 12 biswas notified u/s 4, 17 & 6, details of which are given as under:-

Rectangle No.	Kila No.	Area big.bis	Kind of land
37	4/2	0-1	Abpash
	7/1/2	1-4	-do-
	8/2/2	0-1	-do-
	12/2	0-4	-do-
	13/1/2	0-12	-do-
	19/1/2	0-11	-do-
	20/1/2	0-7	-do-
	21/1/2	0-18	-do-
34	25/2	0-4	-do-
38	5/1/2	1-0	-do-
	6/1/2	1-1	-do-
	15/1/1/2	0-9	-do-
	15/2/1/2	0-11	-do-
	16/1/2	0-18	-do-

10

Contd..2...

38	24/2	0-9	Abpash
	25/1	0-9	-do-
41	4/1/2	1-2	-do-
	7/1/2	1-1	-do-
	14/1/2	1-1	-do-
	17/1/2	0-14	-do-
	24/1/2	1-3	-do-
42	4/2	0-9	-do-
	5/1	0-11	-do-
	6/1/2	1-2	-do-
	15/1/2	1-0	-do-
	16/1/2	1-1	-do-
	25/1/2	1-0	-do-
66	4/2	0-1	-do-
	5/1/2	1-1	-do-
	7/1/2	0-16	-do-
	13/1/2	0-5	-do-
	14/1/2	0-14	-do-
	18/1/2	0-18	-do-
	22/1/2	0-19	-do-
67	2/1/2	0-19	-do-
	10/1/2	0-19	-do-
	11/1/2	0-19	-do-
70	2/2	0-5	xndox G.M, Rasta
Total:		26-19	

CLAIMS

The following interested persons have filed claims:-

Sr. No.	Name of the claimant	Khasra No.	Rectangle No.	Amount claimed
1.	Pirbhu s/o Sohan r/o vill. Bapraula	-	-	Rs. 40/- per sq.yd
2.	Hazari s/o Hathī r/o vill. Bapraula	4/2, 5/1 24/1/2	42 41	Rs. 20,000/- per bigha for 1/5 share of 2 bigha 3 biswa of land

Contd..3..

3. Lakhi Ram s/o Hathi r/o vill. Bapraula	4/2, 5/1 24/1/2	42 41	Rs. 20,000/- per bigha for 1/5 share of 2 bigha 3 biswa of land.
4. Girdhari s/o Hathi r/o vill. Bapraula	-do-	-do-	-do-
5. Dhara s/o Hathi r/o vill. Bapraula	-do-	-do-	-do-
6. Lok Ram s/o Nihal r/o vill. Bapraula	4/1/2, 7/1/2 (2-3) 25/1 24/2 (0-18)	41 41 38 38	Rs. 20,000/- per bigha
6A. Lok Ram s/o Nihal r/o vill. Bapraula	4/1/2 7/1/2 (2-3)	41	-do-
7. Medu s/o Hathi r/o vill. Bapraula	4/2, 5/1 24/1/2 (2-3)	42 41	-do-
8. Smt. Solarh wd/o Jhagdu r/o vill. Bapraula	15/2/1/2 16/1/2 25/1 24/2 1/3rd share of 2 big. 6 bis.	38	-do-
9. Med Singh s/o Jhagdu r/o vill. Bapraula	-do-	-do-	-do-
10. Ram Kishan s/o Chhotu r/o vill. Bapraula	4/2, 5/1/2 7/1/2 1/4 share of 2 big. 18 bis	66	-do-
11. Suraj Bhan s/o Chhootu r/o vill. Bapraula	4/2, 5/1/2 7/1/2 (1-18)		-do-
12. Kabool Singh s/o Jhagdu r/o vill. Bapraula	15/2/2, 16/1/2, 25/1, 24/2 (2-6). 1/3rd share	38	-do-
13. Hoshier Singh s/o Pirbhu r/o vill. Bapraula	5/1/2, 6/1/2 15/2/1/2 (2-12)	38	-do-
14. Rattan Singh s/o Pirbhu r/o vill. Bapraula	5/1/2, 6/1/2, 15/2/1/2 (2-12) 1/2 share	38	-do-

: 4 :

15. Rismal s/o Ramji Lal r/o Bapraula	13/1/2, 37 12/2 (0-16) 1/4 share	Rs. 20,000/- per bigha.
16. Ram Mehar s/o Fakira r/o Bapraula	16/1/2 38 (0-18)	-do-
17. Kewal Singh s/o Jeet Ram r/o Bapraula	4/2 37 (0-1) 1/2 share	-do-
18. Rame s/o Jeet Ram r/o Bapraula, Kotla	4/2 37 (0-1) 1/2 share	-do-
19. Jeet Ram, Banwari ss/o Daloo, Smt. Bhartoo, Chhotu, Raja d/o Daloo, Ashok Kumar, Ashvir Kumar, Smt. Kalawati wd/o Pirbhu Dial r/o Bapraula	22/1/2 66 (0-19) 1/6 share	-do-
20. Tofan s/o Kishan Lal r/o Bapraula	6/1/2 42 15/1/2, 16/1/2, 25/1/2 (4-3) 1/2 share	-do-
21. Charan Singh s/o Chhotu r/o Bapraula	6/1/2, 42 15/1/2 16/1/2, 25/1/2 (4-3) 1/10 share	-do-
22. Chand Ram s/o Chhotu r/o Bapraula	6/1/2, 42 15/1/2, 16/1/2, 25/1/2 (4-3) 1/10 share	-do-
23. Sant Lal s/o Chhotu Ram r/o Bapraula	-do-	-do-
24. Munshi s/o Chhotu r/o Bapraula	6/1/2, 42 15/1/2, 16/1/2 25/1/2 (4-3) 1/10 share	-do-
25. Nanak Chand s/o Behari Lal r/o Bapraula	2/1/2, 67 10/1/2, 11/1/2 (2-17)	-do-

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26. Hari Singh s/o ↑ Jan Sukh r/o w/vill. Bapraula	13/1/2, 12/2 (0-16) 1/2 share	37	Rs. 20,000/- per bigha
27. Kanahiya s/o Chuni r/o Bapraula	17/1/2, 14/1/2 (1-15) 1/2 share	41	-do-
28. Chandgi s/o Partap r/o Bapraula	-		Rs. 50/- per sq.yd
29. Ran Singh s/o Chandgi Ram r/o Bapraula	-		-do-
30. Googan Singh s/o Hirdey Ram r/o Mohd. Pur Munirka	-		-do-
31. Kabul Singh s/o Sh. Jhandu r/o vill. Bapraula	15/2/1/2 (0-11) 16/1/2 (0-18) 25/1 (0-9) 24/2 (0-9)	38	

EVIDENCE

No evidence has been filed by the claimants in support of their claims.

MARKET VALUE

Market value of the land under acquisition is to be determined on the date of notification u/s 4 i.e. 15.3.72. Sale transactions of 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. Only one award No. 1079 in respect of land notified u/s 4 on 20.6.60 is reported to have been made. This award fixing the market value of land in June, 1960, almost 12 years prior to the date of present notification, cannot be of any help in determining the market value of land in March, 1972.

There is no sale transaction mutated in the revenue record of this village during the year 1972, 1971

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1970,1969. Only one sale transaction taking place in 1968 is reported to have been mutated in the revenue record details of which are given as under:-

Sale deed re- gistration No. with date	Area big.bis	Consideration money	Rate per bigha
3727 19.4.68	XXXX 48-14	Rs.40,000/-	Rs.821.36 Ps

The land involved in the above mentioned sale transaction is Abpash land. Since the land involved in the sale transaction is of the same kind as the land under acquisition and is about a fairly large area, it can form the basis for determining the market value of land under acquisition. It is a matter of common knowledge that the price of land has increased during these 4 years. Allowing the increase in price of land at the rate of 5 % p.a. the market value of land in 1972 works out at Rs. 985/- per bigha. I, therefore, consider market value of Rs. 1000/- per bigha for Abpash land measuring 26 bighas 14 biswas fair and reasonable on the date of present notification u/s 4 and assess the same.

Kh.No. 70/2/2 measuring 5 biswas is recorded as Gair Mumkin Rasta which exists on the spot and is in use. It being public thorough fare, no compensation is assessed.

OTHER COMPENSATION

There are no trees, wells or structures on the land under acquisition.

15 % SOLATIUM

A sum of 15 % solatium will be paid on account of compulsory nature of acquisition as provided u/s 23(2) of the Land Acquisition Act.

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INTEREST

As possession over the land under acquisition has not yet been taken the question of interest does not therefore arise.

APPORTIONMENT

The compensation will be paid according to the latest entries in the revenue record. Shri Kabul Singh s/o Shri Jhandu has disputed the entries in favour of Shri Lok Ram and Shri Mahi Chand in respect of Kh.No. 25/1 (0-9), 24/2(0-9), 16/1/2(0-18). The compensation in respect of these khasra numbers will remain disputed and will be sent to the Court of A.D.J., Delhi u/s 30, 31 of Land Acquisition Act for adjudication, if the dispute is not amicably settled between the parties.

'SUMMARY OF THE AWARD'

Market value of land measuring 26 bighas	::	Rs. 26,700/-
14 biswas @ Rs. 1000/- per bigha	::	

Market value of land measuring 5 biswas (Gair Mumkin Rasta)	::	Rs. Nil
	::	

15 % Solatium	::	Rs. 4,005/-
	::	

TOTAL		<u>Rs. 30,705/-</u>
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LAND REVENUE

The land is assessed to land revenue of Rs. 7.58 which will be deducted from the rent roll of the village from the date of taking over possession over the land.

Paulraj
(B.M.L. GAUMAT) 16.11.72
LAND ACQUISITION COLLECTOR(DS)
DELHI.

Announced & filed today.

Paulraj
16.11.72
LAC (DS)

Compensation
Paulraj
16.11.72

आज दिनांक 12¹/₇₃ को श्री चन्द्रमान गुप्ता को. व श्री वेद सिंह

श्री फुल सिंह चपरासी के साथ अवाड नं. 59/72-73 ग्राम - बापडा

द्वारा अधिगृहीत मुक्ति तादही 29-19 बीच के कंठडा को कोपवाही

के लिए मौक पर पहुंचे। कलंड व ड्रेनज विभाग को और से श्री सेवा

राम S.O. व श्री एस. एस. बहेल S.O. मौक पर मौजूद मिले। मालवान

मुक्ति में से बावजूद सूचना के कोई हाजिर नहीं आया। अतः मुक्ति

खेतराने 37

4/2-7/1/2-8/2/2-12/2-13/1/2-19/1/2-20/1/2-21/1/2-25/2
0-1 1-4 0-1 0-4 0-12 0-11 0-7 0-18 0-4

38

5/1/2-6/1/2-15/1/1/2-15/2/1/2-16/1/2-24/2-25/1-4/1/2-7/1/2-14/1/2
1-0 1-1 0-9 0-11 0-18 0-9 0-9 1-2 1-1 1-1

41

17/1/2-24/1/2-4/2-5/1-6/1/2-15/1/2-16/1/2-25/1/2-4/2-5/1/2
0-14 1-3 0-9 0-11 1-2 1-0 1-1 1-0 0-1 1-1

66

67

7/1/2-13/1/2-14/1/2-18/1/2-22/1/2 2/1/2-10/1/2-11/1/2
0-16 0-5 0-14 0-18 0-19 0-19 0-19 0-5

70

2/2 7 फुल तादही 26-19 बीच स्थित ग्राम - बापडा का कंठडा वाक

0-5

प्राप्त करके कलंड व ड्रेनज विभाग के प्रतिनिधि श्री सेवा राम को कंठडा

वाक प्राप्त व श्री एस. एस. बहेल S.O. मालवान को पैसाईश करके हुक्का

लाइन पर कच्ची बुरी जायात कायम करके दिया गया। इस कोपवाही कंठडा को

मुनाही व मुशतही व आवाज बुलन्द श्री फुल सिंह चन्द चपरासी से करा

कोपवाही कंठडा के समय मिली प्रकार को कोई आपत्ति नहीं हुई

कोपवाही कंठडा को एक प्रतिलिपि कलंड व ड्रेनज विभाग के प्रतिनिधि

को दी गई। और इसकी एक प्रतिलिपि तहसीलदार हिल्ली के द्वारा

लागा जात माल में अमल करने के लिए पतवारी हलक के पास

में जी जायगी / 12¹/₇₃

Sd.

Sd.

Sd.

Sd.

श्री लालोराज न. त. श्री चन्द्रमान गुप्ता श्री वेद सिंह पतवारी श्री फुल चन्द चपरासी
L.A. कानुंगा L.A. L.A. L.A.

Sd.

Sd.

Turn copy :-

श्री सेवा राम S.O.

श्री S.S. बहेल S.O.

1-73

अ. रेलवे N.T. (N-4)

24/1/2

33

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI

NOTIFICATION

March ,1972.

No.F.7(69)/70-L&B(i):- Whereas it appears to the Lt. Governor, Delhi, that land is likely to be required to be taken by Government at the public expense for a public purpose, namely for widening of Najafgarh Drain, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

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

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

SPECIFICATION

Village or Locality	Total Area Hrs. Bis.	Field Nos. or Boundaries	
		Rect. No.	Kila Nos.
1	2	3	
✓ 1. Mangli Sakrawati	10-3	3	25min
		4	5min, 6min, 15min, 16min, 25min,
		19	5/1min, 5/2min, 6/1min, 6/2min, 15/1min, 15/2min, 16min, 25min
		20	5min, 6min
✓ 2. Kashipur	17-10	✓ 9	6/2min
		✓ 8	1/2min
		39-	2min
		✓ 1	22/2min, 17/2min, 16/2min, 15/2min, 18/2min, 23/2min
		✓ 2	11/2min, 12/2min, 9/2min, 8/2min, 7/2min, 6/2min
		✓ 3	10/2min, 11min, 9/2min, 12/2min, 13/2min, 14/2min, 17min, 16/2min
		✓ 4	20/2min, 19/2min, 22min, 23/2min, 24/2min

P/2.

-2-

1.	2.	3.
	<u>Bl. & Bis.</u>	
3. Shafipur Ranhola	29-9	56 1min
		55 5/1min, 4/1min, 3/1min, 2/2/1min, 2/1/1min, 1/1min
		54 1/1min, 2/1min, 3/1min, 4/1min, 5/1min
		53 6/1/1min, 6/2/1min, 7/1min, 8/1/1min, 8/2/1min, 9/1min, 10min, 11/1min 72/1min
		52 14/1min, 15/1min, 17/1min, 18/1min, 19/1/1min, 21/1min, 22/1/1min, 22/2/1min
		51 4min, 5/1min, 7/1min, 8min, 12min, 13/1min
4. Baipraula ✓	32-12	37 4min, 7/1min, 8/2min, 13/1min, 12min, 19/1min, 20/1min, 21/1min
		34 25min
		38 5/1min, 6/1min, 15/1min, 15/2min, 16/1min, 25/1, 24min
		41 4/1min, <u>7/1min</u> , 14/1min, 17/1min, 24/1min 70/1min
		42 5/1min, 4min, 6/1min, 15/1min, 16/1min, 25/1min
		66 5/1min, 4min, 7/1min, 14/1min 13/1min, 18/1min, <u>22/1min</u>
		67 <u>2/1min</u> , 10/1min, 11/1min

-3-

1.	2.	3.	4.
5. Tilangpur Kotla	11-11	12	12min, 19/1/1min, 19/2/1min, 30min, 21/1min
		11	25min
		13	5/1min, 5/2/1min, 7/1min, 13/1min, 19/1/1min, 19/3min, 21/1min,
		14	5/1min
6. Razapur Khurd	20-17		2/2min, 3/2min, 4/2min, 5/2min, 6/2min, 12/2min, 13/2min, 14/2min, 15/2min, 16/2min, 17/2min, 18/2min, 19/2min, 20/2min, 21/2min, 22/2min, 23/2min, 24/2min, 25/2min, 26/2min, 27/2min, 28/2min, 29/2min, 32/2min, 33/2min, 34/2min, 35/2min, 36/2min, 37/2min, 38/2min, 39/2min, 40/2min, 41/2min, 42/2min, 43/2min, 44/2min, 45/2min, 46/2min, 47/2min, 147/2min, 148/2min
7. Hastal	39-19	13	11min, 14/2min, 15/1/2min, 15/2/2min, 17/2min
		12	10/2/2min, 9min, 2/2min, 3/2min
		1	23/2min, 24/1/2min, 24/2min, 25/1min, 25/2min, 16/2min
		2	20/2min, 19/2min, 13/2min, 18min, 14/2min, 15/2min
			113/2min
		3	11/2min, 12/2min, 8min, 13min, 7/2min, 6/2min, 14/1min
		4	10/2min, 9/2min, 8/2min
			P/4.

-4-

1.	2.	3.
		7/2min, 14/2min, 15/2min
	5	11/2min, 12/2min, 13/2min, 18min, 17/2min, 24min, 25/1/2min, 25/2/2min, 25/3/2min, 25/4min
	8	5min
	6	21/2min
	7	1/2min, 10/2min, 9/2min, 12/2min, 13/1/2min, 13/2/2min, 18/2min, 24/2min
		94/2min
	20	5/2min, 4min, 6/2/2min, 15/2min, 16/2min, 25/2min
	22	5/1/2min, 5/3/2min, 6/2min, 15/2min, 16/2min, 25/2min
	32	5/2/2min, 6/1/2min, 6/2/2min
	33	11/1/2min, 11/2/2min, 19/2min, 23/1/2min, 23/2/2min
8. Nawada Majra H. stsal	17-8	Khasra Nos: -1/2min, 2/2min, 10/2min, 11/2min, 19/2min, 20/2min, 23/2min, 24/2min, 34/2min, 33min, 35/2min, 46min, 47/2min, 48/2min, 51/2min, 52/2min, 59/2min, 60/2min, 66/2min, 67/2min, 68/2min, 77/2min, 78/2min, 87/2min, 88/2min, 97/2min, 98/2min, 109/2min, 112/2min, 126/2min, 127/2min, 140min
9. Nilothe	73-19	37 2min, 3min, 7min, 8min, 14min, 15min, 16
		36 20min, 21/2, 22/1min, 22/2min

P/5.

1.	2.	3.
38	2min, 3min, 7min, 8min, 14min, 15min, 16min	
58min		
39	21min	
47	1/1min, 1/2min, 9min, 12min, 19min, 22/1min, 22/2min	
48	2min, 9min, 11min, 20min, 21min	
52	1min, 2min, 9min, 12min, 13min, 14min, 15min, 6/2min	
51	10min, 1min, 2min	
49	6min, 22min, 23min, 17min, 18min, 14min, 15min	
50	10min, 1min, 2min	
45	22min, 23min, 18/1min, 17min, 14min, 15min, 6min	
44	10/2min, 1min	
55min		
42	21min, 22min, 18min, 19min, 13min, 14min, 6min, 7min, 5min	
43	1min	
31	21min, 22min, 19min, 18min, 13min, 7min, 4min, 5min	
28	25min	
30	21min, 20min, 19/2, 12min, 9min, 8/1min, 8/2min, 3min	

By order,

(R.N. PURI)
DEPUTY SECRETARY (LND & BLDG.)
DELHI ADMINISTRATION: DELHI.

P/6.

No.F.7(69)/70-L&B

Mar 1972,

,1972,

Copy forwarded to:-

1. Public Ration Department, Delhi Administration,
(in duplicate); for publication in part IV of
Delhi Gazette.
2. The Additional District Magistrate(L), Delhi.
3. The Land Acquisition Collector(P), Delhi, w/r to
his letter No.F.2(57)/71-Teh(N)/2251-52 dtd.15.2.72.
4. The Executive Engineer, Flood Control and Drs.Div.
No.I, Delhi Admn., Curzon Road, New Delhi, w/r to
his letter No.NB-23(L)/1031 dtd.17.2.72.

L.N.

(R.N. PURI)
DEPUTY SECRETARY(LAND & BLDG.)
DELHI ADMINISTRATION: DELHI.