

Award No. 12/88-89  
 Name of Village Bihari Pur  
 Nature of Acquisition Permanent  
 Purpose of Acquisition Planned Development of Delhi

### I N T R O D U C T I O N

These are Proceedings for the determination of Compensation u/s 11 of L.A. Act 1894. The land under Acquisition situated in Village Bihari Pur was notified u/s 4 vide notification no F 8(1)/87-L&B-(i) Dated 27th March 1987 with provisions of sec.17(1). The declaration was made under the provisions of section 6 of the Land Acquisition Act, vide notification no. F8(1)/87-L&B (ii) dated 31st March, 1987. In pursuance of the afore-said notification notices u/s 9 & 10 of Land Acquisition Act were issued to all the interested persons. The claims filed by them are discussed here with under the heading 'Claims & Evidence.'

### Measurement & True Area

The land Acquisition field staff carried out the necessary measurement of the land at the site and its verification was also made from the revenue records of the Village. The total area 80 Bighas and 7 Biswas was found to be true correct. The details of the area under present acquisition are given below:-

<u>Khasra No.</u>	<u>Area</u>	<u>Classification of land</u>	
	Bighas Biswas		
209	11 - 14	Gair Abpash	
<u>624</u> 210	27 - 07	<del>Parti</del> Banjar Tadid	
<u>625</u> 211	41 - 06	-do-	
Total	80 - 07	G. Abpash 11 - 14	Parti 68-13 Banjar Tadid

*Confirmed by  
24/3/88*

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CLAIMS & EVIDENCE

The following Persons have filed their claims which are discussed as under:-

<u>S.No.</u>	<u>Name of Claimant</u>	<u>Khasra No</u>	<u>Area</u>	<u>Claimed</u>
1.	Sh. Runkishan, Prem Raj, Parnal, Dharam Pal, Dharamvir s/o Raja Ram and LR's of Shri Ram Parnal	209 624/210 625/211	11-14 27-07 41-06	Claimed Rs. 500/- per sq. yd.

or Rs. 50,000/- per bigha and Claimed addl. amount & solatium @ 30% and other addl. benefits under amended L.A. Act 1984 but no evidence was filed in support of their claims.

2. Sh. Rattan Singh s/o Munshi R/o Bihari Pur

-do- -do- -do-

3. Sh. Jalehri s/o L. Munshi R/o V. Bihari Pur

-do- -do- -do-

4. S/Sh. Prem Chand, Balbir, Mahabir, and Lili s/o Sh. Attar Singh R/o V. Bihari Pur.

-do- -do- -do-

5. Sh. Nepal S/o Hari Ram & Smt. Junita wd/o Chhotey

-do- -do- -do-

6. Sh. Roopal S/o Roop Ram R/o Village Bihari Pur.

-do- -do- -do- and

he was stated that he could not take the crops since 4 1/2 years as this land was taken into the possession by Delhi Police on 30.6.1983. So Claimant claims for the payment of crops damages Compensation at least @ Rs. 5,000/- per bigha per year.

Completed by  
21/3/85



- |     |  |      |      |      |
|-----|--|------|------|------|
| 7.  | Sh. Wazir LR's of<br>Late Sh. Roop Ram<br>R/o V. Bihari Pur.   | -do- | -do- | -do- |
| 8.  | Sh. Bhawar Singh LR's<br>of Late Sh. Chhotu R/o<br>Village Bihari Pur.   | -do- | -do- | -do- |
| 9.  | Sh. Rati Ram LR's<br>of Late Sh. Likhi Ram<br>R/o V. Bihari Pur.   | -do- | -do- | -do- |
| 10. | Sh. Ram Karan LR's<br>of Jahangir R/o<br>Village Bihari Pur.   | -do- | -do- | -do- |
| 11. | Sh. Bir Singh, Ram Niwas,<br>Ram Kumar, Rajkumar,<br>Tirlok Chand & Dalip<br>L.Rs of late Babu Ram<br>R/o V. Bihari Pur. | -do- | -do- | -do- |
| 12. | Sh. Ganga Ram S/o<br>Chhotan R/o Vill.<br>Bihari pur.  | -do- | -do- | -do- |

- |     |   | <u>Khasra No.</u>         | <u>Area</u>                           | <u>Claimed</u>   |
|-----|---|---------------------------|---------------------------------------|--|
| 13. | Sh. Ram Chand<br>L.R. of Late<br>Ram Chander R/o<br>V. Bihari Pur.                          | 209<br>624/210<br>625/211 | 11-14<br>27-07<br>41-06<br><hr/> 80-7 | Claimed Rs. 500/- per<br>sq. yd. or Rs. 5,00,000/-<br>per bigha and claimed<br>addl. & solatium<br>@30% and other addl.<br>benefit under the emme-<br>nded L.A. Act 1984 &<br>Rs. 5000/- per bigha per<br>year for damage of<br>crops. |
| 14. | S/Sh. Dev Karan,<br>Prem Chand, Kartar,<br>Kewal Singh s/o<br>Jahangir R/o V. Bihari<br>Pur | -do-                      | -do-                                  | -do- (except crop<br>damages)  |
| 15. | Sh. Nardhan LR's of<br>Late Marwa R/o V. Bihari<br>Pur.                                     | -do-                      | -do-                                  | -do-<br>(including crop damages)   |
| 16. | Sh. Rajbir Singh S/o<br>Tek Ram   | -do-                      | -do-                                  | Claims Rs. 500/- per<br>sq. yd.  |
| 17. | Parmod Kumar S/o<br>Tek Ram   | -do-                      | -do-                                  | -do-   |

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18.	Sh. Prem Singh S/o Tek Ram	-do-	-do-	-do-
19.	Sh. Chatter Singh S/o Tek Ram	-do-	-do-	-do-
20.	Sh. Dharan Pal Singh S/o Tek Ram	-do-	-do-	-do-
21.	Sh. Dharanbir Singh S/o Tek Ram	-do-	-do-	-do-
22.	Sh. Harbans S/o Ganga Sahai	-do-	-do-	-do-
23.	Sh. Shobha Ram S/o Raghuveer	-do-	-do-	-do-
24.	Sh. Mohan Lal S/o late Raghuveer	-do-	-do-	-do-
25.	Sh. Sis Ram s/o Khacheru	-do-	-do-	-do-
26.	Sh. Sheo Ram S/o Khacheru	-do-	-do-	-do-
27.	Sh. Kanvar Singh S/o Bhartu	-do-	-do-	-do-
28.	Sh. Ram Dhan S/o Bhartu	-do-	-do-	-do-
29.	Sh. Chara S/o Ghosi	-do-	-do-	-do-
30.	Sh. Shohan Lal s/o Nanwan	-do-	-do-	-do-
31.	Sh. Mense S/o Khacharu Late Antu	-do-	-do-	-do-
32.	Sh. Ram Lal S/o Khacheru	-do-	-do-	-do-

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33.	Sh. Rajender, Bhajender s/o Malkhan LR's of Sh. Thanna	Khasra No <u>209</u>  <u>624</u> <u>210</u>  <u>625</u> <u>211</u>	Area  <u>11-14</u>  <u>27-07</u>  <u>41-06</u>  <u>80-07</u>	Claimed  Claimed Rs. 500/- sq. yd. or Rs. 5,00,000/- per bigha and claimed addl. amount & solatium @ 30% and other addl. benefit under amended land Acquisition Act 1984 and Rs. 5000/- per bigha per year for damage of crops u.e.f. 30.6.83 to 15.9.1987.
34.	Sh. Ram Saran, Badle, Kirpa LR's of Bhola through Badle.	-do-	-do-	-do-
35.	Smt. Godha w/o Kirpa Ram, Smt Shoola w/o Dharam Pal & D/o Sh. Kirpa Ram, Smt Omvati w/o Harinder Kumar, Smt. Rati Davi w/o Balashwar Smt. Bela w/o Raj Pal, Miss Mukesh d/o Kirpa Ram R/o Village Biheripur through Miss Mukesh.	-do-	-do-	-do- (except crop damage)  (They have filed proof Registered deed no. 1855 dated 21.1.86 of village Sadat Pur Gujran)
36.	Sh. Sita Ram S/o Bhikhan R/o Biheri Pur	-do-	-do-	-do-
37.	Sh. Joginder, Phire Singh Surinder & Silla s/o Sh. Hari Chand r/o Vill Biheri Pur.	-do-	-do-	-do-
38.	Sh. Chamandi S/o Bhikan R/o Vill Biheri Pur.	-do-	-do-	-do-
39.	Sh. Rampat S/o Bhikan R/o V. Biheri Pur.	-do-	-do-	-do-
40.	S/Sh. Mahi Pal, Jai Singh Bhim Singh, Hansa & Hansa s/o Ramlal R/o Vill Biheri Pur.	-do-	-do-	-do-
41.	Smt. Daya D/o Chhoti and Smt. Urnila D/o Chhoti.	-do-	-do-	-do-

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MARKET VALUE:

There are following mutations and sale deeds executed in this village

B-4 No.	Sale Deed No.	Date of Registration	Khasra No.	AREA	Amount Rupees
54	1859	18.6.84	69	1-09	Rs.2,900/-
55	1182	22.6.84	45min	2-17	Rs.5,700/-
76	1687	15.9.84	389/3/2 391	4-02 6-08	Rs.28,000/-
Total				18-84	
Transferred 1/4				2-11	

The earlier awards drawn in this village are as follows:

S.NO.	AWARD NO.	NO. & DATE OF NOTIFICATION U/S 4	COMPENSATION PER BIGHA
1.	15/83-84	F.7(29)/65-L&H(1) dated 26.8.67	Rs. 3,500/-
2.	1/84-85	F.7(48)/75-L&H(8) dated 30.9.76	Rs. 6,000/-

The date of notification under section 4 of the both awards are far off so these cannot be taken into consideration for making base for fixing the market value of this land. The sale deed mentioned above, the land of mutation No. 54 & 55 is situated far away from the land under acquisition. The land involved in mutation No. 76 on the basis of sale deed No. 1587 is situated nearest and in the vicinity of the land under acquisition, average market price of the land per bigha was Rs. 7842.28 on 15.9.84. The notification under section 4 of the land under acquisition is 27th March, 1987 i.e. after 2 and  $\frac{1}{2}$  years. Keeping in view the rise in prices of the land day by day, I consider Rs. 12,000/- per bigha fair & reasonable market value of the land under acquisition and hence I award the same.

SOLATIMUM

30% solatium will be paid on the market value assessed

centd.....7/-

Comptroller  
24/3/89



of land under acquisition.

ADDITIONAL AMOUNT:

The additional amount under section 23(1-A) of the Land Acquisition Act 1984 (Amended) will not be paid as on the possession of the said land had been taken before the notification under section 4 and interest under section 34 of the Land Acquisition Act @ Rs.9% per annum w.e.f. 18.6.84, date of possession for 1st year and 15% per annum upto date of announcement of award.

LAND REVENUE:

The amount of Rs. 30-19 paise of land under acquisition is assessed as land revenue which will be deducted from the rent roll of the village w.e.f. announcement of the award.

STRUCTURE, TREES & WELL:

There is no structure, tree & well on the land under acquisition.

APPORTIONMENT:

The compensation will be paid to the rightful owners on the basis of latest entries in the revenue records. In case of dispute between the parties which is not settled, the matter will be referred to the court of A.D.J. Delhi u/s 38-31 of the Land Acquisition Act.

VESTING OF OWNERSHIP:

From the date of announcement of award the land under award will vest absolutely in Government free from all encumbrances.

The award summarised as under:

Compensation for land measuring 88 bighas 87 biswa @ Rs. 12,000/- per bigha.	Rs. 9,64,200-00
Selatum 30%	Rs. 2,89,260-00
Interest u/s 3409% w.e.f. 18.6.84 to 17.6.85	Rs. 1,12,811-40
Interest @ Rs. 15% from 18.6.85 to 10. Nov., 1988 (3 years 146 days)	Rs. 6,39,264-60
TOTAL :	<u>Rs. 20,05,536-00</u>

(Rupees twenty lacs, five thousand, five hundred thirty six only).

*Comp. paid*  
*24/3/89*  
*Attested*  
*Land Acq. Collector (DS)*  
*Delhi*  
*sd/-*  
(M.P. MATHUR)  
LAND ACQUISITION COLLECTOR (DS):  
DELHI.