AWARD NO. 13/89-90

NAME OF THE VILLAGE: NATURE OF ACQUISITION: PURPOSE OF ACQUISITION: BHARTHAL. PERMANENT.

EXPANSION OF BIJWASAN OIL TERMINAL OF BHARAT PETROLEUM CORPORATION LTD.

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These are the proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land under acquisition measuring 64 bighas 7 biswas situated in village Bharthal was notified u/s - 4 vide Notification No.F.7(3)/86-L&B (i) dated 4.2.88. Notification u/s 6 & 17 vide notification No. F.7(3)/86-L&B (2) (3) dated 16.2.88 respectively for a public purpose, namely for the "Expansion of Bijwasan oil terminal of Bharat Petroleum Corporation Ltd." In pursuance of the aforesaid notification notices u/s 9 & 10 of the L.A. Act were issued to the interested persons for inviting their claims. The claims received from the interested persons are discussed herein under the heading "Claims for compensation".

TRUE & CORRECT AREA.

The land was measured on the spot by the field staff and the area found available was 64 bighas 7 biswas, the details of which is as under .:-

Kh.No.	AREA	KIND OF SOIL
39/22	4-10	Chahi.
23/1	1-10	-do-
23/2	2-8	-do-
24/2	2-14	-do-
25/2/1	0-10	services -do-
53/1	2-15	-do-
2	4-16	-do-
3	4-16	-do-
4	4-12	-do-
(5/1)	2-0	-do-
6/2	2-0	-do-
7. 1000 8 61 43	4-16	-do-
8/2	2-14	-do-
26	0-04	Tube-well.
54/2/2	2-04	Chahi.
3/1	1-17	-do-
8	4-8	-do-
9	4-16	-do-
10/1	2-01	-do-
12	4-12	Chahi Tube.well.
19/1	0-14	-de-

32/2

3-10 64-07 Roshi.

*Chahi (imigated) 60-12

*Tube-well 0-5

*Roshi. (uninegated) 3-10

The following claims for compensation have been received COMPENSATION CLAIM. from the interested persons:-

	Name of Claimants	Kh.No. Cla	im.
.No.	Bhagwan s/o Subh Lal Ishwar Singh, Khaman Singh, Rajender Singh and Satbir Singh Ss/o Bharat Singh R/o Bhartal	33/1- 10	for the land Rs. 4,00,000/- per acre for structu- res Rs. 1,00,000/- Rs. 7,000/- for trees, Rs. 40m000/- for crop and other benefits under the L.A. Act.
2.	Madusudan S/o Chiranji Lal	54/2/2/1 min 54/9 min-10/ 12/12-19/1	for land Rs.100000 1 p.b. for tubewellalong with other fitt- ings and fixtures Rs.2,50,000/- for
	SECURE WITH SELECT SELE		Rs.50,000/- for walls Rs.53,000/- for trees Rs.70000 and other benefit under the L.A. Act.

The claimants have filed the photo-copies of registered sale EVIDENCE. deeds and the decision of ADJ in support of their claims.

- details of the same is given below:-Copy of sale deed No.8509 dated 16.7.87 of village Pochan Pur in which the land measuring 10 bighas 1/2 biswas sold for
- The copy of sale deed No.7243 dated 29.6.82 of village Bhartal in which the land bearing Khasra No.53/12(1-12), 53/13(2-16), 53/18(1-4) measuring 5 bighas 12 biswas sold for Rs.1,17,600/-2.
- The copy of sale deed No.3339 dated 29.6.82 of village Bharthal in which the land mearing khasra No. 53/14(4-16), 53/15(4-16 3. 53/17(201), 54/11(4-16), 54/26(0-04) measuring 16 bighas and 13 biswas sold for Rs. 3, 49, 650/-.
 - The copy of sale deed No.7242 dated 29.6.82 of village Bharthal bearing Khasra No.53/16(4-16), 53/17(1-11), 54/19(3-13), 54/20(4-7), 54/21(3-1), 54/26(0-5) measuring 17 bighas 13 biswas. seld forms. 3, 70,650/=.

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- The copy of sale deed No. 7241 dated 29.6.82 the land bearing 5. kh.no. 52/6(0-19), 53/8(2-0), 53/9(4-16), 53/10(4-15), 53/11(1-4), 53/12(2+0), 53/13(2-0), 53/9(4-16), 53/10(4-15) 53/11(1-04), 53/12(2-0)m 53/13(2-0) measuring 17 bighas and 14 biswas situated at Village Bharthal sold for Rs. 3, 71, 700/-. Copy of judgment of A.D.J. case No. 91/84 date of decision 1.
- 30.7.88.

Shri Rajender S/o Ram Swarup.

Vs.

Union of India.

against award No.50/81-82 Village Bharthal, in which ADJ has assessed the market value at the rate of Rs.19,560/- p.b. on the notification u/s 4 dated 6.11.80.

The copy of judgment of ADJ Sh. T.S. Oberoi case No.101/84 date of decision 9.8.88.

Sh. Bhagwana S/o Roop Chand

Vs.

Union of India.

against award No. 50/81-82 of village Bharthal in which A.D.J has assessed the ma ket value @ Rs. 19, 560/- p.b. on the notification u/s 4 dated 6.11.80.

MARKET VALUE.

Market value of the land under acquisition is to be determined with reference to the date of preliminary notification u/s 4 of the Land Acquisition Act on 4.2.88. All relevant factors like situation of the land, its potentiality, nature of soil and such other facts as may contribute to the value of land under acquisition are also tobe taken into account. For this, research was made in the revenue tecord to locate the registered sales transactions which took place in the last one year in village Bharthal.

Following sales transactions have been recorded in the last one year in this village:-

S.No.	REGISTRY W.E.F. DATE	AREA	COMPENSATION AMOUNT.
	1107/11 2 97	6-9	50,000/-
· DIEGO	1127/11-2-87	2-12	20,000/-
	1126/11.2.87	6-0	50,000/-

Contd. . . . 4

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	4			
		. 16	48,000/-	
	2.87	4-16	30,000/-	CP I
4	1787/4.3-87	1-16	42,000/-	(Pb
	1788/4-3-01	3-14	50,000/-	
	1989/4-3-01	3-16	50,000/-	
	2530/21.4.	3-0	50.000/-	
	2532/2/-4-0	3-0-	50,000/-	
	2=21/2/=4-0.	3-4	50,000/-	
	2533/41-	2-17	50,000/-	
	2534/2/	3-2	50,000/-	
	11. 3529/27.4.87 12- 3529/27.4.87	2-13	25.000/-	
	2535/2/=4-0	6-0	50,000/-	18
21	13. 1956/6-3-87	3-11	50,000/-	
-	2232/10-4-0	2-07	50,000/-	+ 10
	2220/10-4-	2-10	45,000/-	/ n
	2219/10.4.	2-07	2,20,500/-	1-14
	2221/10-4-	0-=8	41,000/-	5
	1075/9-3-0	12-02	41.000/-	
	E203/18-0-0	2-19	41.000/-	
	5206/180-0	2-19	1,90,440/-	
	-205/18-0-0	1-1	40.000/-	
	2030/20-1-0	1-0	42,000/-	
	2469/12-3-	4-3	45,000/-	
	7002/2+===	7-9	45,000/-	
	7100/1-9-01	7_9	12,000/-	
	7009/1-9-0	1-04	48,000/-	H
	7003/27-0-0	4-16	48,000/-	
	7005/27-0-0.	4-16	61,250/-	
	7004/21-0-0	1-07	50,000/-	
	8320/26.10.	1-13	50,000%-	
	382/14-1-00	1113	50,000/-	
	384/14-1-00	1-13	48,000/-	
	383/14-1-88	110	46.000/-	Y
	1902/18-3-88	3-03	24,000/-	
	142/6-1-88	1-00	100070	ns
	36. 144/6-1-88	the state of the s	the above transaction	awards
	36. 37. 144/6-1-88 The average process to Rs.14,440/- comes to Rs.14,440/-	ice of land IIom	the above transaction was also made in the in village Bharthal	and
	the average process to Rs.14.440/- comes to Rs.14.440/- earlier determined in nearest to the date of	p.b. A perusal	in village Bharthai	the presen
	comes to Rs.14,	respect of land	otification u/s 4 in	
	earlier determined	of preliminary no		
	case i.e. 4.2.88.		contdF	75.

case i.e. 4.2.88.

... 5 ...

No such award was available on record which was made in respect of land notified under section 4 near the date of notification of the present acquisition i.e. 4.2.88.

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The sales transactions are the most strong evidence for determining the market value of the land. As many as 37 sales transctions made during the last one year thal have examined. These sales in the village E ns to very small area as well as big area of la Therefore, the average of the above transactions pe 37 sales transactions has been worked out which comes to Rs.14,440/- p.b. Taking into consideration the above facts I arrive at the conclusion that Rs.15,000/-p.b. will be the most adequate, just, fair and equitable market value of the land under present acquisition. I award compensation accordingly.

TUBE WELLS

There are some tube-wells on the land under acquisition details are as under:-

			COMPENSATION
.NO.	KH. NO.	DESCRIPTION	
		Chah Nalcha	Rs. 2.000/-
ates Te	53/26	Kotha pubhta	Rs. 3, 000/-
A5751		12' X 10' Severence charges	Rs. 200/-
	Companyation of	Kotha pubhta	Rs. 3, 200/-
2.	54/2/2/2	16' X 12' Severence charges	Rs. 200/-
	54/12	Ketha Pubhta	Rs.1,500/-
3.	54/12	15' X 9'	Rs. 200/-
		3 Hodi 3' X 4' Severence charges	Rs. 200/-

STRUCTURE: There is a boundary wall surrounding the fields no. 54/2/2 in 9-12-19/1 measuring 710' X 4' without plaster in good condition at the time of taking over the possession. I propose Rs.3,000/- as its compensation. 'Contd...6 ...

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There is another boundary wall around the field no.54/22/2

measuring 209'x7' without plaster which is in a good condition.

I propose Rs.1,500/- as its compensation. There are three rooms combined with each other in Kh. No.54/22/2 measuring 12|1/2, 7/3/4

12|1/6, 7/3/4, 10/1/2, 12|1/2. There are two kitches, bathroom combined with latrin in the said kh. no. measuring 12|1/2' x 8', 9

12|1/2 astheir compensation

TREES.

There are some trees on the land under acquisition. I propose their compensation as under:-

S.No.	Kh.No.	Name of Trees	Weight C	ompensation
1.	53/4	Jánti	One Quintal	Rs.30/-
2.	53/26	Sisam	-do-	B.35/-

INTEREST.

The possession of the land under acquisition has been taken ever on 16/5/88 u/s 17 of the L.A. Act, 1894 therefore, the interest ups 34 of the L.A. Act will be payable to the interested persons w.e.f. 16/5/88 to the date of announcement of the award.

ADDITIONAL MARKET VALUE U S - 23(1-A) V-

As provided u/s 23(1-A) of the land Acquisition (Amendment)
Act, 1984 additional market value @ 12% p.a. on the market value of
the land from 4.2.88 which is the date of notification u/s 4 to the
date of takeng over the possession that is 16.5.88 may be assessed.

APPORTIONMENT.

Compensation will be paid on the basis of the latest entries in the revenue record. In case of any dispute which cou; d not be settled amicably within a reasonable time will be sent to the Court of ADJ u/s 30-31 of the L.A. Act for adjudication.

LAND REVENUE.

The land revenue 18.10 paise may be deducted from the Khatoni of the village.

Contd.... 7

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APPROVED None oppeared in None oppeared

mare 000 13/89-90 दार्थवाही कळा गाम गरपक्ष के विकास निर्माण उगाज दिनांक 16-5-88 की आदेशानुसार भ्राम आन्ध्याहन आच्यारी (पालम साइप) वहमराह भी हन्या लाल कान्यनेगा प्रात्म थी अहीय राम परवारी (एल०ए०) व भी अल्युक रहीम नगराभी (एसक्ष) ग्राम भरपम बाबत व्यायवाही जन्ना श्रीतफल ताकाका 1. 6407 GT Notification No f7 (3)/86-LAB (1) (2) (3) de-4-2-88 व 16-2-88 4/5 4, 6 17 हारा आहेत्याचार है। मोक पर पहुँचा । मीके घर महकामा Acquiring मारत पैट्टी लियम or so server From (weputy manager expose) or sol Fredity eniciai (operation officer) मुताबिक प्राथम उपाहिषत मिले श्री गंगाराम परवारी हलाका अमय रिकार माल मीके पर मीजूद मिला। वास्त्यारान में से वावज्य द इसला के कोई हार्जिश्नाही मिला। जनवरान रक्सरा 39 22, 28/1 23/2 24/2 25/2/1 (4-10) (1-10) (2-8) (2-14) (0-10) (2-15) (4-16) (4-16) Tham 4 51, 612 9 18/2 26 Strain 25 Collins (472) (2-0) (2-0) (416) (2-14) (0-4) 2/2/2 31, 8 9 101, 12 191, (2-4) (1-17) (48) (416) (2-1) (412) (0-14) रकाना तादादी 60 नीचे 17 विस्ते की निज्ञान देही नजारें दे काता पा करका महकमा मिर्धांडांचु के नुमाइ-या की सम्मा कर निशानात स्वाम्ब मीके पर (मगनाय ग्रीय । उपरोजन अधिकतर क्रीवफला में फसल कारता है खीनकी मूचि तैयार करके विपार के साथ सलंग्न है। नेम्बरान खरारा रूप में मीक पट समाल वा आका की मेंड यर विवाद प्रया की इन्ये पांच पुर अंग्यार की है और नम्बराज स्वसरा 54 ने प्रवी मेड पर भी प्रका शिवार भी इन्सी अगोर्ड पांच पुर नी के पर वना हुई

अतः उपनितं सर्वाम रवसमा का कळा वाकडे वमा पाति च रमुक्रेल ममक्रीरा जारा भूभरायम् व बारेतदाराम् से क्र व्यक्त उसी समम इसे द्वा में बह्वाल मह कमा मह का (अगत सेट्रीक्षिमम) के नुमाइ-या भी के एका पुरम् (अक्षिप) ad.6 Co manager Ergusearing) In green-19ph (sepuly manager vefots) a st Hay anion (cheation officer) for III Land A मानार राज्या है। जिल्ला है। किस कार्या कार्या किस के कार्या किस कार्या किस के कार्या किस कार्या कार्या किस कार्या किस कार्या किस कार्या किस कार्या कार्या किसा की भजाहाअत छैं। महा उगाई । इस तहदीनी कार्डाव सुनादी वा सुरत्ती सीके पर वा यहता से वालावार लान का अनाप का जुरुमार मान्य कारण की महिल कारण की महिल कारण की महिल कारण की महिला के किया की महिला की महिला की महिला के किया की महिला क मुलामिला हा सुकारि । उस कामवाही काहडा की क्रक प्राताल of ph 54/22 पारवारी हरका की जागाराम के एक प्रतिवादी महक्ता किल्पा एवं कि जिसाइन्ये की की कि एवं है की महिल्ला का कार्या कि पर Than (1816/8/88 (40) (116) (914) (05) (05) (164) S. (14-2) (2-1) (1-1) (6-11) (8-11) Pear (A) (KILLINGS) UV Lagar Mary 16/57 8 3 Leton GILLIGHT न अले की मेंड पर खिलार पुरस्ता मी इन्हीं 55 IZENDE MEDILE प्रदर्श दीवार की इन्ही कुमाई पांचे पुर की है Jex 50 1/101 -11 6

जांग भाषाना । धर्मनड खुंब अमि रिवारिंग ! ट्रायलाहा करूका आहा जारपाला उग्ने दिनांड 16-5-88 की अंदिशमुकार शूम आपशहरा अल्यातारी (राताम माउपर) सहग्रह अरे हताका त्याता कार्य कार्यनाम प्रताका अनेता राम परनारी (एका०००) हा की खटलुता प्रहोम स्मारामी (एलाव्या) माम शरपता वाला कार्याताही करता श्रीनामां तारा म 64-07 F Notification No f 2/31/86-14B (1)(2)(3) de 2-88 5 16-2-88 US 4.6 17 ENT BIETOTHE 1 FROM पर पहुँका । कोले पर महक्ता मन्याम् कार्य रेट्रिकामम 3 39 2 St est Exotorio gray (Letaly manager Engineering) of all structures state (actually manages expete) of all protes Court of contin Hice \ Tomach की ग्राम उत्तरिक कि भी मांग राम राम्सी हताता राम्य रिकार मात्म मोहत पर मीत्राद पाना / वाहेतवाराना के से दावड़ाय इसला के कोई हा हिए नही THEIT 1 - 12 CO 1-1 2000 10 139 2, 23/1 23/2 24/2 25/2/4 -175 (1+10) (+10) (5-8) (5-10) (5-10) (5-12) (1+16) (1+16) (4 5), 642. \$ 875 36(A) GOOD (85) 08019 101, 12 191, (12-10) (मादादा १० वीच । जिल्ली इसी चित्राची देशी हाजार में दीना मीरि मा स्ट्रिक ग्रहकारी मेर हार्याक के सुवाडिये। क्या शामा कर विशानात रलाउना क्रीकी प्रिक्षिणांकाय जिसे प्रावणांकी आवारतातर प्रताम करना दूरामी है अज्ञानी साम नियार करना किसी दे मेंबर रे के स्टाइका उटारामा है। के व अक की हैंड के परवार प्रक्रम की इन्ही प्रान्त हैं है अरेगई भी है और निर्माण उत्तरिक दुर्ग निर्माण मुद्री मेह गर भी क्रिका रिवार की इन्हीं उनेगाई पारी क्रिका रिवा पर क्रिका है।

जिला **万万百万万** 0 六 किसी विस्त अतः अर्यस्त नारम्पा रत्यारा का सरग्र वार्यः नाम देवान य रयुक्टेका प्रयानीता और भूगारायान म मारेगरायान महित की शमा उसी तथा में केहतीला महल्या (आरत रेड्रीकांगमा के बुगह-ता भी हालाक श्रम manager Digurecting 1 20 groces of grand solling mana sepole) a sol seal comment (eperation efficer & fami crater ansiend on the टक्टला मही दिसा अया १ (3-10) रिक्सा की याजाहरमान के या नहीं आई। इस महरीकी दे यानी वा सुक्ती कीला पर वा बहुता की लाकावार न भी अंदर्भ महीम लाकारी के करा दी गई। कहता हमा Wendshor है। अली है। इस कार्यालाही कहारा की कारत पारमारी इत्ता भी गांगराम व एक मतिवारी महन्मा ने कि नमाडिये की की कि एर दे की गरिए की उन्मित कार्याकी की है। 145188 soll-NIT (LA) soll 1615188 Patwood(CA) 1080 (LA) 1615188 3 Patwari Halky Bean (LA) 1615788 1615788 12.6 There we were Engering) Sandreb looks (sperater officer) 16/5/88 [N) W (sepuly manger sepuls) showcall can't show and

Dated: 4.2.1988

No. F.7(3)/86-L&B(1):- Whereas it appears to the Lt. Governor,
Delhi that the land is likely to be acquired to be taken by

No. F.7(3)/86-L&B(1):- Whereas it appears to the Lt. Governor, Delhi that the land is likely to be acquired to be taken by the Govt. at the Publice expense for a public purpose, namely for the Expansion of Bijwasan Oil Terminal of Bharat Petro-Leum Corporation Ltd." under the scheme of Planned Development of Delhi. It is hereby notified that the land in the locality described below is likely to be required for the above purpose.

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

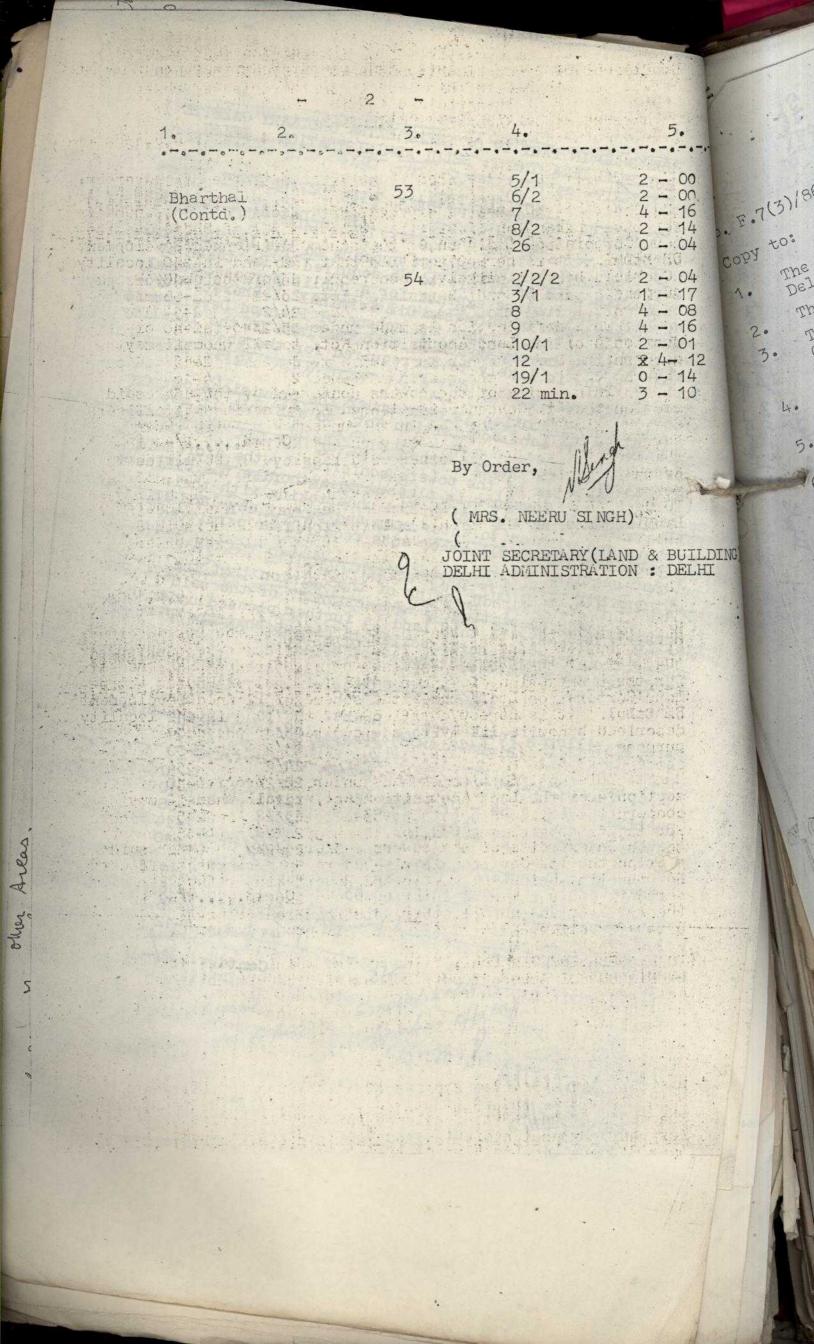
In exercise of the powers conferred by the aforesaid section the Lt. Governor is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

The Itt Covernor, 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 4 of the said section to direct that the provisions of section 5-A shall not apply.

SPECIFICATION

Name of village.	Total Area (Bigha-Biswas) 2.	Rectt. No.	Khasra No. 4.	Area (Bigha-Biswas) 5.
	64 - 07		22 23/1 23/2 24/2 25/2/1	4-10 1-10 2-08 2-14 0-10
		53	1 2 3 4	2-15 4-16 4-16 4-12
	America de la composición del composición de la composición del composición de la co	88 S	Contd.	•••2/ •

1; 4.2.1966



(TO BE PUBLISHED IN PART IV OF DELYH EXTRA, ORDINARY GAZETTE)
LAND & BUILDING DEFARTMENT : DELHH ADMINISTRATION : DELHH

NOTIFICATION

Dated: 16-2-88.

No. F.7(3)/86-L&B(2): Where-as the Lt. Governor, Delhi is satisfied that the land is required to be taken by the Government at the public expense for a public purpose, namely for the "Expansion of Bijwasan Gil Terminal of Bharat Petroleum Corporation Ltd." under the scheme of Planned Development of Delhi. It is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 5 of the Land Acquisition Act, to all whom it may act, the Collector of Delhi is hereby directed to take orders for the acquisition of the said land.

of the Collector of Delhi.

SPECIFICATION

1.	lloge Total Area (Big Bis.)	Rectt.	Khasra No, 4.	Area (Big Bis. 5.
Bharthal	64 - 07	39	22 23/1 23/2 24/2 25/2/1	4-10 1-10 2-08 2-14 0-10
		53	1 2 3 4	2-15 4-16 4-16 4-12

Contd....2/_

5/1 6/2 7 8/2 26 2-00 Bharthal (Contd.) 2--00 4-16 2-14 0-04 2/2/2 3/1 8 2-04 1-17 4-16 10/1 2-01 12 19/1 4-12 5-10 22 min.

By Order,

(MRS. NEERU SINGH)
JOINT SECRETARY (L&B)
DELHI ADMINISTRATION : DELHI

The

5

73