AWARD NO. 4/88-89

NAME OF VILLAGE : BIDWASAN NATURE OF A CQUISITION PRERMANENT PURPOSE OF ACQUISITION FOR APPROACH ROAD, BIJWASAN OIL TERMINA L FOR SHA RAT PETROLEUM.

These are the proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land under acquisition situated in village Bijwasan was natified u/s 4,6, and 17 vide netification No. F. 7(63)/79-L&B (1) (ii) (iii) dated 20/6/86 and 23/6/86 fo r a public purps se namely for approach read, Bijwasan Dil Terminal for Sharat petraleum. In purpuance of abovesaid notifications, notice u/ s 9 and 10 of the Land Acquisition Act were issued to the interested persons for inviting their claims and claims filed by them are discussed under the heading 'Claims for Compensation'.

TR-UE A-ND CORRECT AREA

The land was measured on the spot by the field staff which was found correct according to the natification u/s 4 & 6 details of Khasra Nes. and areas are as under:-

| Kh. No. | Area | Kind of sail | | |
|---------|------|-------------------|--|--|
| 33 28 | 1-16 | Parti Zadid No. 2 | | |
| 1 | | | | |

Compensation claims

The following persons have filed their claims for compensation.

| Kh. No. | Claimed |
|-----------|---|
| | Compensation |
| 33/28 min | Claimed Campensation for land @ Rs. 500/- per sq. yd. along with solatium 30% and interest 15% p.a. |
| | 33/28 min |

Documentary E-vidence

No documentary evidence has been produced by the claimant. MARKET VA-LUE

The market value of the land under acquisition is to be determined with reference to the price of land prevailing at the time of natification u/s 4 i. e. 20/6/86. The claimant in the case have claimed exherbitant compensation, but no evidence has been furnished in support of the same. In assessing the market value of the land under acquisition, bonafiede sale transactions of land parallel in all circumstances to te the land under acquisition in the same village and also awards for similer land made with reference to the date of notification u/s 4 ere taken inte account. In this v illage fellowing sales transactins are reported to have been made in the near past.

Market Value

be determined with reference to the price of land prevailing at the time of notification u/s 4 i.e. 20.0.00. The claimant in the case have claimed exharbitant compensation, but no evidence has been furnished in support of the same. In assessing the market value of the land under accursition, bonefied sales transactions of land parallel in all circumstances to the land under acquisition in the same village and also awards for similar land made with reference to the date of notification u/s 4 are taken into account. In this village following sales transactions are reported to have been made ink the near past.

| s.No. | Registration No. | Kh. No. | Area | Consideration Amount |
|-------|------------------|------------------------------|--------------------------------------|-------------------------|
| 1.11 | | 36 | 4-16 | mas.44,000/- |
| 2. | 1779 21.3.85 | - <u>17</u> - <u>22</u> | 4-16 | Rs.44,000/- |
| 3. | 944 8.12.64 | 175 min | E -1 5 | Ts.2,33,437/- |
| 4. | 945 13.2.65 | 175 min | 1-11 | Rs.48,750/- |
| 5. | 905 | 195 min | 4-00 | s.40,000/- |
| 6. | 906 | 33 26 min | 2-09 | Rs.20,000/- |
| 7. | 907 | 33 22 24 min | 3-04 | As.48,000/- |
| 8. | 1085 | 44/3 45/23 24 Share | 5-04 3-05 2-10 2-10 8-05 | Rs.34,000/- |
| 9. | 1086 18.2.85 | -do- | -do- | Fs.34,000/- |

"rem the above table it is clear that ale transactions at S.No.6 and 7 pertain to the area adjacent to the land under ac minition and the average rate per bigha come to 09.8,888/-. There sale transactions were executed on 12.2.85. In the present acquisition proceedings, the date of notification u/s 4 is 20.6.86. Besides above, one award No.50/86-67 has been made in the near past. The date of notification u/s 4 of this award is 18.6.84. LAC has assessed compensation @ Rs.17,000/- per bigha in the above award. But the potential market value and the situation of the land involved in the above mentioned transactions are the same as of the land acquisition. The sale transactions partaining the area adjacent to the land under acquisition and the sile transactions being the latest than the above disc seed award, are the best evidence for assessing the market value of the land under acquisition. Keeping in view the time gap between the date of sale transactions and the date of notification u/s 4 of the present acquisition proceedings, I m of the opinion that %s.10,500/- is fair, just and reasonable market value of the land under acquisition and I award the same accordingly. DIMER COMPENSATION

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

SOLATIUM

30% solatium will be payable on the market value of the land on account of compulsory nature of acquisition.

ADDITIONAL AMOUNT U/s 23(1-A)

An additional amount @ 12, p.a. on the market value of the land u/s 23(1-h) is payable from the date of notification u/s 4 i.e. 26.6.86 to the date of taking ov r of possession i.e. 3.9.86.

111-17

The possession of the land under acquisition has been taken over and handed over to the acquiring department on 3.9.86, therefore interest u/s 34 will be ayable to the interested per ons w.e.f. 3.9.86 or the data of a no mement f the fourd.

LAND MEVENUE

The land under acquisition is assessed 0.65 paise as land revenue which will be deducted from the rent roll of the village from the date of taking over possession of the land.

APPORTIGNMENT

The compensation of the land will be paid according to the latest entries in the revenue record.

SUMMARY OF THE AWALD

| 1. Compensation of land measuring 1 bigha 16 biswas a10,500/- a.s. | Ns.13,900.00 |
|---|--------------|
| 2. Solati ý m 30% | Ps. 5,570.00 |
| 3. additional amount u/s 23(1-2) | Fs.24,570.00 |
| 3. Additional amount u/s 23(1-A) from 20.5.86 to 2.9.86 (75days) 12% p.a. | Rs. 466.05 |
| 4. Interest u/s 34 from 3.9.86 to 2.9.87 % 9% p.a. (One year) | Rs. 2,211.30 |
| 5. Interest u/s 34 from 3.9.37 to 19.6.88 (290 days) 0 15/ p.a. | Rs. 2,928.20 |
| | As.30,175.55 |

(Rupees Thirty Thousand One Hundred Seventy Five and paise Fifty five only).

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(N. K. SHARMA)

LAND IS DISTITION COLLECTOR (PS)

DELHI

Motices U/S 12(2) of the L.A. Act. Le issues to the intereste: persons

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21/6/88

AWARD NO. 4/88-89

Name of village

: Bijwasan

Nature of acquisition

: Permanent

Purpose of acquisition

: For approach road, Bijwason Oil Terminal for Bharat Petroleum.

These are the proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land under acquisition situated in village Bijwasan was notified u/s 4, 6 and 17 vide notification No.F.7(63)/79-L&B (i)(ii)(iii) dated 20.6.86 and 23.6.86 for a public purpose namely for approach road, Bijwasan Oil Terminal for Bharat Petroleum. In pursuance of abovesaid notifications, notices u/s 9 and 10 of the Land Acquisition Act were issued to the interested persons for inviting their claims and claims filed by them are discussed under the heading 'Claims for Compensation'.

TRUE AND CORRECT AREA

The land was measured on the spot by the field staff which was found correct according to the notification u/s 4 & 6

Kh. No. Area Kind of soil

28

1-16

Parti Zadid No.2

Compensation claims

The following persons have filed their claims for compensation.

details of Khasra Nos. and area are as under:-

S.No. Name of Claimant

Kh. No.

Claimed Compensation

Smt. Nalini Mahajan
 W/o Rakesh Mahajan
 r/o E-1 & 2, NDSE-II
 New Delhi.

33/28 min

Claimed compensation for land @ Rs.500/per sq. yd. along with solatium 30% and interest % 15% p.a.

Documentary Evidence

No documentary evidence has been produced by the claimant.

heading claims for compensations

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Market Value

The market value of the land under acquisition is to be determined with reference to the price of land prevailing at the time of notification u/s 4 i.e. 20.6.86. The claimant in the case have claimed exhorbitant compensation, but no evidence has been furnished in support of the same. In assessing the market value of the land under acquisition, bonafiedesales transactions of land parallel in all circumstances to the land under acquisition in the same village and also awards for similar land made with reference to the date of notification u/s 4 are taken into account. In this village following sales transactions are reported to have been made ink the near past:

| S.No. | Registration N and date | o. Kh. No. | Area | Consideration Amount |
|---------|----------------------------|--------------------------------|--------------------------------------|-------------------------|
| 14.Con. | 1778 21.3.65 | 36 | 4-16 | Rs. 44,000/- |
| 2. | 1779 21.3.85 | <u> 17</u> | 4-16 | Rs.44,000/- |
| 3. | 944 | 175 min | 8-15 | Rs.2,33,437/- |
| 4. | 945 | 175 min | 1-11 | Rs. 48,750/- |
| 5. | 905 | 195 min | 4-00 | Rs.40,000/- |
| 6. | 906 | 33 26 min | 2-09 | Rs.20,000/- |
| 7. 1003 | 907 | 33 22 24 min | 3-04 | Rs.48,000/- |
| 8. | 1085 | 44/3 45/23 24 \$Share | 5-04 3-05 2-10 2-10 8-05 | Rs.34,000/- |
| 9. | 1086 18.2.85 | -do- | -do- | Rs.34,000/- |

Thank

heading claims for compensations

From the above table it is clear that sale transactions at S.No.6 and 7 pertain to the area adjacent to the land under acquisition and the average rate per bigha comes to Rs.8,888/-. These sale transactions were executed on 12.2.85. In the present acquisition proceedings, the date of notification u/s 4 is 20.6.86. Besides above, one award No.50/86-87 has been made in the near past. The date of notification u/s 4 of this award is 18.6.84. LAC has assessed compensation @ Rs.17,000/- per bigha in the above award. But the potential market value and the situation of the land involved in the above mentioned transactions arenthehsametestof the land acquisition. The sale transactions pertaining the area adjacent to the land under acquisition and the sale transactions being the latest than the above discussed award, are the best evidence fo assessing the market value of the land under acquisition. Keeping in view the time gap between the date of sale transactions and the date of notification u/s 4 of the present acquisition proceedings, I am of the opinion that Rs.10,500/- is fair, just and reasonable market value of the land C under acquisition and I award the same accordingly.

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

30% solatium will be payable on the market value of the land on account of compulsory nature of acquisition. ADDITIONAL AMOUNT U/s 23(1-A)

An additional amount @ 12% p.a. on the market value of the land u/s 23(1-A) is payable from the date of notification u/s 4 i.e. 20.6.86 to the date of taking over of possession i.e. 3.9.86.

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(PS)

heading claims for compensano

INTEREST

The possession of the land under acquisition has been taken over and handed over to the acquiring department on 3.9.86, therefore interest u/s 34 will be payable to the interested persons w.e.f. 3.9.86 to the date of announcement of the Award.

LAND REVENUE

The land under acquisition is assessed 0.65 paise as land revenue which will be deducted from the rent roll of the village from the date of taking over possession of the land.

APPORTIONMENT

The compensation of the land will be paid according to the latest entries in the revenue record.

SUMMARY OF THE AWARD

| 1. | Compensation 1 bigha 16 b | of land mea iswas @ Rs.1 | suring 0,500/- p | .s. | Rs.18,900.00 |
|----|------------------------------|-----------------------------|---------------------|-----|--------------|
| | | | | | |

2. Solatium 30%

Rs. 5,670.00

Rs. 24,570.00

from 20.6.86 to 2.9.86 (75days)

@ 12% p.a.

Rs. 466.05

4. Interest u/s 34 from 3.9.86 to Rs. 2,211.30

5. Interest u/s 34 from 3.9.87 to 19.6.88 (290 days) @ 15% p.a. Rs. 2,928.20

Rs.30,175.55

· (Rupees Thirty Thousand One Hundred Seventy Five and paise Fifty five only).

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

Amounced in the open count! 188 Notices 4/5/12(2) 01 the

Notices 4/5 12(2). 07 the L.A. Act, be issued to the interested persons
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heading claims for compensation.

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(TO BE PUBLISHED IN PART IV OF DELHI EXTRA ORDINARY GAZETTE) LAND AND BUILDING DEPARTMENT: DELHI ADMINISTRATION: DELHI

NOTI FI CATION

No.F.7(63)/79-L&B(1): Whereas it appears to the Lt. Governor, Delmi that the land is likely to be acquired to be taken by the Govt. at the public expense for a public purpose, namely, for approach notified that the land in the locality described below is likely to be required for the above number. Dated the 20th June, 86

This notification is made under the provisions of section 4 of the Land Acquisition Act, 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 engage in the undertaking with their servents and workmen to enter upon and survey any land in the locality and do all other acts required for or permitted by that section.

The Lt. Governor, being of the opinion that the provisions of sub-section (1) of section 17 of the said Act are applicable to section to direct that the new slope of section 5-A shall not section to direct that the provisions of section 5-A shall not apply.

SPECI FICATION

| Sr. No. | Name of Village | Total Area (Big-Bis) | Rect. | | Area (Bigha-Biswa) |
|---------|-----------------------|-------------------------|----------------|--|--|
| 2. | BI JWASAN BHARTHAL | 1-16 | 33 54 59 | 28 min 22 min 2 min 9 min 12/1 min 12/2 min 19 min 22/1 min 22/2 min 2 min 9 min 9 min | 1-16 1-02 1-02 0-17 1-00 0-02 1-02 0-10 0-11 1-02 1-05 |

Attested.

By Order Sd/-AWASTHI) (A.S. AWASTHI)
JOINT SECRETARY (LAND &BUILDING)
DELHI ADMINISTRATION: DELHI.

(TO BE PUBLISHED IN PART IV OF DELHI EXTRA ORDINARY GAZETTE) LAND AND BUILDING DEPARTMENT: DELHI ADMINISTRATION: DELHI

NOTIFICATION

Dated the 23rd June, 1986

No. F. 7(63)/79-L&B(2): Whereas 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 approach road, that the land described in the specification below is required for the shows numbers.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, to all whom it may concern of Delhi is hereby directed to take orders for the acquisition of the said land.

of the Collector of Delhi.

SPECIFICATION

| ' | Name of Village | Total Area | Rect. No | . Khasra | Area |
|--------------|-----------------------|--------------|----------------|--|------------------------------|
| | BI JWASAN BHARTHAL | 1-16 8-13 | 33 84 59 | 28 min 22 min 2 min | (Big-Bis) 1-16 1-02 |
| | | | | 9 min 12/1min 12/2 min 19 min 22/1 min | 1-02 |
| y con | | | 69 | 22/2 min 2 min 9/1 min | 0-10 0-11 1-02 1-05 |

Altesles

By Order, Soll -JOINT SECRETARY (LAND & BULDG.)
DELHI AIMINISTRATION DELHI.

नाय वाहा नावजा

म् अ अ अ निर्देश अनुसार आज हिमांन 3/9/86 जी ब हमराह भी म्योर लाल Kgo (L.A) बभी रामचन्द्र परवारी (L.A) जानी अवद्रा रहीय नपडासी (L.A) गाम- विज्ञावासन 12.00 A.M पा पहुंचा मीक पा महनाता मारत पद्मालयम की और स Af M.M. charla (Deputy manager Engineering) of All Sharad Kunt Sharma (Seniar operation offices) How IL HIJE I'M I SAIN I DASOINET SI Lond Acqui -Section Act on rule 4,6,17 on 31-dold Notification NO F7 (63)/79-14B(2) Ferrion 23/6/66 \$ = THORITY

ZOTH(1 33 (1-16) omn Etal 4m 1-16 om ono sti out of दाराम से प्राप्त कर के सम्बाचीत महवाना करी मार्क पर 172110 GET ONL ON HY 441821 ONLON 34(10-1 1921107 motori one Acquiring fariti en got m.m. chamler Deputy Monnager) of It Shorad Kant Sharma (Senial helation officel) ont Ext This one of desmi on (1 one उपरोत्ता रवा वे का। कावर्गा वीवाई दिया गाया पत्रहीली जार्ज क्या नापवाही की देखां में बर्जरया अवदूल रहीन न्यपरासी मुनाक्षां व मुशतहरी का आवाज मन्ह कारा ही गरी बायवाही काठना के समय

is also adjust to the proposed land to be acquired.

7. That the claimant is filing this claim without prejudice to her right to challenge the acquisition proceedings in an appropriate court of law, as the

मीक पर व्याह आपती गरी अगही अगही परवारों हळागा। TETIL ONIL HICUTE ETTL TET 311 HOUT I ITE एक मारिनाप बनाय तहसीलदार साहळ पटलाएं हन ent star Et still of the Aldinia seems Acom क्यां तमहोकां कारा कर है ही मारामां। कायवाहां कर मुकारमां हो मुक्तां हो मांका पर उपहालेश सार्व के हस्याश्री लिए गए। tcommo de state form la 3/9/86 maguno Stavia (ABOUL ROULA) Pyan Col igo