

AWARD NO. 50/86-87

Name of the Village	Bijwasan
Name of Acquisition	Permanent.
Purpose of Acquisition	Construction of New Transmitting Station for Delhi Airport.

There are proceedings U/s 11 of the Land Acquisition Act 1894 for determination of compensation in respect of Land measuring 8 Bighas 2 Bis. in village Bijwasan. The land is required for construction of New Transmitting Station for Delhi Airport, Land was notified U/s 4, No.F.7(51)/81- L&B (IV) dated 18.6.84 and U/s 6 No.F.7(51)/81-L&B dated 13.9.1984.

Notices U/s 9 & 10 of the Act were issued to the persons interested, claims filed will be discussed later under the heading "CLAIMS AND EVIDENCE".

TRUE AND CORRECT AREA

The land under acquisition was measured on the spot after consulting the revenue record. The area found correct is as under:-

<u>Rect.N.</u>	<u>Khasra No.</u>	<u>Area</u>
89	27	0-10
	28	0-04
90	26	0-08
103	9/1 Min.	0-01
	12/2 Min.	0-01
	22 Min	0-10
	26	0-05
	27	0-06
	28	0-03

Contd. 2

104	18 Min.	0-02
	26	0-04
	27	0-04
	28	0-04
117	26	0-03
	27	0-04
118	1/2 Min	0-10
	4	<u>4-03</u>
		<u>8-02</u>

CLAIMS AND EVIDENCE.

<u>Sr.No.</u>	<u>Name of the claimant</u>	<u>Khasra No.</u>	<u>Rate claim- -ed.</u>
1.	Jug Lal S/o Parbhu	104/18	Rs.500/- Sq. Yds. for land. Rs.30,000/- for Tubewell and Kotha.
2.	Narain Singh S/o Roop Chand	104/18 104/28	Rs.3.5 lacs. per acre alongwith solatinm & t interest (2) Rs.50,000/- for Tubewells Rs.20,000/- for room in Kh.No.104/28
3.	Chatter Singh S/o Rattan	104/27	Rs.50,000/- for well etc 0-04 Biswas of land @ 3.50 lacs per acre.

Contd.3

4. Giani Ram S/o Udai
Ram Baljit Singh,
Jagjit Singh S/o
Lakhi Ram, Smt.
Nihali Wd/o Lakhi
Ram.
- 117 (1) Rs. 50,000/- for
27 well
- (2) Rs. 20,000/- for
pucca roo-m.
- (3) Rs. 20,000/- for
pipe line in 2
killas
- (4) Rs. 3 lacs per acre
for value of land.
5. Misri S/o Hardeoey
- 117 (1) Rs. 40,000/- for
26 Kotha alongwith
Tubewell.
- (2) Rs. 20,000/- per
Biswa for land
- (3) Rs. 20,000/- for
professional loss.
6. Davinder S/o Kartar
Singh, Parmanand
S/o Dhani Ram
- 103 (1) Rs. 2,000/- per
27 biswa for land
- (2) Rs. 60,000/- for
two rooms (25'x10
and 15'x12').
7. Ishwar Singh, Parma
Nand S/o Dhani Ram
Davinder Singh S/o
Kartar Singh
- 103 (1) Rs. 2,000/- per bis
27 wa for land
- (2) Rs. One lac for
well and bearing
alongwith all fit
tings & fixture
with water.
- (3) Rs. 40,000/- for one
Kotha 15x10.
8. Davinder Singh S/o
Kartar Singh
- 103 (1) One lac for con-
22 struction of tin
shed.
- (2) Rs. 6,000/- for
trees.
- (3) Rs. 2,000/- per
biswa for land.
9. Krishan, Katar and
Mir Singh S/o Kar-
war Lal
- 90
26 One lac for st-
ructure.
- Rs. 5,000/- per
biswa for land.

10. Jage Ram S/o Siri Chand $\frac{103}{12}$ 2 Rs. 5,000/- per biswa for land.
Rs.
11. Suraj Bhan S/o Siri Chand Claim in respect of Khason No. 103/5 which is not under acquisition.
12. Balbir Singh S/o Kishan Chand $\frac{89}{27}$ Rs. 2500/- per biswa for land.
Rs. 85,000/- cost of all structure.
13. Gajinder Singh, Narinder Singh Ss/o Raghunath Singh S/o D/o Raghunath Singh $\frac{103}{28}$ Rs. 2,000/- per biswa for land.
Rs. 80,000/- cost of all structure.
14. Moti Ram S/o Chandan Singh $\frac{89}{28}$ Rs. 2500/- per biswa for land.
Rs. 85,000/- for all structure.
15. Smt. Parkashwati W/o Rajinder Singh Rs. 2,000/- per biswa for land.
Rs. 80,000/- for structures etc.
16. Smt. Pataso, Maha Kaur and Chhano D/o $\frac{103/8/1}{}$ Rs. 5,000/- per biswa for land.
Rs. 1,00,000/- for all construction.
17. Kartar Singh, Ram Kumar S/o Sri Mahipat $\frac{103/26}{}$ Rs. 50,000/- for well.
Rs. 2,000/- per biswa for land.
18. Ishwar Singh S/o Sis Ram $\frac{117/26}{}$ Rs. 100/- per Sl. Yd. for land.
Rs. 50,000/- for all structures etc.
19. Pyare Lal, Chandgi Ram, Mukhtiar Singh S/o Subh Ram $\frac{103/12/2}{}$ Rs. 5,000/- per biswa for land.
Rs. 2 lacs against cost of structure.

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. 18.6.1984.

The claimants in the case have claimed exorbitant compensation, but no evidence has been furnished in support of the same.

In assessing the market value of the land under acquisition, bona fide sale 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, the following awards are reported to have been made in near past.

Award No.	Date of notification u/s 4	Rate awarded by L.A.C.
39/84-85	18.6.84	Rs. 17,000/- per bigha.

The date of notification u/s 4 in the present case is 18.6.1984. The land under acquisition is in the form of Well and structures. The notification u/s 4 for this land was issued simultaneously with the land measuring 426 bigha 13 biswas notified u/s 4, 6 & 17 of the L.A. Act. The land measuring 426 Bighas 13 Biswas was acquired through Award No. 39/84-85 and L.A.C. had assessed the compensation @ Rs. 17,000/- per bigha. The notification u/s 4 and purpose of acquisition in the award No. 39/84-85 and present case are same. In view of this discussion, I am of the opinion that Rs. 17,000/- per bigha is fair and reasonable market value of the land under acquisition and award the same accordingly.

STRUCTURES

There are structures on the land under acquisition

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before the date of notification u/s 4. The details of structures alongwith assessment are as under :-

Sl.No.	Khasra No.	Particulars.	Compensation assessed.
1.	89/27	One room 12'x10' in good condition.	Rs. 5,000.00
2.	89/28	One room 15'x10' in good condition.	Rs. 5,700.00
3.	90/26	One room 10'x10' in old condition.	Rs. 4,100.00
4.	103/9/1 min	One room 12'x10' in bad condition.	Rs. 3,800.00
5.	103/12/2 min	One room 12'x10' in old condition.	Rs. 4,300.00
6.	103/26	One room 15'x10' in good condition.	Rs. 5,500.00
7.	103/28	One room 15'x10' in good condition.	Rs. 5,500.00
8.	104/18 min	One room 12'x10' in old condition.	Rs. 4,300.00
9.	104/27	One room 10'x10' in old condition.	Rs. 4,000.00
10.	104/26	One room 10'x10' in old condition.	Rs. 4,300.00
11.	104/28	One room 18'x12' (height 11') in very good condition.	Rs. 6,700.00
12.	117/26	One room 10'x8' in bad condition.	Rs. 3,100.00
13.	117/27	One room 15'x10' in good condition.	Rs. 5,600.00
14.	103/27 & 118/12	1. One room 20'x10' 6000.00) 2. One room 15'x10' 5200.00) 3. One room 12'x10' (old) 3100.00) 4. DPC outside the rooms. 1000.00)	15,300.00
All rooms adjacent to each other, Roofs R.C.C.			
15.	103/22	One Poultry Farm (25'x100') 5 sheds with bricks, six Pillars. All sheds without roof and very old condition. Rs.2100/- per shed.	Rs. 10,500.00
Total:-			Rs. 87,700.00

*roof - verand
Condition - 6*

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WELLS

There are Wells on the land under acquisition before the date of notification u/s 4. The details alongwith assessment are as under :-

<u>No.</u>	<u>Kh.No.</u>	<u>Particulars.</u>	<u>Amount.</u>
1.	89/27	One Well Dia 10 ft. in good condition with water Tank.	Rs. 6,200.00
2.	89/28	One Tube-well (Boaring) with water tank in good condition & broken channel.	Rs. 5,300.00
3.	90/26	(i) One Tube-well Dia 10 ft. in good condition with three water tanks 8x6, 3x3 & 4x 4 ft.	Rs. 6,500.00
		(ii) One boaring only.	Rs. 2,000.00
4.	103/9/1 Min	One tube-well Dia 7 ft. old condition without use.	Rs. 4,000.00
5.	103/12/2 min	One Tube-well Dia 10 ft. and water tank 6x3' in good condition.	Rs. 6,200.00
6.	103/26	One Tube-well (Boaring) and two water tanks 6x4 & 4x4'.	Rs. 4,300.00
7.	103/28	One tube-well Dia 10 ft. with water tank 6x4 and 4x3 with Channel.	Rs. 6,300.00
8.	104/18 min	One tube-well (Boaring) with water tank 3x3.	Rs. 4,200.00
9.	104/27	One tube-well Dia 10 ft. in good condition.	Rs. 6,200.00
10.	104/26	One tube-well Dia 10 ft. with water tank in good condition.	Rs. 6,100.00
11.	117/27	One tube-well Dia 10 ft. in good condition, outside floor 5x4 Height 3 ft with supply line.	Rs. 7,400.00
12.	117/26	One tube-well Dia 10 ft in good condition.	Rs. 6,000.00
13.	103/27	One well Dia 10 ft. along-with water tank 10x4.	Rs. 6,100.00
14.	104/28	One tube-well Dia 11 ft in very good condition, two water tanks 5x4 and 4x3 alongwith channel.	Rs. 8,200.00
Total:			Rs. 85,000.00

TREES

There are some trees on the land under acquisition.
The compensation assessed is as under :-

Khasra No.	Name of tree	Nos.	Weight in Qtl.	Rate per Qtl.	Amount
90/26	Pipal	2	4	Rs. 20/-	Rs. 80-00
	Kikkar	2	2	Rs. 20/-	Rs. 40-00
104/18	Khatta	1	1	Rs. 20/-	Rs. 20-00
103/9/1	Neem	1	2	Rs. 20/-	Rs. 40-00
103/26	Khatta	1	1	Rs. 20/-	Rs. 20-00
103/28	Khatta	1	1	Rs. 20/-	Rs. 20-00
	Kikkar	2	3	Rs. 20/-	Rs. 60-00
					Rs. 280-00

SOLATUM

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

ADDITIONAL AMOUNT U/s 23(1A)

An additional amount @ 12 % on the market value of the land u/s 23(1A) is payable from 19.6.84 to the date of announcement of the award..

LAND REVENUE

The land is assessed to the land revenue of Rs. 1,10 P's which will be deducted from the rent roll of the Village from the date of taking over possession of the land.

APPORTIONMENT

The compensation will be paid according to the latest entries in the revenue record. In case of any dispute, which will not be settled amicably will be referred to the Court of ADJ u/s 30-31 of the Act for adjudication.

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SUMMARY OF THE AWARD

The award is summarised as under :-

1. Compensation of land measuring 8 Bighas 02 Biswas @ Rs. 17,000/- per Bigha	Rs. 1,37,700 - 00
2. Compensation for structure	Rs. 87,700 - 00
3. Compensation for Wells	Rs. 85,000 - 00
Total:-	Rs. 3,10,400 - 00
4. 30 % solatium	Rs. 93,120 - 00
5. Interest payable u/s 23(1A) of L.A. Act, 1894 (Amended in 1984) @ 12 % p.a. w.e.f. 19.6.84 to 16.9.86 (2 yrs. 90 days)	Rs. 83,680 - 45
6. Compensation for trees	Rs. 280 - 00
	Rs. 4,87,480 - 45

(Rupees Four Lac Eighty Seven Thousand Four Hundred Eighty and Paise Forty Five only)

N. K. Sharma

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

11/9
APPROVED
SECRETARY (L.A.C.)
16/9/86

Announced today in the
open Court.

N. K. Sharma
19/9/86
L.A.C.(PS)

आज दिनांक 19/9 को अवार्ड नं० 50/86-87
 श्रीम विजवाहन का निम्नलिखित वास्तुकारन की
 उपस्थिति में सुनाया गया ।

क्र.सं.
 नं०.

नाम

हस्ताक्षर

1.

विजवाहन सिंह
 राजेश सिंह

Bijender Singh
 19-9-86

8

High

आज दिनांक 25⁹/₈₆ को मुनि आधिकारिक अधिकारी
 सर्कल PS के आदेश अनुसार अपने दफ्तर को जा 10-35 लि
 परवारी (LA) व शोभा रात्र चपरासी (LA) के साथ बरौच
 देने कठज्जा गोक पर पहुँचा। गोक पर उत्तमिक
 प्रोग्राम महेकम आधिकारिक की जा निब ह श्री एस० के०
 सरस्वती (उपनिदेशक) Deputy Director Communication, Aes
 Belam व श्री बी. एन. चावला Senior Technical Officer
 गोक पर उपस्थित मिले। ग्राम किजवाहन व मुनि
 जो अर्वाइ नं० 50/86-87 के अन्तर्गत Construction of
 New Transmitting Station for Jellu Airport के लिये
 आधिकारिक (एर) व उल्लेख गोक पर निशान दे दी देकर
 निम्नलिखित खसरा नम्बरों को कठज्जा वाकई मय
 Structures, Wells व Trees आदि के साथ दिया गया।

103			104			कुल क्षेत्रफल 8 बिघा 02 बिघा		
26	27	28	26	27	28			
(0-05)	(0-06)	(0-03)	(0-02)	(0-04)	(0-04)			
117			118					
26	27		1/2 मं	4				
(0-03)	(0-04)		(0-10)	(4-03)				

उपरोक्त कार्यवाही अनुसार कठज्जा कार्यवाही पूरी
 की गई श्री एस० के० सरस्वती को भली भाँति दिखाने व समझा
 दिया गया। कठज्जा देते समय किसी प्रकार की कोई

331

आपलें माँकें पद पेश नही आर ! एल कठज की कार्यवाही
की गुनाही व मुशकिलें बावत लवदीली कठजा माँकें पद
व देह दजा मे वजारीय चफरासी से आवाज बुलन्द कराई
गई ! पलवानी इल्का का वजह दीगर कार सरकार
उपरिस्थित नही हो सक, दिहाजा एक नक्का कार्यवाही
कठजा अमल हरामद कागजात गाल वजारीय लहसीलदा
गहरीली दिहली मिजबाद भाथगी ! कार्यवाही कठजा
पूरी हो चुकने के पश्चात उपरिस्थित वास्तेशान व
सब के हस्ताक्षर लिख गये।

25/9/86
NT(LA)

Opanda

25/9/86
Bhawla
(B.N. CHAWLA)

वरिष्ठ तकनीकी अधिकारी
वैमानिक संचार स्टेशन
इंदिरा गांधी अंतरराष्ट्र
हवाई अड्डा
नई दिल्ली-110010.

25-9-86
हवाई अड्डा
नई दिल्ली-110010

25/9/86
(Joginder Singh)
Patwari L.A

25/9/86
(SHOBHAN)

(TO BE PUBLISHED IN PART IV OF DELHI EXTRAORDINARY GAZETTE)

DELHI ADMINISTRATION:DELHI

** NOTIFICATION **

Dated the 13th Sept '84

No.F.7(51)/81-L&B: Whereas the Lt. Governor, Delhi is satisfied that land is required to be taken by the Government at the public expense for a public purpose, namely, for Construction of New Transmitting Station for Delhi Airport. 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 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

This declaration is with reference to this Administration Notification No.F.7(51)/81-L&B dt.18-6-84 issued under sub-section (1) of section 4 of the aforesaid Act.

A plan of the land can be inspected at the office of the Collector of Delhi.

SPECIFICATION

Name of village	Total area Big.Bis.	Rectt. No.	Khasra No.	Area Big.Bis.
22-8				
Bijwasan	8 - 02	89	27 ✓	0 - 10
			28 ✓	0 - 04
		90	26 ✓	0 - 08
		103	9/1 min.	0 - 01
			12/2 min.	0 - 01
			22 min.	0 - 10
			26	0 - 05
			27	0 - 06
			28	0 - 03
		104	18 min.	0 - 02
			26	0 - 04
			27	0 - 04
			28	0 - 04
		117	26	0 - 03
			27	0 - 04
		118	1/2 min.	0 - 10
			4	4 - 03

By order,

(K.N. JOSHI)
JOINT SECRETARY (LAND & BUILDING)
12/9
2/-

(TO BE PUBLISHED IN PART IV OF DELHI EXTRA ORDINARY GAZETTE
DELHI ADMINISTRATION : DELHI

NOTIFICATION

Dated the 18th June, 1984

No. F.7(51)/81-L&B(1v) whereas it appears to the Lt- Governor Delhi that the land is likely to be required to be taken by the Government at the Public expense for a public purpose, namely for construction of New Transmitting Station for Delhi Airport, 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 the survey any land in the locality and do all other acts required or permitted by that section.

Any person, interested who has any objection to the acquisition of any land in the locality may within 30 days of the publication of the notification file an objection in writing before the Collector of Delhi.

SPECIFICATION

Name of the Village	Total area Big.-Bis.	Rect.. No.	Khasra No.	Area Big.-Bis.
Bijwasan	8 -02	89	27	0-10
			28	0-04
			26	0-08
		90	9/1min	0-01
			12/2min	0-01
			22min	0-10
		103	26	0-05
			27	0-06
			28	0-03
			18min	0-02
			26	0-04
			27	0-04
			28	0-04
			26	0-02
			27	0-04
			1/2min	0-10
		104	4.	4-03
		117		
		118		

By orders

Sd/- (K.N.Joshi)
Joint Secretary (Land &
Building), Delhi Admn.,
Delhi.

See para 2
9/7/84