

AWARD No.

124/80-81

(185)

NAME OF THE VILLAGE CHHAWLA
 NATURE OF ACQUISITION PERMANENT
 PURPOSE OF ACQUISITION Increasing capacity of Najafgarh
 train.

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These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land measuring 40 Bighas and 16 Biswas situated in village Chhawla was notified u/s 4, 6 & 17 of the L.A. Act, vide Delhi Administration Notification No. F.7(73)/78-L&B(1)(ii)(iii) dated the 30.5.79 respectively for a public purpose namely for increasing capacity of Najafgarh train.

Notices u/s 9 & 10 of the L.A. Act were issued to the interested persons and claims filed by them are discussed hereafter the heading "Compensation Claims."

TRUE AND CORRECT AREA :- The land was measured on the spot by the land acquisition field staff and found 40 Bighas 16 Biswas as notified u/s 4, 6 & 17 of the L.A. Act.

OWNERSHIP :-

The ownership, tenancy, khasra No. and classification of the land is as under :-

S.No.	Name of the owner	Name of occupant	Kh.No.	Area	Kind of soil
1.	Sh. Phan Singh S/o Chet Ram R/o Village Chhawla, Delhi	Self	69/10/1 11/1 79/15/1	0-14 2-07 0-03 3-04	Amphash -10- -10-
2.	Ran Singh S/o Ram Mehar R/o Village Chhawla, Delhi	Self	70/25/2 24/2 84/4 5	1-11 2-03 4-16 1-14 10-01	-10- -10- -10- -10-
3.	Balwan Singh S/o Ram Mehar R/o Vill. Chhawla Delhi	Self	84/3/1 7 2/1	1-09 3-08 3-16 8-13	-10- -10- -10-
4.	Sh. Jag Saroop S/o Ram Mehar R/o Vill. Chhawla Delhi.	Self	84/8/2 9 12 min 13	0-09 0-08 2-00 3-10 6-07	-10- -10- -10- -10-
5.	Siri Kishan S/o Ram Mehar R/o Chhawla, Delhi	Self	84/18 min 19 20/1	1-06 1-14 1-03 4-03	-10- -10- -10-
6.	Ram Kala S/o Neki R/o Vill. Chhawla, Delhi	Self	69/20 70/16/2 17/1 24/1 25/1	1-09 3-09 0-03 0-17 2-12 8-08	-10- -10- -10- -10- -10-
Total			Grand Total	40-16	

Contd. P/2-

COMPENSATION CLAIMS :- The following persons have filed their claims for compensation.

S.No.	Name of the Claimant	Compensation Claimed
1.	Sh. Ran Singh S/o Ram Mehar R/o Vill. Chhawla, Delhi	Has claimed compensation @ Rs.10,000/- per bigha for land.
2.	Sh. Balwan Singh S/o Ram Mehar R/o Vill. Chhawla, Delhi.	As above
3.	Sh. Jag Saroop S/o Ram Mehar R/o Vill. Chhawla, Delhi	As above
4.	Sh. Siri Kishan S/o Ram Mehar R/o Vill. Chhawla, Delhi	As above
5.	Sh. Ram Kala S/o Neki R/o Vill. Chhawla, Delhi.	As above
6.	Sh. Chan Singh S/o Chet Ram R/o Vill. Chhawla, Delhi.	As above

DOCUMENTARY EVIDENCE :- None of the persons interested has produced any documentary proof in support of their claims of compensation.

MARKET VALUE :- The market value of the land under acquisition has to be determined with reference to the price prevailing at the date of notification u/s 4 of the land acquisition Act, with all its advantages and with all its potentialities. The best evidence available to arrive at the correct market value of land would be the evidence of genuine sales executed about the times of notification either in respect of the land under acquisition or the portion thereof or sales of land precisely parallel in all circumstances to the land under acquisition. There are 6 interested persons who have claimed the compensation @ Rs.10,000/- per bigha but none of them have filed any documentary proof to support the claims. The records placed before me indicate that no award has been given in this village during the last 5/7 years. I, therefore, depend on the awards given in the adjoining villages under the same scheme. An award of Rs. 1800/- per bigha was determined in villages Goela Khurd and Anwar Hal. But there is some difference between the land of those two villages and the land under acquisition. That the land of those two villages is far away from the main road whereas the land under acquisition is on the road side. Besides this there is R.I.F. Regiment centre and a residential colony sprang up near the land under acquisition. Keeping in view of this better position and situation, I determine the value of this land @ Rs.2500/- per bigha and accordingly award the same. ^{the} ~~At present~~ wheat crops is standing in the land at the time of handing the possession of the land on 4.2.81 to the acquiring department. If the acquiring department destroys the standing crops, the payment on account of damages will be given by a

separate award.

OTHER COMPENSATION :- There is no wells, trees and structures on the land under acquisition.

15% SOLATIUM :- 15 % solatium will be paid to the interested persons on the account of compensation as per L.A. Act.

INTEREST :- The interest will be paid to the interested persons from the date of taking over possession i.e.

4.2.1981 till the date of announcement of the award.

APPORTIONMENT :- The compensation will be paid according to the latest entries in the revenue records.

LAND REVENUE :- The land under acquisition is assessed to Rs. 16-4P. as land revenue, which will be deducted from the

Khalsa Rent Roll of the village from the date of taking over possession.

SUMMARY :-

The award is summarised as under :-		
1.	Compensation for land measuring 40 Bighas 16 Bis. @ Rs. 2500/- per bigha.	Rs. 1,02,000=00
2.	15% solatium	Rs. 15,300=00
		Rs. 1,17,300=00
3.	Interest u/s 34 of Land Acquisition Act @ 6% p.a. w.e.f. 4.2.81 to 10.3.81 (35 days)	Rs. 674=88
		Total Rs. 1,17,974=88

(Rupees One lac seventeen thousand nine hundred seventy four and paise eighty eight only).

(S. C. GUPTA)

LAND ACQUISITION COLLECTOR(P): DELHI.

Announced in presence of interested persons

11/3/81