

2088 A

award No. : 2088-A (Supplementary)
 Name of the village : Civil Station
 Nature of proceedings : Permanent
 Purpose of Acquisition: Construction of staff Quarters. etc.

These are the supplementary proceedings of acquisition for determination of compensation u/s 11 of the Land Acquisition Act. The Punjab National Bank filed civil writ petition No. 1332-39/67 and 1054/67 against the Union of India. The Hon'ble Supreme Court stayed the proceedings and consequently the present land under acquisition was excluded from the acquisition proceedings under Award No. 2088 Civil Station. However, later on the petition was dismissed by the Hon'ble Supreme Court and stay was vacated on 27.2.1974. Now a Supplementary award of the excluded area from the Award No. 2088 is hereby made.

The land measuring 9 bighas & 11 Biswas situated in village Civil Station now under acquisition was notified u/s 4 of the L.A. Act, 1894, vide notification No. F.15(60)/63-LSG dated 8.11.63, at the public expense for the public purpose namely for the 'Construction of Staff Quarters etc.' Objections u/s 5-A were duly considered and were rejected. The Delhi Administration issued a declaration u/s 6 of the said Act for the acquisition of above mentioned area vide Notification No. F.15(60)/63-LSG/L&H dated 19.11.66. In pursuance of above notification u/s 6, notices u/s 9 & 10 of the L.A. Act were issued to all the persons interested in the land, now under acquisition. The claims filed by the claimants are discussed hereafter under the heading 'CLAIMS:-'

CLAIMS:-

Various claims filed by interested persons are discussed below:

Srl. NO.	NAME OF THE CLAIMANT	DESCRIPTION OF CLAIM
1.	Shri Padam Chand Tehsildar (L&B) Deptt. Vikas Bhavan.	He has claimed that he has been living in the rear portion of the Kothi and has spent about Rs. 500/- on repair of the bldg. He has claimed compensation & his case of acquisition, he should be provided alternative accommodation.
2.	Sh. Sukhmangal s/o Chhotey	He has claimed that he has been living in the servant quarter of Kothi No. 3 & has spent Rs. 200/- on repair of the bldg. He has claimed

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compensation and in case of acquisition he should be provided alternative accommodation.

3. Jai Ram s/o Sadloo

He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 200/- on repair of the bldg. He has claimed compensation & in case of acquisition he should be provided alternative accommodation.

4. Sh. Multani Ram s/o
Shyam Lal

He has claimed that he has been living in the servant quarter of Kothi No. 3 and he has spent Rs. 200/- on repair of the bldg. He has claimed that he should be provided compensation and in case of acquisition he should be provided alternative accommodation.

5. Sh. Gurbaksh Singh alias
Gurbachan Singh s/o
Sh. Budh Singh.

He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 300/- on repair of the building. He has claimed compensation and in case of acquisition he should be provided alternative accommodation.

6. Sh. Hari Parsad s/o
Manohar Lal

He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 700/- on repair of the bldg. He has claimed compensation & in case of acquisition he should be provided alternative accommodation.

7. Sh. Mehar Chand s/o
Anar Singh

He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 250/- on repair of the building. He has claimed compensation and in case of acquisition he should be provided alternative accommodation.

8. Sh. Shyam Lal s/o
Manohar Lal

He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 600/- on repair of the bldg. He has claimed compensation and in case of acquisition he should be provided alternative accommodation.

9. Sh. Durjan Singh s/o

He has claimed that he has been living in the servant quarter of Kothi No. 3 & has spent Rs. 1000/- on repair of the bldg. He has claimed compensation and in case of acquisition he should be provided alternative accommodation.

10. Sh. Ram Chander s/o

He has claimed that he has been living in the servant quarter of Kothi No. 3 & has spent Rs. 350/- on repair of the bldg. He has claimed compensation and in case of acquisition he should be provided alternative accommodation.

11. Sh. Ram Garib s/o

He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 800/- on repair of the bldg. He has claimed compensation & in case of acquisition he should be provided alternative accommodation.

contd....3/-

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12. Sh. Ram Kishan s/o Ram As on Srl. No. 11.
Av-tar.
13. Sh. Shiv Ram s/o Sadloo He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 200/- on repair of the bldg. He claimed compensation and in case of acquisition he should be provided alternative accommodation.
14. Mithhoo s/o Natthu He has claimed that he has been living in the servant quarter of Kothi No. 3 & has spent Rs. 500/- on repair of the bldg. He has claimed compensation and in case of acquisition he should be provided alternative accommodation.
15. Sh. Ho Ram Singh s/o Mangat Singh He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 2500/- on repair of the bldg. He has claimed compensation and in case of acquisition he should be provided alternative accommodation.
16. Sudama s/o Narpai Peon, New Court, Tis Hazari. He has claimed that he has been living in the servant quarter of Kothi No. 3 and has spent Rs. 3000/- on repair of the bldg. He has claimed compensation and in case of acquisition he should be provided alternative accommodation.
17. Sh. Kartar Singh Managing Officer (Rural). He has claimed the present market value and that the compensation should be paid to the custodian and in case of any other claimant approved by the custodian the compensation should be kept in suspense.
18. Punjab National Bank Ltd. 5, Parliament street, New Delhi. Have claimed @ Rs. 450/- per sq. yd. for land & Rs. 3,50,000/- for bldg. & damage for severance and injuries @ Rs. 75/- per sq. yd. for portion immediately lying behind the area under acquisition & Rs. 30/- per sq. yd. for the other area left out & Rs. 5,000/- for expenses and Rs. 20,000/- in addition to the statutory solatium and interest.

MEASUREMENT:

The land was measured by Land Acquisition Field Staff and found as under :

Srl. No.	KHASRA NO.	AREA		KIND OF LAND
		BIG.	BIS.	
1.	730/416	9	01	G.M. Kothi
2.	732/416/1	1	10	G.M. Kothi.
TOTAL.		9	11	

MARKET VALUE: Since the present award is being made as a supplementary award to the Award No. 2088, the market value determined in that award is being taken as the base market value.

The situation of the present land is similar to that of the 5,7,9 under Hill Road and No. 47 Rajpur Road acquired under the award No. 2088. The notification under section 4 relates to the year 1963, as such the market value will be determined on the

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basis of factors prevailing at that time. Other awards including award No. 2088 made during the same period are as follows:

Srl. No.	Award No.	Date of Notification u/s 4	Price fixed per Sq. Yd.
1.	1267	25.5.1960	Rs. 15/-
2.	1636	24.10.1961	Block 1 Rs. 32/- Block 2 Rs. 25/-
3.	1952	17.6.1964	Rs. 40/-
4.	2088	8.11.1963	Rs. 36/-

Considering the above awards and the original award placed at Srl. No. IV, I determine the market value of the present land under acquisition @ Rs. 36/- per sq. yd.

STRUCTURES:

Prior to the date of the publication of notification under section 4 i.e. 8.11.1963, some structures were existing on the land under acquisition. The claimants have claimed cost of these structures according to their estimates. The Assistant Engineer (Valuation) C.P.W.D., Vikas Bhavan was asked for the evaluation of these structures and he proposed the price of these structures. The price of these structures is assessed as proposed by the competent Technical Authority i.e Assistant Engineer (Valuation)

Srl. No.	Detail of Structure	Khasra No.	Price assessed
1.	Bungalow No. 3 Ataul Rehman Lane	730/416 732/416/1	13037

The detailed note showing the price of these structures is also attached herewith which shall be considered as the part of the award file.

APPORTIONMENT:

The interested persons shall be paid compensation according to the latest entries in the revenue record of the land now under acquisition and in case of any dispute regarding the land the same shall be referred to the A.D.J. u/s 30-31.

TREES:

KHASR-A NO.	TREE	WEIGHT	RATE PER QTL.	TOTAL PRICE
730/416	9 Neem	30 Qtl.	Rs. 20/-	Rs. 600/-
	1 Peepal	12 Qtl.	Rs. 20/-	Rs. 240/-
	3 Mango	24 Qtl.	Rs. 25/-	Rs. 600/-
	3 Guava	6 Qtl.	Rs. 25/-	Rs. 150/-
	3 Kikkar	8 Qtl.	Rs. 15/-	Rs. 120/-
	Deegar	4 Qtl.	Rs. 15/-	Rs. 60/-
732/416/1	4 Peepal	60 Qtl.	Rs. 20/-	Rs. 1200/-

1 Mango 3 Qtl. Rs. 25/-
 Deegar 4 Qtl. Rs. 15/-
 TOTAL

Rs. 75/-
 Rs. 60/-
 Rs. 3,105/-

SUMMARY OF THE AWARD:

Compensation of land mg. 9 Bighas
 11 Biswas @ Rs.36,000/- per Bigha
 Cost of Valuation structure from
 valuation Department.

Rs.343800-00

COST OF TREES

30% Solatium u/s (23-2)

Rs.14057-00

Intrest @ Rs. 6% per Annum on MKT.
 value from 8.11.66 to 4.12.67 &
 27.2.74 to 1.3.86 i.e.13 Years and
 30 days.

Rs.3105-00
 Rs.107357-10

Adtl. ^{amount} compensation as required u/s
 23 (1-A) on the market value of land
 @ 12% per annum w.e.f. 8.11.63 to 4.12.
 67 & 27.2.74 to 1.3.86 i.e. 16 Yrs.30days.

Rs.269859-45

GRAND TOTAL :

Rs.1401665-45

(Rupees Fourteen lakhs one thousand six hundred sixty five
 & paise forty five).

V. Singh

(VIJAY SINGH)
 LAND ACQUISITION COLLECTOR (DS)
 DELHI.

Approved.

Secretary Revenue

Assn

10/2/86

Award announced in the open court.

Sh. S. K. Varma (Accountant) GAD, Punjab National Bank,
 S. Parliament Street, present. Notice u/s 12(2) be issued.

V. Singh
 19/1/86

Ans
 19/9