

Award No :- 17/89-90

NAME OF THE VILLAGE: DHOOL SIRAS
NATURE OF ACQUISITION: PERMANENT
PURPOSE OF ACQUISITION: CONST. OF 400 K.V. SUB-STATION
FOR D.E.S.U.
NOTIFICATION U/S 4 F.7(1)/84 L&B (i) dated 9.1.87
U/S 6 -do- (ii) dated 18.9.87
U/S 17 -do- (iii) dated 18.9.87

An area measuring 202 bigha 18 biswas of village Dhool Siras was notified to be acquired under Section 4, 6 and 17 of the Land Acquisition Act vide notification no. F.7(1)/84 L&B (i), (ii), (iii) dated 9.1.87 and 18.9.87. Notification under section 4 was made on 9.1.87 and notification under sec. 6 and 17 on 18.9.87. The land was to be acquired for a public purpose namely for construction of 400 K.V. Sub-station of D.E.S.U.. The present acquisition proceedings are in respect of an area measuring 202 bigha and 18 biswa.

TRUE & CORRECT AREA

Measurement was carried out by the field staff at the spot and revenue refrod was also consulted. The area found to be 202 bigha 18 biswas. Khasra wise details is as below:-

NO. KHASRA	AREA	KIND OF SOIL
51/14/2 min	1-09	Abpas
15/1/1	0-01	"
15/1/2 min	<u>Less than biswa</u>	"
51/16/1 min	0-14	Abpas
16/2 min	2-00	"
17	4-16	"
18/1	2-08	"
22/1	2-06	"
23	4-16	"
24	4-09	"
25	4-16	"
26	0-07	" G.M. Tubewell
52/21 min	2-03	Abpas
61/1	4-08	"
2 min	1-08	"
8 min	1-07	"
9 min	4-15	" Contd... 2 ...

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10	4-16	"
11	4-16	"
12	4-16	"
13 min	4-13	"
14 min	1-02	"
16/1 min	0-05	"
16/2 min	0-13	"
17/1 min	2-05	"
17/2	2-08	"
18/1	3-04	"
18/2	1-12	"
19	4-16	"
20	4-16	"
21	3-19	"
22	2-16	"
23	1-14	"
61/24/1	0-06	Abpas
24/2	0-06	"
28	0-05	G.M. Tubewell
29	0-04	"
62/1/1	2-16	Abpas
2	4-09	"
3	4-12	"
4	4-12	"
5	4-05	"
6	4-09	"
7	4-16	"
8	4-16	"
9	4-16	"
10	4-12	"
11	4-16	"
12	4-16	"
13	4-16	"
14	4-16	"
15	4-09	"
16	4-09	"
17	4-12	"
18	4-11	"
19	5-00	"
20	2-12	"
23	2-12	"
24/1	3-06	"
24/2	1-03	"
25	4-09	"

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27	0-04	
63/5/1	0-05	G.M. Tubewell
6/1/1	0-02	"
15/2	1-18	Abpas
64/5	4-00	"
65/1	0-10	"
110 min	0-03	"
283 min	2-05	
284	0-01	G.M. Rasta
	1-05	"

TOTAL AREA : 202 Bigha 18 Biswas

NOTICES UNDER SECTION 9 & 10 of the L.A. Act :

Notices under sec. 9 & 10 of the L.A. Act were issued to invite claims from the interested persons. The claims received from the interested persons are discussed herein under in the heading "Claims for compensation".

S.NO.	Name of the claimant	Kh.no.	Area	Rate claimed
1.	Sh. Hari Singh s/o Roop Chand	62/8	4-16	1) Rs. 200/- per sq. yds. for land
		9	4-16	2) 30% solatium
		10	4-12	3) Interest 9%, 12% & 15%
		11	4-16	4) Rs. 11,000/- for damage of crops
		12	4-16	5) Rs. 20,000/- for the division of land
		13	4-16	6) Service for one person in D.E.S.U.
		14	4-16	7) alternative plot
		17	4-12	8) Rs. 18,000/- for T.W.
		18	4-11	9) Three phase power connection in Lal dora.
		19	5-00	
		20	2-12	
		23	2-12	
		24/1	3-06	
		26	0-04	
		27	0-05	
		63/1/15	4-00	
			<u>63-10</u>	

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2. Sh. Hazari Lal s/o Bakhtawar	51/26 14/2 15/1 16/2 17 51/24 25 52/2 min	0-07 1-09 0-01 2-00 4-16 4-09 4-16 2-03 <u>20-01</u>	-do-
3. Sh. Ram Kishan s/o Sh. Sadhan	61/14 min	1-02	as at s.no.1
4. Sh. Balbir Singh s/o Sh. Sadhan	61/18 min 61/13 min	1-07 4-13 <u>6-00</u>	as at sno.1
5. Sh. Shree Chand s/o Sh. Bakhtwar	51/18/1 22/1 23 62/8 3 4 5 51/26	2-08 2-06 4-16 4-09 4-12 4-12 4-05 0-01 <u>27-08</u>	as at s.no.1 1/2 share
6. Sh. Payare Lal @ Paltoo S/o Sh. Budha	51/15/1/2 16/1 min	less then biswa 0-14 <u>0-14</u>	-do-
7. Sh. Tek Chand s/o Chhelu	62/1/1 63/5/1	2-16 0-02 <u>2-18</u>	as at s.no.1
8. Sh. Rattan Lal s/o Sh. Bhola Ram	61/1 2 min 9 min 10 11 12 18/2 61/19 20 21 23 22 24/1 28 29 62/16 24/2 25 64/5 65/1 62/6 7 15 -do-	4-08 1-08 4-15 1-16 4-16 4-16 1-12 4-16 4-16 3-19 1-14 2-16 0-06 0-05 0-04 4-09 1-03 4-09 0-10 0-03 <u>56-01</u> 4-09 4-16 4-09 <u>13-14</u>	1.Rs.50,00,000/- p.b.for land 2.18% interest 3.Alternative plot 4.Service to one family member 5.Reasonable litigationcharg 6.Rs.1,00,000/- for less of profession 7.Rs.1,000/-for crops 8.compensation for boring well & tubewell 9.15% 10.Electric connec. power in lal dora share 1/5th share -do-
9. Sh. Mir Singh s/o Late Sh. Bhola Ram	-do-		

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10. Sh. Mange Ram s/o Late Sh. Bhola Ram	-do-	-do-	
11. Sh. Balwant Singh s/o Late Sh. Bhola Ram	-do-	-do-	
12. Smt. Chander w/o Sh. Hoshlar Singh s/o Late sh. Bhola Ram	62/6 7 15	4-09 4-16 4-09	-do- except s.no. 8
<u>13-14 1/5th share</u>			
13. Sh. Lakhi S/o Sh. Nanak R/o Village Bamnoli	61/16/2min 17/1 min 24/2	13 biswa 2-05 0-06	1) Rs. 3,50,000/- p.b. for land 2) Interest, additional amount, solatium

DOCUMENTARY EVIDENCE

No documentary evidence has been filed by the interested persons to support their claims.

MARKET VALUE

Market value of the land under acquisition is to be assessed with respect to the advantages and potentialities attached to the land and with regard to the price of land prevailing at the time of notification under section 4 of the L.A. Act in the same village on contiguous area. The best evidence available to arrive at the nearest approximation of market value would be the record of genuine sale transactions of land effected about the time of notification either in respect of the land under acquisition or the parallel thereof or such pieces of land precisely parallel in all circumstances to the land under acquisition, data of such sale transaction is detailed in the table below:-

S.NO.	REGISTRY NO. & DATE	KH.NO.	AREA	NAME OF SELLER	NAME OF PURCHASER	TOTAL AMOUNT
63	8039/27.10.86	56/3	4-16	Sh. Makhan Singh s/o Harphool Singh	Sh. R.K. Srivastava H.O.F. s/o R.D. Srivastava	44,000/-
64	8040/27/10.86	43/16/2 25	2-16 1-17 4-13	-do-	-do-	42,000/-
65	8042/27.10.86	43/15/1 16 min	3-14 1-02 4-16	-do-	-do-	40,000/-
66	8041/27.10.86	43/17	4-16	-do-	-do-	42,000/-
67	8036/27.10.86	43/24	4-16	-do-	-do-	42,000/-
68.	8043/27.10.86	56/3 4 28 7/1	0-17 0-13 0-07 2-05 4-02	-do-	-do-	48,000/-
69.	8038/27.10.86	43/14	4-16	-do-	-do-	40,000/-
70	8037/27/10/86	56/4	4-16	-do-	-do-	44,000/-

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AWARDS

There is no award in respect of the similar land and with reference to the same date of preliminary notification available on record. Therefore, the reliance is placed on the evidence of sale transactions discussed above and the average market price of one bigha of land has been calculated from the same data. The average market price of the land comes out to be Rs.9,100/-p.b. covering the sales transactions of mainly Oct:86. There is a gap of about 3 months in said sales transactions of the date of notification under Section 4 i.e. 9.1.87. It is therefore, concluded that Rs.9,300/- p.b. will be the most fair equitable and justifiable price of the land under the present acquisition. Hence, I award accordingly. No compensation has been assessed in r/o Kh.no.110(2-5), 283(0-01) & 284(1-05) the land being a common

OTHER COMPENSATION

The following well, tubewell and trees were found on the land under acquisition:-

WELL

S.NO.	KH.NO.	PRESENT POSITION	DETAILS	RATE <i>fixed</i>
1.	51/26	Well, unused with-out water	Pacca Well 4 1/2 diameter 25' deep and 30 years old	Rs.2,500/-
2.	61/28	-do-	-do-	Rs.2,500/-

TUBEWELL

S.NO.	KH.NO.	DETAILS OF THE WELL	RATE <i>fixed</i>
1.	61/2	One room pacca with plaster and electricity boring length = 10 ft. breadth = 9 1/2 ft. height = 9 1/3 ft.	Rs.6,000/-
2.	51/25	One room pacca with plaster and electricity boring Length = 15 1/2' Breadth = 10/3/4' Height = 11'	Rs.6,500/-
3.	62/4	One room pacca with plaster and electricity boring length = 11 1/2' Breadth = 9 3/4' height = 10'	Rs.5,000/-
4.	61/28 62/27	One room pacca with plaster and electricity boring Length = 12' Breadth = 9 3/4' height = 10'	Rs.6,000/-
5.	61/29	one room pacca without plaster electricity boring	Rs.5,000/-

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Lenght 121/2'
Breadth 101/4'
Height 10'

TREES

S.No.	Kh no.	Kind of Tree	Wt in Qtl.	Rate <i>fixed</i>
1.	61/2	Keekar Desi 1	15 "	Rs. 400/-
2.	51/25	Beri 1	-	Rs. 100/-
3.	62/28	Sehtoot = 2 Keekar Desi = 2	- 8"	Rs. 200/- both Rs. 200/-

SOLATUM

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

ADDITIONAL AMOUNT

Additional amount u/s 23(1-A) @ 12% will be paid on the market value of the land from the date of notification i.e. 9-1-87 to 7-3-88 the date of taking over the possession.

INTEREST

Interest u/s 34 of L.A. Act will be payable on the compensation assessed for land @ 9% for the first year after taking over of possession i.e. 8-3-88 to 7-3-89 and interest @ 15% from 8-3-89 to the the announcement of award i.e. 15.9.89.

APPORTIONMENT

The compensation will be paid according to the latest entries in the revenue record. In case of any dispute compensation will be referred to the court of ADJ Delhi u/s 30-31 of L.A. Act 1894.

LAND REVENUE

The land revenue of the land under acquisition comes to Rs. 76/- which will be deducted from the khalsa rent roll of the village from the date of taking over of possession i.e. 7-3-88.

SUMMARY OF THE AWARD

1. Market value of the land measuring 199 bigha 7 biswa @ 9,300/- P.B.	Rs. 18,53,955-00
2. Gair Mumkin rasta (3-11)	NIL
3. Compensation for structures	Rs. 34,000-00
4. Compensation for trees	Rs. 900-00
5. Solatium 30%	Rs. 5,66,656-50
6. Additional amount u/s 23(1-A) @ 12% w.e.f. 9.1.87 to 7.3.88 i.e. one year and 59 days (425/366) on Rs. 18,53,955/-	Rs. 24,55,511-50
7. Interest u/s 34 @ 9% w.e.f. 8.3.88 to 7.3.89 (one year on Rs. 24,10,141-50	Rs. 2,58,337-98 Rs. 2,16,912-73

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8. Interest u/s 34 @ 15% w.e.f. 1,90,170-07
8.3.89 to 15.9.89 i.e. 192/
365 on Rs. 2410141-50

GRAND TOTAL

Rs. 31,20,932.28

(RUPEES THIRTY ONE LAKHS TWENTY THOUSAND NINE HUNDRED
THIRTY TWO AND PAISA TWENTY EIGHT ONLY)

V.K.S. Chauhan
(V.K.S. CHAUHAN)
LAND ACQUISITION COLLECTOR
PALAM SOUTH CIRCLE: DELHI

APPROVED

SECRETARY (REL)

11/9/89
Award announced in the open Court.
Notice u/s 12(2) be issued to those 1-ps who
could not be present.

V.K.S. Chauhan
15.9.89

N.P.

कार्यवाही कब्जा भूमि तादापी 202-18 वाक्या ग्राम धूलसरिस

आज दि० 7-3-88 को आदेशानुसार LAC (PS) मुताबिक जे ग्राम
में व हमरा श्री चारै लाल कानूनगो (LA) श्री मकुन्दी लाल पटवारी (LA) व पटवारी
श्री अबदुल रहम चपरासी (LA) कराये देने। लेने कब्जा भूमि तादापी
202-18 वाक्या ग्राम धूल सरिस जोकि प।स- 4, 17(i) LA Act. No.
f-7(1)/84 L&B (i) (ii) व। 9-1-87 & 12-1-87, प।स- 6 No.
f-7(1)/84-L&B (ii) व। 18-9-87 को अधिसूचित हो चुका है।
मौका पर पहुँचा। मौका पर महकमा Acquiring की ओर से सर्वे श्री
जे० आरु गुरजानी आर्चीव्स्ट, दिल्ली विद्युत प्रदाय संस्थान (दिल्ली
नगर निगम) कराये लेने कब्जा उपस्थित मिले मौका पर प्रत्येक ज०
खसरा की पैमाइश करके निशान लगाये गये जो कि महकमा Acquiring
के नुमाइंदे को अच्छी तरह समझा दिये गये। बाद निशान देई पाया
कि अधिसूचित क्षेत्रफल में मौका पर अधिकतर क्षेत्रफल में फसल गेहूँ
बोई हुई है जिसको महकमा Acquiring के नुमाइंदे की तरफ से
फसल पकने के पश्चात काटने की इजाजत दी गई। अतः नम्बरान

खसरा 51 14/2 min (1-09) 15/11 min (0-01) 15/11/2 min (Less than 15 min) 16/1 min (0-14) 16/2 min (2-00) 17, 18/1, 22/1, 23, 24, 25, 26, 52 21 min (1-16) (2-08) (2-06) (4-16) (4-09) (4-16) (0-07) (2-03) (1-16) 1, 2 min (4-08) (1-08) (1-07) (4-15) (4-16) (4-16) (4-16) (4-13) 4 min (1-02) 16/1 min (0-05) 16/2 min (0-13) 17/1 min (2-05) 17/2 (2-08) 18/1 (3-04) 18/2 (1-12) 19, 20, 21, 22, 23, 24/1 (0-06) 24/2, 28 (0-06) (0-05) 24/1 (2-16) 2 (4-09) 3 (4-12) 4 (4-12) 5 (4-05) 6 (4-09) 8, 9, 10, 11, 12 (4-16) (4-16) (4-16) (4-16) 15, 16 (4-09) (4-12) (4-11) (5-00) 17, 18, 19, 20, 23, 24/1 (2-12) (2-12) (3-06) (1-12)

24/2, 25, 26, 27, 63 5/11 6/11
(1-03) (4-09) (0-04) (0-05) (0-02) (1-18)

15/2, 64/5, 65 1, 110 m, 283 m, 284,
(4-00) 0-10 (0-03) (2-05) (0-01) (1-05)

289

कुल तादादी 202-18 वषय गाम धूलसरिस का कब्जा वाकई मोपा
प्राप्त करके उसी दशा में उती समय बय हवाल श्री. जे० आर०
भारची हेक्टर नुमाइंदे महकमा ACquiring किया गया वास्ते
में से कोई व्यक्ति हाजिर नहीं है इस कार्यवाही कब्जा की
व मुजानी अँची आवाज में बैजरीय कनस्तर श्री अबदुल रहीम
(LA) से मौका पर व शॉक में करवाई गयी बरबख्त कब्जे
वादी कोई आपत्ती नहीं हुई कार्यवाही पूर्ण हुई कार्यवाही के
हाजिरीन के हस्ताक्षर कराये गये। बरबख्त कार्यवाही के
पटवारी हल्का कार सरकार होने की बजय से हाजिर न
कार्यवाही कब्जे की एक नकल बराये अमल दरामद तथा
दार नहरौली द्वाश पटवारी हल्का को मिजवाई गयी। व स
प्रति महकमा ACquiring को दी गयी। 7/3/88

7/3/88

mlal
7/3/88 Post (LA)

Mingh
7/3/88

Taken over

for Ram Gumar
7/3/88
Architect DESU

Pyare Lal
7/3/88
IA

कार्यवाही कब्जा भूमि तादादी 202-18 वाक्या ग्राम,

आज दि० 26-2-87 को आदेशानुसार LAE(PS) मुताबिक और
व हमरा श्री चारे लाल कानूनी (LA) श्री रामचन्द पटवारी
श्री भकुन्द लाल पटवारी (LA) श्री जोगेन्द्र सिंह पटवारी (LA) व
अबतुल रहीम चपरासी (LA) वरामे देने। लेने कब्जा भूमि तादा
202-18 वाक्या ग्राम धूलसरि जो कि 17(1) LA Act No 11(1)
L&B (3) दि० 12-1-87 अधिसूचित हो चुकी है मौका पर पहुँच
मौका पर महकमा Acquisition की ओर से सर्व श्री जे० आर० गुज्जर
आरचीटेक्ट व श्री सी० एल० अस्थाना आरचीटेक्ट दिल्ली
विद्युत प्रदाय संस्थान (दिल्ली नगर निगम) वरामे लेने कब्जा उपस्थित
मिले मौका पर प्रत्येक नं० खसरा को पैमाइस करके निशान लगाये
गये जो कि महकमा Acquisition के नुमाइशों को अच्छी तरह समझा
दिये गये। बाद निशान देई पाया कि अधिसूचित क्षेत्रफल में मौका पर
अधिकतर क्षेत्रफल में फसल गेड़ें बोई हुई हैं जिसको महकमा
Acquisition के नुमाइशों की तरफ से फसल पकने के पश्चात्
काटने की इजाजत दी गई। अतः नम्वरान खसरा 51 14/2 min

(1-09)
15/1 1 min, 15/1 2 min, 16/1 min, 16/2 min, 17, 18/1, 22
(0-01) (Less than bisam) (0-14) (2-00) (4-16) (2-08) (2

23, 24, 25, 26, 52 21 min, 61 1, 2 min, 8 min
(4-16) (4-09) (4-16) (0-07) (2-03) (4-08) (1-08) (1-07)

9 min, 10, 11, 12, 13 min, 14 min, 16/1 min, 16/2 min
(4-15) (4-16) (4-16) (4-16) (4-13) (1-02) (0-05) (0-13)

17/1 min, 17/2, 18/1, 18/2, 19, 20, 21, 22
(2-05) (2-08) (3-04) (1-12) (4-16) (4-16) (3-19) (2-

23, 24/1, 24/2, 28, 29, 62 1/1, 2, 3,
(1-14) (0-06) (0-06) (0-05) (0-04) (2-16) (4-09) (4-12)

4, 5, 6, 7, 8, 9, 10, 11, 12,
(4-12) (4-05) (4-09) (4-16) (4-16) (4-16) (4-12) (4-16) (4-16)

13, 14, 15, 16, 17, 18, 19, 20, 23
(4-16) (4-16) (4-09) (4-09) (4-12) (4-11) (5-00) (2-12) (2-12)

24/1, 24/2, 25, 26, 27, 63/5/1, 6/1/1
(3-06) (1-03) (4-09) (0-04) (0-05) (0-02) (1-18)

15/2, 64/5, 65/1, 110 min, 283 min, 284 कुल तादादी
(4-00) (0-10) (0-03) (2-05) (0-01) (1-05)

202-18 वाक्या गाम धूल सरिस का कब्जा वाकई मौका पर
 प्राप्त करके उसी दशा में उसी समय भी बय हवाला श्री जी० आर०
 गुरनानी आरची टेन्टर व श्री सी० एल० अस्थाना आरची टेन्टर
 गुमा हुआ मद्दमा Acquiring किया गया वास्तुकारान में
 से कोई व्यक्ति हाजिर नहीं है इस कार्यवाही कब्जा की
 मुस्तहरी व मुनादी अंची आवाज में बैजरी मेकनस्तर
 श्री अबदुल रहीम चपरासी (L.A.) से मौका पर व जे० व में
 कर वाई जमी बरबरत कब्जा कार्यवाही को आपत्ती
 नहीं हुई कार्यवाही पूर्ण हुई कार्यवाही के बक्त हाजिरिन
 के हस्ताक्षर कराये गये। बरबरत कार्यवाही कब्जा पक्वणी
 हल्का कार सरकार होने की बजय से हाजिर नहीं है। इस
 कार्यवाही कब्जे की एक नकल वराये अमलदरामतुलसी-
 पार महरोली द्वारा पटवारी हल्का को भिजवाई गयी। व
 एक प्रति मद्दमा Acquiring को दी गयी। 26/2/87

Amir
 M.T. (L.A.)

26/2/87

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26/2/87

Taken over: Jai Ram Gurnani
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26-2-87
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