

AWARD NO. 60/86-87

NAME OF VILLAGE : DHOOOL SIRAS  
 NATURE OF ACQUISITION : PERMANENT  
 PURPOSE OF ACQUISITION : INCREASING THE CAPACITY  
 OF NAJAFGARH DRAIN.

These are the proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land measuring 3 bigha 7 biswas in this Village was notified u/s 4, 6 & 17(1) of the L.A. Act vide notification No. F.7(73)/78-L&B(1)(2)(3) dated 11.6.79 respectively for a public purpose namely Increasing the capacity of Najafgarh Drain. Notices u/s 9 & 10 were issued to the interested persons inviting their claims for compensation. The claims filed by them will be discussed under a separate heading "Claims & Evidence."

TRUE & CORRECT AREA

The land under acquisition was measured on the spot after consulting the revenue record. Correct area available on the spot comes to 3 bigha 5 biswas instead of 3 bigha 7 biswas. There is difference of 2 biswas between the area notified and the area available on the spot, because the actual area of Killa No. 10 of Rect. No. 17 is 03 biswas, whereas it has been notified 5 biswas. Details of correct area are as under :-

| <u>Rect. No.</u> | <u>Killa No.</u> | <u>Area</u> | <u>Kind of soil</u> |
|------------------|------------------|-------------|---------------------|
| 10               | 5                | 0-08        | Gair Abpas.         |
| 17               | 10               | 0-03        | -do-                |
| 48               | 16               | 0-09        | -do-                |
| 63               | 8                | 1-06        | -do-                |
|                  | 13               | 0-12        | -do-                |
| Total:-          |                  | <u>3-05</u> |                     |

CLAIMS & EVIDENCE

The following persons have filed their claims for compensation :-

| <u>S.No.</u> | <u>Name of claimant</u>      | <u>Kh.No.</u> | <u>Compensation claimed</u>                                   |
|--------------|------------------------------|---------------|---------------------------------------------------------------|
| 1.           | Risal Singh s/o Bakhtawar    | 17/10         | Rs. 35/- p. sq. yd. for land                                  |
| 2.           | Rattan Singh s/o Chandgi Ram | 17/10         | Rs. 20/- p. sq. yd for land<br>Rs. 2000/- per bigha for crop. |

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- |                                                                     |       |                                                   |
|---------------------------------------------------------------------|-------|---------------------------------------------------|
| 3. ved Parkash, Daya Nand,<br>Rajinder, Rohtas ss/o<br>Khazan Singh | 48/16 | Rs. 25/- p.sq.yd for land<br>Rs. 600/- for crops. |
| 4. Chatru, Daya Nand ss/o<br>Risal Singh                            | 48/16 | Rs. 25/- p.sq.yd for land.                        |

Nobody have filed any documentary evidence in support of their claims.

#### MARKET VALUE

Market value of land under acquisition is to be determined with the reference to the date of preliminary notification i.e. 11.6.1979. In assessing the market value of the land under acquisition, the material date, bonafied sale transactions of the land, kind of soil, awards already announced, judgments of the Court, similar circumstances etc. are to be taken into consideration.

In this Village the following sale transactions have been executed in this Village prior to the date of notification u/s 4.

| S.No. | Sale deed No. | Date of Regd. | Area sold | Amt. involved | Average per bigha |
|-------|---------------|---------------|-----------|---------------|-------------------|
| 1.    | 3348          | 28.6.78       | 9-4       | Rs. 16,000/-  | Rs. 1739-13       |
| 2.    | 4684          | 23.8.78       | 36-08     | Rs. 45,000/-  | Rs. 1236-26       |

Average per bigha comes to Rs. 1337-72 P. Besides the above said sale transactions the following awards have already been announced in this Village :-

| Award No. | Date of notification u/s 4 | Compensation assessed per bigha |
|-----------|----------------------------|---------------------------------|
| 2029      | 27.5.67                    | Rs. 550/-                       |
| 2066      | 19.8.66                    | Rs. 500/-                       |
| 2138      | 8.6.68                     | Rs. 550/-                       |
| 77/71-72  | 19.12.71                   | Rs. 1050/-                      |
| 2/86 -87  | 30.5.79                    | Rs. 2500/-                      |

In the above said table, award No. 2/86-87 is the latest in series, in which the date of notification u/s 4 is 30.5.79, whereas the said date of the land at present is 11.6.79. There is a minor difference of 12 days between the notification u/s 4 of award No. 2/86-87 and the land at present. This award

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seems to be a good guide line in assessing the market value of the land under acquisition. In award No. 2/86-87 the L.A.C. has assessed the market value of the land @ Rs. 2500/- per bigha and there is no enhancement so far from any court. Keeping in view the above said factors, suitable market value of the land under acquisition is assessed @ Rs. 2,500/-p.h.

CROPS

The total land measuring 3 bighas 5 biswas was yielded by the wheat crop at the time of taking over the possession on 5.2.81. At that time the crop has been fully grown. Keeping in view the time and kind of crop, compensation @ Rs. 200/-- per bigha may be assessed for the same.

WELL, TUBE WELL, STRUCTURES & TREES ETC. Nil

SOLATIUUM 30 % solatium may be assessed on the market value of the land.

ADDITIONAL AMOUNT u/s 23(1A)

An additional amount u/s 23(1A) may be assessed @ 12 % per annum on the market value of the land from the date of notification u/s 4 to the date of taking over the possession i.e. 11.6.79 to 4.2.1981.

INTEREST

As section 17(1) is invoked and possession of the land has already been taken over on 5.2.81, so interest u/s 34 of the L.A. Act may be assessed @ 9 % p.a. from the date of possession to the date of announcement of the Award.

APPORTIONMENT

Compensation will be paid on the basis of the latest entries in the revenue record. In case of any dispute, which cannot be settled amicably, will be referred to the Court of ADJ, Delhi u/s 30-31 of the L.A. Act for adjudication.

LAND REVENUE

The land under acquisition is assessed at Rs. 0.25 P as land revenue which will be deducted from the Khalsa Rent Roll of the Village from the date of taking over the possession. The land in question will vest in the Govt. absolutely free from all encumbrances.



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SUMMARY

1. Compensation of land measuring  
3 bighas & 5 biswas @ Rs. 2500/-  
per bigha Rs. 8,125 - 00
2. Solatium 30 % Rs. 2,437 - 50
3. Additional amount @ 12 % p.a.  
u/s 23(1A) from 11.6.79 to  
4.2.81 (one year 239 days) Rs. 1,613 - 42
4. Instt. u/s 34 @ 9 % p.a. from  
date of possession to the date of  
announcement of award i.e. 5.2.81  
to 3.8.86 (5 years 180 days) Rs. 5,221 - 93

Total:-

Rs. 17,397 - 85

(Rupees Seventeen Thousand Three Hundred Ninty Seven and  
Paise Eighty Five only)

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

Announced in open court to-day

*(Signature)*  
19/9/86  
LAC(PS)

*(Signature)*  
18/7/86

APPROVED  
*(Signature)*  
SECRETARY (REVENUE)



(115)

आज दिनांक 19/9/86 को श्रीम - युक्त  
श्रीलाल जी अवतारनः 60/86-87 को  
बालि होलान को उपलक्ष्य न सुनाय

| अंग | नाम | हल |
|-----|-----|----|
|-----|-----|----|

- 1- श्रीलाल सिंह जी अवतारन
- 2- श्रीलाल सिंह जी अवतारन राहता
- 3- श्रीलाल सिंह जी अवतारन राहता







देही देवर का छा। मिया गया। वसुंधरा देवी का गया है।  
मोदी मिश्रण का कोरी गेहूँ करने की दिवारी कर दी गयी  
ही मीठा कर कर वरुण काप वही मरुत को है।  
मजदूर देहा नही आयी मरुत काप वही  
मुजदूर दे युकी है इत अमर नी मुहल की मुनदी  
मिया मरुत दे देहा के ही आवली मुनद बे मरुत  
का 16 एवं मियाई मिश्रण ले आजाका मुनद आवली  
गयी है। परवारी हलका मीठाका हाजी भी ही अतः  
इत काप वही की एम अत मियाई परवारी हलकाका  
चकवकी अदिवाही के मरुत ले वही अमर  
- हलका मरुत नी गये जी 5-2-81

मिया  
मरुत 20  
5/2/81

मिया  
5/2/81

मिया  
5/2/81  
(वेमडा)

मिया  
5/2/81

मिया  
5/2/81

मिया  
5/2/81



91  
TO BE PUBLISHED IN PART IV OF DELHI EXTRA-ORDINARY GAZETTE)

DELHI ADMINISTRATION : DELHI

\* N O T I F I C A T I O N \*

Dated the 11 th June 1979.

F.7(73)/78-L&B (1) :- Whereas it appears to the Lt. Governor, Delhi, that the land is likely to be required to be taken by Government at the public expense for a public purpose, namely for "Increasing the capacity of Najafgarh Drain". 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 or the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

The Lt. Governor being of the opinion that provisions of sub-section (1) of section 17 of the said act are applicable to this land, is further pleased under sub-section 4 of the said section to direct that the provisions of section 5-A shall not apply.

\* S P E C I F I C A T I O N \*

| of<br>age | Total Area<br>Big.- Bis. | Rect<br>No. | Khas. No. | Area<br>Big.- Bis. |
|-----------|--------------------------|-------------|-----------|--------------------|
| Siras     | 3-07                     | 10          | 5         | 0-08               |
|           |                          | 17          | 10        | 0-05. ✓            |
|           |                          | 48          | 16        | 0-09 ✓             |
|           |                          | 63          | 8         | 1-06.              |
|           |                          |             | 13        | 0-19.              |

By Order,

(Ajit Kumar Chaturvedi)  
Under Secretary  
Land & Building Department  
Delhi Administration : Delhi  
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