

AWARD No.

37/83-84

NAME OF VILLAGE

DECHAON KALAN

NAME OF SCHEME

CONSTRUCTION OF POLICE TRAINING SCHOOL.

NATURE OF ACQUISITION PERMANENT

These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land measuring 105 Bighas 03 Biswas of village Dechaon Kalan was notified u/s 4, 6, 17(1) of the L.A. Act, 1894 vide notification No. F.7 (27)/80-L&B(1)(2)(3) dated the 14.7.82. This area was required to be taken by the Government at the public expense for a public purposes namely for the Construction of Police Training School.

The present acquisition proceedings are confined to an area measuring 105 Bighas 03 Biswas.

MEASUREMENT AND TRUE AREA

Necessary measurement was carried out by the field staff at spot and also revenue record was consulted. The area found correct is as under :-

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of soil</u>
39/6	2-10	Bairani
15	4-12	-do-
16	6-11	-do-
24	3-19	Chahi (Chahi)
25/1	2-08	-do-
25/2	2-08	-do-
46/4	6-02	-do-
5	4-16	-do-
6min	4-12	-do-
7min	4-12	-do-
8	4-16	-do-
12	2-03	-do-
13	4-16	-do-
14	4-16	-do- 3-00 G.M. Gada 1-16
15	4-16	-do- 3,00, G.M. Gada 1-16
16	4-16	-do- 2-16 G.M. Gada 2-00
17	4-16	-do-
18	4-16	-do-
19	5-17	-do-
22min	6-15	-do-
23min	4-14	-do-
24	4-16	-do-
25/1	3-08	-do-
25/2	1-08	-do-
Total	105-03	

COMPENSATION CLAIMS. :-

Notices u/s 9 & 10 of the Land Acquisition Act, 1894 were issued to the interested persons inviting him to file their claims. The claim filed by them is as under :-

S.No.	Name of the claimant	Kh.No.	Area	Rate claimed.
1.	Jai Narain S/o Todar Mal self an on behalf of Ganga Rutt, Ram Rutt P.N. Vashisht & D.N. Vashisht All Ss/o Shri Todar Mal.	46/6min 15 16	4-12 4-16 4-16	Rs.50/- per sq.y ² for 1x lan ² . Rs.5000/-per bigha for loss of crops. Solatium and interest Rs.15,00,000/- for damages
2.	A. Singh ^{Tara Chand} S/o Sh. Mir Singh	46/4 5 7min 8 12 13 14 17 18 19	6-02 4-16 4-12 4-16 2-03 4-16 4-16 4-16 4-16 4-16 5-17	Rs.80/-per sq.y ² . for lan ² . Solatium & interest Rs.5000/-per bigha p.a. for the damage of crops Rs.10,000/-for tuewell Rs.15000/-for water-channel Rs.200/-per tree for 325 different kind of tree.
3.	Jage S/o Jug Lal	46/23min	4-14	1 to 3 as sl. No. 1. 4. Rs.1000/-for tuewell 5. as sl. No. 2 total trees 70.
4.	Jage & Nathu Ss/o Jug Lal	39/15 16 24 25/1 25/2	4-12 6-11 3-19 2-08 2-08	as above. as above for 35 trees.
5.	Gugan S/o Bhigu Jage S/o Bhuzu	46/22min	6-15	1. Rs.125/- per sq.y ² . for lan ² 2 to 5 as above (5) 30 trees.
6.	Lakhi S/o Shiv Lal	46/25/1	3-08	1. Rs. 125 ⁵⁰ /-per sq. y ² for lan ² . 2 & 3 as above.
7.	Chandgi S/o Bhai Ram	39/6	2-10	- 0 -
8.	Narain Singh & Hukam Singh Ss/o Sh. Jit Ram	46/25/2	1-08	- 0 -
9.	Munshi Ram S/o Shri Rattan, Ishwar S/o Sh. Chalu, Smt. Mukhtari Wa/o Sh. Subh Ram	46/24	4-16	1 to 3 as above. 4. Rs.200/-per tree of 150/- safeda tree.

DOCUMENTARY EVIDENCE

One Shri Jai Narain has filed a G.P.A. which shows only appointment of Gernal Power of Attorney on behalf of his brother.

MARKET VALUE

The market value of the land under acquisition is to be assessed after keeping in view the advantages and potentialities attached to the land and with reference to the price prevailing at the date of notification u/s 4 of the Land Acquisition Act, 1894. The best evidence available to arrive at

the market value of the land would be the evidence of genuine sales executed about the time of notification either in respect of the land under acquisition or the portion thereof or circumstances to the land under acquisition. The following sales were found executed in this village :-

S.No.	S.No. (0-4)	Registry No. & date	Kh.No.	Area	Total amount	Average per bigha
1.	396	1139 dated 18.3.80	6/11/1 19 20 21	3-11 4-16 4-16 4-16	24000/- (Jai Kishan Vs. Ram Rattan).	2666/-
	2XXXX422XXXX2017XXXX			<u>17-19</u>	1/2 share	
2.	422	2017 dated 9.5.80	47/5 48/1	4-16 <u>4-16</u> 9-12	20000/- (Rattan Singh Vs. Dalip Singh)	2082-20
3.	435	2597 dated 25.5.81	147/5	7-02	30000/- (Tek Chand Vs. Satpal Kapoor)	4225-20
4.	436	2595 dated 25.5.81	142/15/2 24 Total	2-14 6-11 9-05	40000/- (Tek Chand Vs. Mohan Lal)	4115-60
5.	437	2595 dated 25.5.81	142/16 25 Total	4-15 4-16 9-11	40000/- (Tek Chand Vs. Pushpa Devi)	4100-00
6.	438	1390 dated 26.3.81	99/10 11/2 115/10/1 146/7/2 Total	4-16 2-04 2-14 <u>4-14</u> 14-08	20000/- (Meh Ram Vs. Mauji Ram)	4120-00
					3rd share.	
7.	439	4518 dated 15.12.80	41/14 16/2 17 115/1/1 9/1 9/2 12/2 146/6 7/1 18 19 13 14 15 16	4-16 4-15 4-16 3-12 0-03 4-13 0-07 4-16 0-03 4-16 4-16 4-16 4-15 4-16 4-16	34000/- (Meh Ram Vs. Hari Singh)	1647/-
				<u>61-18</u>	3rd share	
8.	447	5461 dated 9.9.81	150/1/1 1/2	3-06 <u>0-02</u> 3-08	9000/- (Jage Vs. Rai Singh)	2646/-
9.	449	6470 dated 16-10-81	141/19 22 Total	4-12 2-14 7-06	23000/- (Chander Bhan Vs. Pritam Singh)	3274/-

10.	450	6473 dated 16.10.81	141/11 142/15/2 Total	4-00 2-00 6-00	19000/- (Chander Bhan Vs. Pritam Singh)	3166-00
11.	451	6471 dated 16.10.81	142/21	6-14	21000/- (Chander Bhan Vs. Pritam Singh)	3135/-
12.	452	6468 dated 16.10.81	141/10	4-14	15000/- (Sultan Singh Vs. Sampu- ran Singh)	3191/-
13.	453	6469 dated 16-10-81	141/9/1 9/2 12	1-01 2-08 4-02 7-11	23000/- (Sultan Singh Vs. Pritam Singh)	3046/-
14.	654	6472 dated 16-10-81	141/20 142/15/1 Total	4-16 0-03 4-19	17000/- (Chander Bhan Vs. Sampuran Singh)	3434/-
15.	466	241 dated 13.1.82	10/18 19 Total	7-00 4-16 11-16	48000/- (Jug Lal Vs. Satbir Singh)	4068/-
16.	469	2280 dated 19.2.82	180/1/1 1/2 Total	3-06 0-02 3-08	9500/- (Ram Singh Vs. Raginder Singh)	2794/-
17.	470	1911 dated 30.3.82	142/10	4-15	48000/-	10105/-
18.	471	1911 dated 30.3.82	142/1	4-16	48000/-	10000/-
19.	474	1838 dated 27.3.82	153/10/1 1/2 share	0-03	200/-	10666/-
20.	537	658 dated 29.1.82	75-18 Biswas 1/8th share and 2 Bighas 1/12 share.		35000/- (Sat Prakash Vs. Bina Sehgal)	3627/-
21.	538	657 dated 29.1.82	-do-		35000/- (Surender Vs. Sita Bai)	3627/-
22.	539	656	-do-		35000/- (Raj Karan Vs. Shiv Dayal)	3627/-
23.	540	659	-do-		35000/- (Ram Narain Vs. Beena Sehgal)	3627/-
24.	541	4521 dated 12.3.81	79/2 3 8 9 87/17/3 1 10 11/1 94/21 103/5/1 5/2	4-16 4-16 4-16 4-16 0-15 4-16 4-16 4-02 4-16 3-04 1-12 43-05	21000/- (Smt. Rajo Vs. Darshan Kumar)	2916/-

The above table shows the different rates of land prevailing in the different years. Out of the above sale deeds those listed at Sl. No. 1 to 24 pertain to pieces of land situated far away from the land under acquisition, therefore, these cannot give us complete guidance in determining the fair and reasonable market value of the land under acquisition.

On closely examining the location and potentiality of the pieces of land pertaining to the sale deeds mentioned at Sl.No. 3 it is observed that this sale deed pertains to the piece of land which is most similar to the land under award. This sale deed was executed on 25.5.81 i.e. about the month prior to the date of notification @Rs.4225/- per bigha. Local enquiries have also revealed that the value of the agricultural land in this village is around Rs.5000/- and similar rate of land prevails in the adjacent village for pieces of land situated close to the land under award.

In absence of any other documentary evidence pertaining to the similarly circumstanced land, I am left with no other option but to regard the above mentioned sale transaction No. 2597 dated 25.5.81 as a base to determine the market value of the land. This is also being done because of the reason that the average price of land calculated on the basis of the above sale transaction is closest to the market value assessed from the local enquiry after giving due consideration to the fact that this sale deed was executed about 14 months earlier. I, therefore, award Rs.4800/- per bigha for the land except khasra Nos. 46/15, (1-16), 16(2-16), 39/8 (2-10), 15(4-12) & 16 (6-11) and Rs.2400/- per bigha is awarded for these five khasra Nos. which is G.M.Gada and Bairani.

.....P/6-

OTHER COMPENSATION :-

Well & Structures :- At the time of site inspection one tuewell alongwith a kothra was found in khasra No. 39/25/2. I allow Rs.500/- for the removal charges of pipe and electric motor etc. and Rs.1000/- for the kothra.

There is another tuewell alongwith a big kothra and water channel was also found in khasra No. 46/17. I allow Rs.500/- for removal charges of pipe and electric motor etc., and Rs.500/- for water channel and Rs.3000/- for the kothras.

TREES :-

The following trees were found in the land under acquisition.

S.No.	Kh.No.	Name of tree	Kind of tree	Weight in Qtl.	Rate p. Qtl.	Total Amount
1.	39/25/2	Amrood (2) Neem	Frut tree Fire-wood	less Than 1 Qtl.	50/- 15/-	Rs.100/- Rs.15/-
2.	46/14&17	Jatti (1) Neem(2) Bakan(2) Shah-toot(3) Amrood(16) Anar (1)	-do- -do- -do- -do- Fruit tree -do-	15 Qtl. 4 Qtl. 20 Qtl. 6 Qtl. - -	5/- 10/- 5/- 10/- 50/- 50/-	Rs.75/- Rs.40/- Rs.100/- Rs.60/- Rs.800/- Rs.50/-
3.	46/19	Amrood (12)	-do-	-	50/-	Rs.600/-

INTEREST

The possession of the land was taken over U/s 17(1) of the Land Acquisition Act, 1894 on 27.8.82. Therefore, the interested persons are entitled for interest u/s 34 of the Land Acquisition Act, 1894 w.e.f. 27.8.82 to the date of announcement of award @ ~~Rs~~ 6% per annum.

LAND REVENUE :-

The land under acquisition is assessed as land revenue to a sum of Rs. . The same will be deducted from the rent roll of village Dechaon Kalan w.e.f. Kharif 1982.

APPORTIONMENT

Payment of compensation will be given as per the latest entries in the revenue record except where persons other than the owner claimed compensation. In case of any dispute the case will be referred to the court of Addl. District Judge, Delhi u/s 30-31 of the L.A.Act, 1894.

SUMMARY

The award is summarised as under :-

- | | | |
|----|--|---------------------------|
| 1. | Market value of land measuring 87 Bighas 14 Biswas @Rs.4800/- per bigha. | Rs.4,20,960.00 |
| 2. | Market value of land measuring 17 Bighas 09 Biswas @Rs.2400/- per bigha. | Rs. 41,880.00 |
| 3. | 15% solatium | Rs. 69,426.00(Rs.69426/-) |
| 4. | Interest u/s 34 of L.A.Act,1894 w.e.f.27.8.82 to 26.8.83(1year) | Rs. 31,935.96 |
| 5. | Compensation for tubewell & other structure | Rs. 5,500.00 |
| 6. | Compensation for trees | Rs. 1,840.00 |

Total

Rs.5,71,541.96

(Rupees Five lacs seventy one thousand five hundred forty one and paise ninety six only).



(AJIT SRIVASTAVA)
LAND ACQUISITION COLLECTOR(P):DELHI.

Announced in presence of interested persons.



26/8

दिनांक
27/8/82

कचिवाही कब्जा ग्राम दिचांडू कलां

आज दिनांक 27/8/82 को वमुजिव हुक्म जनाब श्री अधिगृहणी अधिकारी (यालम) वरिये कचिवाही कब्जा थाराजी नीचिपाईड चारा 4, 6, 17 ग्राम दिचांडू कला बहमराह श्री उमेव सिंह पटवारी व श्री सुरववीर सिंह चयरासी (मू० आ०) मार्के पर पहुँचा। महकमा Acquiring की तरफ से मुताबिक प्रोग्राम श्री कलीराम वर्मा A.C.(P) वयमय स्थापन हाजिर है। कुद अस्वास्त वास्तोदारान श्री मार्के पर होजर है। उन सबकी मौजूदगी में वयामुला पञ्चवरान स्वयं 39/6, 15, 16, 24, 25/1, 25/2 46/4 (2-10), (4-12), (6-11), (3-19), (2-08), (2-08) 5, 6 min, 7 min, 8, 12, 13, 14, 15 (6-02), (4-16), (4-12), (4-12), (4-16), (3-3), (4-16), (4-16), (4-16) 16, 17, 18, 19, 22 min, 23 min, 24, 25/1, 25/2 (4-16), (4-16), (4-16), (5-17), (6-15), (4-14), (4-16), (3-03), (1-08) वुल तादादी 105 बिघा 3 बिस्व की निशानदेही वजरीय ज़रिब कान्दाजी पंमाइया करके, वजिमत खाम कायम कराई गई। लोभग प्रोतापल से फसल इसतादा पाई गई। उस पुव्या निशानदेही शुदा वूमि का कब्जा वाकई वयमय फसल होसल किया गया और बजिब ही हवाला श्री कलीराम वर्मा A.C.(P) किया गया। जिन्हीन वान्तदारान की 15 अनतुवर तक का फसल कारने का समय दे दिया है, वरवक्त कचिवाही कब्जा मार्के पर फिली भी प्रकार की कचि सजाइमत पेश नही आवे। मुनादी व मुवतल्ली वाकत तकदीली कब्जा मार्के पर व देह हजा से वजरीय श्री सुरववीर सिंह चयरासी (मू० आ०) व क्लावात वनन्द कंगडि गई। पटवारी इनका वयमय दीगा कार सरकात मार्के पर हाजि नही है। लहेजा उलकी एव वकल कचिवाही कब्जा वरिये वयमय दामद व नामजगत माल मजित तहसील्पा दिली व वजवा दी जावगी। कचिवाही कब्जा पुन ही चुकी है।

सुरववीर सिंह
27/8/82
चयरासी
L.A.C.(P)
27/8/82

कलीराम वर्मा
A.C.-P
27-8-82

हमम सिंह राणा
27/8/82

54-05

Signature
18/8/82

BE PUBLISHED IN PART IV OF DELHI EXTRAORDINARY GAZETTE)

DELHI ADMINISTRATION : DELHI

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

Dated the 14th July, 1982.

F.7(27)/80-L&B (1) :- 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 Police Training School, it is hereby notified that the land in the locality described below is likely to be required 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 Act, the Lt. Governor is pleased to authorise the Officers at 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 the 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 *

No.	Name of village	Total Area Big.- Bis.	Field Nos. or Boundaries.			
			Rect No.	Khasra No.	Area Big.- Bis.	

Jharoda Kalga		316-06	140	21 min	✓	4-14
				22	✓	4-16
				23 min	✓	4-11
				24	✓	4-16
				25	✓	6-01
B. Jai Ram Patwari	Pl. prepare the revenue record and put up notices u/s 4810 of Act.		141	22	✓	5-17
				23	✓	4-16
				24 min	✓	4-14
				25	✓	4-16
			142	2	✓	3-14
				3	✓	4-16
				4/2	✓	4-12
				5	✓	4-16

B. Jai Ram Patwari
N.T.
24/7/82

Contd.....p.2/-

boundary

1. 2. 3. 4. 5. 6.

Jharoda Kalan
(Contd.)

6/1 min 2-06
6/2 ✓ 1-08
6/3 ✓ 1-00
7 ✓ 4-16
8 ✓ 6-04
13 ✓ 3-19
14/1 ✓ 3-12
14/2 ✓ 1-04
15 ✓ 4-16
16 min ✓ 4-14
17 ✓ 6-08
24 min ✓ 3-13
25 ✓ 4-16

143

1 ✓ 4-16
2 ✓ 4-16
3 ✓ 4-16
4 min ✓ 4-14
5 ✓ 4-06
7 ✓ 4-04
8 ✓ 4-16
9 ✓ 4-16
10/1 ✓ 2-08
10/2 ✓ 2-08
11/2 ✓ 4-12
12 ✓ 4-16
13 min ✓ 4-12
14 ✓ 5-01
17 ✓ 2-19
18 ✓ 4-16
19 ✓ 4-16
20 ✓ 4-16
21 ✓ 4-16
22 ✓ 4-16
23/2 ✓ 5-08

श्री 5-11

144

1 min ✓ 4-11
2 ✓ 4-16
3 ✓ 3-12
9 ✓ 5-15
10 ✓ 4-16
11 ✓ 9-08
20 ✓ 3-08

श्री 5-17

145

5 min ✓ 6-16
6 ✓ 4-08

61

17 ✓ 4-06
16 ✓ 4-16
24 ✓ 3-19
25 ✓ 4-08

197-03

Contd.....p.3/-

1.	2.	3.	4.	5.	6.

Jharoda Kalan (Contd.)		56	4 ✓ 5 min 6 ✓ 7 ✓ 14 ✓ 15 ✓ 16 ✓ 17 ✓ 24 ✓ 25 ✓		4-06 4-14 4-16 4-06 4-06 4-16 4-16 4-06 4-06 4-16
			172 min ✓		0-16
2. Dechaun Kalan	105-03	39	6 15 16 24 25/1 25/2		2-10 4-12 6-11 3-19 2-03 2-08
		46	4 5 6 min 7 min 8 12 13 14 15 16 17 18 19 22 min 23 min 24 25/1 25/2		6-02 4-16 4-12 4-12 4-16 2-03 4-16 4-16 4-16 4-16 4-16 4-16 5-17 6-15 4-14 4-16 3-08 1-08

By Order,

105-03

(JANAK JUNEJA)
JOINT SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION : DELHI.

Contd.....p.4/-

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No. F.7(27)/80-L&B(1)/ 26308

Dated the 14th July, 1982.

Copy forwarded to :-

1. The Additional District Magistrate (LA), Tis Hazari Courts, Delhi.
2. The Officer Incharge (LA), Tis Hazari Courts, Delhi.
3. The Land Acquisition Collector(P), Tis Hazari Courts, Delhi.
4. The Secretary (Home), Delhi Administration, Delhi.
5. The Commissioner of Police, M.S.O. Building, New Delhi.
6. Dy. Commissioner of Police (HQ)(II), Delhi.
7. The Principal, P.T.S., Mehrauli, New Delhi.
8. The Tehsildar(L&B), Vikas Bhawan, New Delhi.
9. The Tehsildar (Notifications), Tis Hazari Courts, Delhi.
10. The Sub-Registrar, I & II, Delhi.
11. The Sub-Registrar, Shahdara.
12. The Sub-Registrar, New Delhi.
13. P.A. To Joint Secretary (L&B), Vikas Bhawan, New Delhi.

(P)
9/7/7

Smr LA

791/LA/3

M.M.S/9782.

19/7/82

Balwan San

17

1343/LA-18
20/7/82

(JANAK JUNEJA)

JOINT SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION : DELHI.

SUPPLEMENTARY AWARD No. 37/83-84

NAME OF VILLAGE
NATURE OF ACQUISITION
PURPOSE OF ACQUISITION

DICHAON KALAN
PERMANENT
CONSTRUCTION OF POLICE TRAINING
SCHOOL.

These are the supplementary proceedings of Award No. 37/83-84 of an area measuring 105 Bighas 03 Biswas of village Dichaon Kalan which was announced on 26.3.83. The land of that award was notified u/s 4, 6 & 17 of the L.A. Act vide notification No. F.7(27)/80-L&B(1)(2)(3) dated the 14.7.82. The possession of that land was taken over and handed over to the acquiring department on 27.3.82. In that award solatium was given @ 15% and interest u/s 34 of the L.A. Act w.e.f. 27.3.82 to 26.8.83 (1 year) was calculated @ 6% p.a. After the announcement of the above award, the land Acquisition Act, 1984 has been amended. As per provisions of Land Acquisition (Amended) Act, 1984 the interested persons are entitled to get the payment of solatium @ 30% on the market value, additional amount on the market value @ 12% P.A. from the date of notification u/s 4 of the L.A. Act to the date of possession w.e.f. 14.7.82 to 26.8.82 (44 days) and interest u/s 34 of the L.A. Act @ 9% P.A. from the date of possession to the date of award of the Collector.

As the above discussed the amount as detailed below is allowed to the interested persons of Award No. 37/83-84 of this village, the amount already assessed under the award will be deducted.

SUMMARY OF THE AWARD

1.	Market value of the land measuring 87 Bighas 14 Biswas @ 4800/- P.B.	Rs. 429960-00
2.	Market value of land measuring 17 Bighas 09 Biswas @ Rs. 2400/- P.B.	Rs. 41880-00
3.	Solatium 30%	Rs. 138852-00
4.	Interest u/s 34 of the L.A. Act w.e.f. 27.3.82 to 26.8.83 (one year) @ 9% P.A.	Rs. 54152-28
5.	Compensation for tubewell & other structure.	Rs. 5500-00
6.	Compensation for trees	Rs. 1840-00
7.	Additional amount @ 12% P.A. from 14.7.82 to 26.8.82 (44 days)	Rs. 6695-33
	Grand total	Rs. 669879-61

Amount already assessed by Award No. 37/83-84

Rs. 571541-96

Rs. 98337-65

Amount to be paid
(Rupees Ninety eight thousand three hundred thirty seven and paise sixty five only).

S. A. Gehani

(S. A. GEHANI)

LAND ACQUISITION COLLECTOR (P) : DELHI

SECRETARY (REVENUE)

फॉर्म-P 4/Form-P 4
(देखें नियम 54/See Rule 54)
ग्राम/Village
जिला जिला दिल्ली/Tehsil & District Delhi