Award No:- 36/83-84

NAME OF VILLAGE DECHOAN KALAN
NATURE OF ACQUISITION PERMANENT
PURPOSE OF ACQUISITION POLICE TRAINING SCHOOL.

****

These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The area measuring 0-12Biswas was notified u/s 4 vide notification No. F.7(27)/80-L&B dated 14.7.82 and was followed by a declaration u/s 6 of even number dated 29.9.82 of village Dechaon Kalan. The land was taken by the Govt. at public expense for a public purposes namely for the construction of police training school.

The present acquisition proceedings is confined to an area measuring 0-12 Biswas only.

MEASUREMENT AND TRUE AREA :-

The land was measured by the field staff at spot and also revenue record was consulted. The area found correct is as under :-

Khasra No.	Area	Kind of soil
46/6min	0-04	Chahi
7min	0-04	-do-
22min	0-02	-do-
23min	0-02	-do-
Total	0-12	

COMPENSATION CLAIM :-

Notices u/s 9 & 10 of the Land Acquisition Act, 1894 were issued to the persons interested 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.	Shri Jai Narain S/o Shri Todar Mal for self and on behalf of Sh. Ganga Dutt, Ram Dutt, P.N. Vashisht & D.N.Vashisht all Ss/o Sh. Todar Mal	46/6	0-04	Rs.50/- per sq.yd. for land. 2- Solatium & interest 3. Rs.5000/- for damages of crops per bigha.
2.	Shri Tara Chand & Anup Singh Ss/o Sh. Meer Singh	46/7Min	0-04	-do-
3.	Sh. Gugan S/o Shri Dighu, Sh. Jage S/o Shri Bhuru.	46/22Min	0-02	

DOCUMENTARY EVIDENCE :-

None of the claimant have filed any documentary evidence in support of their claims.

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 theprice prevailing at th date of notification u/s 4 of the Land Acquisition Act, 1894. The best evidence available to arrive at the market value of th e land would be the evidence of genuine sales executed about the time of notification eithr in respect of 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 17-19=½ share.	24000/- (Jai Kishan Vs. Ram Rattan).	2666/-
2.	422	2017 dated 9.5.80	47/5 48/1 Total	4-16 4-16 9-12	20000/- (Rattan Singh Vs. Dalip Singh)	2082-30
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	2596 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 4-14 14-08=⅓rd share	20000/- (Meh Ram Vs. Mauji Ram)	4120-00
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 61-18=⅓rd share	34000/- (Meh Ram Vs. Hari Singh)	1647/-

8.	447	5461 dated 9.9.81	150/1/1 1/2 Total	3-06 0-02 3-08	9000/-	2646/-	(Jage Vs. Rai Singh)
9.	449	6470 dated 16-10-81	141/19 22 Total	4-12 2-14 7-06	23000/-	3274/-	(Chander Bhan Vs. Pritam Singh)
10.	450	6473 dated 16.10.81	141/11 142/15/2 Total	4-00 2-00 6-00	19000/-	3166-00.	(Chander Bhan Vs. Pritam Singh)
11.	451	6471 dated 16-10-81	142/21	6-14	21000/-	3135/-	(Chander Bhan Vs. Pritam Singh)
12.	452	6468 dated 16-10-81	141/10	4-14	15000/-	3191/-	(Sultan Singh Vs. Sampuran Singh)
13.	453	6469 dated 16-10-81	141/9/1 9/2 12 Total	1-01 2-08 4-02 7-11	23000/-	3045/-	(Sultan Singh Vs. Pritam Singh)
14.	654	6472 dated 16-10-81	141/20 142/15/1 Total	4-16 0-03 4-19	17000/-	3434/-	(Chander Bhan Vs. Sampuram Singh)
15.	466	241 dated 13.1.82	10/18 19 Total	7-00 4-16 11-16	48000/-	4068/-	(Jug Lal Vs. Satbir Singh
16.	469	2280 dated 19.2.82	180/1/1 1/2 Total	3-06 0-02 3-08	9500/-	2794/-	(Ram Singh Vs. Rajinder Singh)
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	0-03 ½ share	200/-	10666/-	
20.	537	658 dated	75-18 Biswas=⅛th Share and 2-00=1/12 share		35000/-	3627/-	(Sat Prakash Vs. Bina Sehgal)
21.	538	657 dated 29.1.82	-do-		35000/-	3627/-	(Surender Vs. Sita Bai)
22.	539	656 dated	-do-		35000/-	3627/-	(Raj Karan Vs. Beena Sehgal)
23.	540	659 dated	-do-		35000/-	3627/-	(Ram Narain Vs. Beena Sehgal)
24.	541	4521 dated 12.8.81	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=1/6th share.	21000/-	2916/-	(Smt. Rajo Vs. Darshan Kumar)

...

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 ~~be~~ 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 landpertaining to the sale deeds mentioned at Sl. No. 3 it is observed that this sale deed pertains to the pieces of land which is most similiar 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 similiar 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. 2598 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 the due consideration to the fact that this sale deed was executed about 14 months earlier. I, therefore, assess the market value @ ~~award~~ Rs.4800/- per bigha for the land under acquisition and award~~ed~~ the same.

OTHER COMPENSATION :-

At the site there was no well, tuewell and the other kind of structure were found therefore, no compensation is assessed in this head.

LAND REVENUE :-

The land under acquisition is assessed as land revenue

tp

to a sum of Rs,0-13 Paise which willbe deducted from the Rent Roll of Village Dechaon Kalan.

APPORTIONMENT

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

SUMMARY :-

The award is summarised as under :-

1.	Market value of land measuring 0-12 Biswas @ Rs.4800/- per bigha.	Rs.2880-00
2.	15% solatium	Rs. 432-00
	Grand Total	Rs.3312-00

(Rupees Three thousand three hundred and twleve. only).

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

Announced in presence of interested persons.

26/8

26/8/83