

AWARD NO. 10/77-98

Name of Village :- Jaffarpur @ Hiran Kudna.
 Nature of Acquisition :- Permanent
 Purpose of acquisition :- For Keshopur Effluent Irrigation Scheme Phase-III.

INTRODUCTORY

These are the proceeding under section 11 of the LA Act 1894 for determination of compensation in respect of the land measuring 49 Bighas 9 biswas in village Jaffarpur @ Hiran Kudna. The land is required by the Govt. for a public purpose namely for Keshopur Effluent Irrigation Scheme-Phase-III under Planned Development of Delhi at public expenses. The land stands notified u/s 4-17(1) of the land Acquisition Act, vide notification No.F.7(33)/90/L&B/LA/3035 dated 18.7.1995. In view of urgency of the scheme, the provision of sect 17(1) of the Act was also made applicable to this land. The Delhi Administration issued declaration u/s 6 of the land Acquisition Act vide notification No.F-7(33)/90/L&B/LA/10245 dated 14-12-95.

Notices U/s 9 & 10 of the aforesaid act were issued to the interested persons. In response to the notice issued, claimed file by the interested persons have been mentioned under the heading "claim".

MEASUREMENT

The area to be acquired as per declaration u/s 6 of the LA Act is 49 Bighas 9 Biswas. Whenever necessary measurement was carried out the field staff at spot and Revenue Records was also consulted. The actual area of notified land comes 43 bighas 14 biswas. The area 5 bighas 15 biswas is found less as per notification which has already been denotified vide No.F-7(2)/81-L&B/LA/12357 dated 14.8.9. As such the present award is for an area measuring 43 bighas 14 biswas. The detailed of Kh.Nos. are as under:-

<u>Kh.No.</u>	<u>Area</u>	<u>Denotified(less area)</u>
106min	0-9	0-7
107min	1-2	1-2
122min	1-2	1-2
124min	1-2	1-0
142min	1-2	1-2
145/1min	1-2	1-2
		<u>5-15</u>
146min	1-2	
152min	1-2	
187min	0-11	
187/1	0-11	
192min	1-2	
198min	0-3	
199min	0-17	
231min	1-2	

Contd-2-

232min	1-2
242min	1-2
251min	1-2
252min	1-4
253min	1-4
254/1min	1-4
255min	1-4
256min	0-9
575min	1-2
587min	1-2
594min	1-2
595min	1-2
631min	1-2
632min	1-2
641min	1-2
662min	1-2
665min	1-2
678min	1-2
679min/1min	0-2
679min	1-0
701min	1-2
702min	1-2
722min	1-2
721min	1-2
737min	1-2
738min	1-2
764min	1-2
765min	1-2
774min	1-2
771min	0-17
773min	0-12
776min	0-12
777min	0-12
780min	0-12
781min	0-12
784min	0-12
785min	0-12
788min	0-12
341min	0-16

43-14

CLAIMS

The following persons have filed their claims in persuance to the notice issued under section 9 & 10 of LA Act.

<u>S.N.</u>	<u>Name of the claimant</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Claim</u>
1.	Sh. Manjeet Singh S/o Sh. Nafe Singh R/o Village Hiran Kudna	771min 784min 785min 788min	-	1.Rs.2000/-per sq.yrd. 2.Solatum 30% 3.Interest @18% p.a. from the date of notification. 4.Alternative plot 5.Rs.5 lacks for Damages.

Contd.3-

2.	Jaginder Singh S/o Sh. Chander Singh R/o Hiran Kudna, Delhi.	721min 722min	1.Rs.2000/-per sq.yrd. 2.Solatium 30% 3.Interest @18% p.a. from the date of notificati 4.Alternative plot. 5.Rs.5 lakhs for damage.
3.	Sh.Kawal Singh S/o Nand Ram Singh R/o Hiran Kudna, Delhi	594 595 632	-As above.
4.	Sh.Baljit Singh S/o Sh. Nafe Singh R/o Hiran Kudna	784min 785min 788	-As above.
5.	Sh.Jai Bhagwan S/o Chander Singh R/o Hiran Kudna.	721min 722min	-As above.
6.	Sh.Meer Singh S/o Yad Ram R/o Hiran Kudna	764 765,774	-As above
7.	Sh. Man Singh S/o Chhater Singh R/o Hiran Kudna.	771 784min,785,788	-As above
8.	Sh.Ram Phall etc. S/o Ram Mehtar Singh R/o Hiran Kudna	641	-As above
9.	Sh Karan Singh S/o Shri Pal R/o Hiran Kudna	678,670/1	-As above
10.	Sh.Balbir Singh S/o Sri Pal R/o Hiran Kudna.	-do-	-As above
11.	Sh.Khazan Singh S/o Deep Chand, R/o Hiran Kudna.	-do-	-As above
12.	Sh.Kalu Ram S/o Sri Lal R/o Hiran Kudna.	-do-	-As above
13.	Kartar Singh S/o Jodha R/o Hiran Kudna.	721min,722min	-As above
14.	Sh.Suraj Mal S/o Pyare Lal R/o Village Hiran Kudna	631	-As above.
15.	Charan Singh S/o Chatter Singh R/o Hiran Kudna	771,784min,785,788	-As above
16.	Surat Singh S/o Lekhi Ram R/o Hiran Kudna	776 777	-As above
17.	Sh.Naval Singh S/o Jai Narain R/o Hiran Kudna	-do-	-As above.
18.	Mool Chand S/o Rattan Singh R/o Hiran Kudna	764,765,774	-As above.
19.	Sh.Caipal S/o Chatar Singh R/o Hiran Kudna.	773	-As above.
20.	Rajbir Singh S/o Maman R/o Hiran Kudna.	679,701,702	-As above.
21.	Sh. Ramesh S/o Goverdhan R/o Hiran Kudna	-do-	-As above.
22.	Sh. Suresh Kumar S/o Goverdhan R/o Hiran Kudna	-do-	-As above.

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23. Sh. Rajinder Singh S/o 679,701,702 As above.
Gordhen Singh R/o Hiran
Kudna.
24. Sh. Lakhpatt Singh S/o Chattar 771 As above.
Singh R/o Hiran Kudna
25. Sh. Ajit Singh S/o Nafe 784 min, 785, 788, 771 As above.
Singh R/o Hiran Kudna.
26. Sh. Hukam Singh ~~etc.~~ S/o 255/2, 256/2 1. Rs. 2000/- per sq. yrd.
Amar Singh 2. along with other benefits as
Chand Ram S/o Tulsi provision of law.
Sh. Jai Dev etc. S/o
Sh. Hari Singh All r/o
village Hiran Kudna.

MARKET VALUE

The interested persons have generally claimed exorbitant prices of their land by making claims from about Rs. 2000/- per sq. yds. They have however, not filed any documentary evidence in support of their claims. The claims, therefore, cannot form the basis of determination of the market value.

In a policy announcement which came effect from the financial year 1997-98 i.e. 1-4-1997 the Govt. of National Capital Territory of Delhi fixed the indicating price of the agricultural land at the rate of 10 lakhs per acre to be the most reasonable price for the best kind of land as on 1-4-1997. Since originally it was proposed to increase the price of land @10% per annum on the above the price of Rs. 4.65 lakhs per acre (Fixed by previous decision of Govt. of NCT of Delhi which came into effect from 27-4-1990). Since the notification u/s 4 was issued on 18-7-1995 and the price of land is to be determined on the date of notification u/s 4 itself therefore, I have given a compounded increase of about 11.5% per annum upto the financial year 1995-96.

One award of village Tikri Kalan No. 2/97-98 was recently announced in July, 1997. The Village Bakkarwala is an adjoining village Tikri Kalan in which the Market Value of Agricultural land was assessed @Rs. 8,06,400/- per acre or Rs. 1,68,000/- per bigha. I accordingly, determine the market value of agriculture land of village Bakkarwala @Rs. 8,06,400/- per acre or Rs. 1,68,000/- per bigha.

In addition to the market value fixed about land owner will be entitled to all the other benefits as the provision of LA Act.

SOLITUM:- As provided sub section 2 of section 23 of LA, the interested persons will be paid 30% solitum of the market value at the provision of LA amended Act.

Contd---5

POSSESSION:-

The possession of the said land notified u/s 6 has not been taken/handed over so far. The interest of possession will not be paid.

ADDITIONAL AMOUNT:-

The interested persons are entitled to additional amount @12% p.a. on the market value of the land from the date of notification u/s 4 till the date of possession or the announcement of the award whichever is earlier.

TUBWELL/WELL

There are one well in the land under acquisition in the following Kh.No.

<u>Kh.No.</u>	<u>Area</u>	<u>Kind</u>
198	0-3	Well

TREES

There are no trees on the land under acquisition. No compensation is allowed on this account.

APPORTIONMENT:-

The compensation will be paid to the interested persons accordingly to the latest entries in the record room. In case of any dispute regarding title, apportionment of the compensation. The matter would be referred to the court of ADJ, Delhi u/s 30-31 of the LA Act.

LAND REVENUE

The land revenue to be assessed and to be deducted from the Khalsa Rent roll of the village from the date of taking over the possession of the land.

Contd--6/-

SUMMARY OF AWARD

1. Market value of land measuring
43 bighas 14 biswas @ Rs.1,68,000/-
per bigha(Rs.8,06,400/-per acre) :Rs. 73,41,600.00
2. Solatium 30% :Rs. 22,02,480.00
3. Additional amount @ 12% p.a. from
18-7-95 to 13-12-97(880 days) :Rs. 21,24,035.50
4. Cost of well :Rs. 5,000-00

GRAND TOTAL

:Rs.1,16,72,115-50

(Rupees one crore sixteen lacs seventy two thousand one hundred fifteen and paisa fifty)

APPROVED

SECRETARY (REVENUE)

(B.S. JAGIAN)
LAND ACQUISITION COLLECTOR/
S.D.M. PUNJABI BAGH: DELHI

Announced in the open court today at 10.00 a.m.
Notices u/s 12(2) L.A. Act be issued.

—B.S. J—
12/12/97

7.6

~~Schedule of Land~~ ~~now to be required~~

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT: VIKAS BHAWAN, NEW DELHI

NOTIFICATION

Dated, 14/12/55

No. F.7 (33)/90/1&B/LN/10245

Whereas it appears to the L.G. Delhi that land is required for a public purpose, namely for the Keshpur Effluent Irrigation Scheme Phase-III it is hereby notified that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6, of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7, of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

SPECIFICATION

S.No.	Name of Village	Total area (Big-Bis)	Kh.No.	Area (Big-Bis)
1.	Bakarwala	48-07	1/3	1-14
			8	1-2
			13	1-02
			18	1-02
			23	1-02
			13/3	1-02
			8	1-02
			13	1-02
			13	1-02
			23	1-02
			15/3	1-02
			8	2-01
			9	1-04
			10	1-04
			14/6	1-02
			14	1-09
			17/1	0-03
			17/2	1-02
			23	1-04
			31/3	1-04
			9	1-03

Contd..

1.	2.	3.	4.	5.
			12	1-04
			19	1-04
			21	1-04
			32/6	1-04
			15/1	0-05
			15/2	0-19
			16	Less than Riswa
			17	1-04
			24	1-04
			33/1	1-04
			51/4/1	1-04
			19/25	1-02
			26/5/2	0-11
			5/3	0-11
			26/6	1-02
			15	1-02
			16	1-02
			25	1-02
			38/5	1-02
			6	1-02
			15	1-02
			16	1-02
			25	1-02
			45/5/2/2	0-19
2. Jafampur Hiranudnas	49-09		106	0-09
			107	1-02
			122	1-02
			124	1-02
			142	1-02
			145/1	1-02
			146	1-02
			152	1-02
			187	0-11
			187/1	0-11
			192	1-02
			198	0-03
			199	0-17
			231	1-02
			232	1-02
			242	1-02
			251	1-02
			252	1-04
			253	1-04
			254/1	1-04
			255	1-04
			256	0-09
			575	1-02
			587	1-02
			594	1-02
			595	1-02
			631	1-02
			632	1-02
			641	1-02
			662	1-02
			665	1-02

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1.	2.	3.	4.	5.
			670	1-02
			670/1	0-02
			679	1-00
			701	1-02
			702	1-02
			722	1-02
			721	1-02
			737	1-02
			730	1-02
			764	1-02
			765	1-02
			774	1-02
			771	0-17
			773	0-12
			776	0-12
			777	0-12
			780	0-12
			781	0-12
			784	0-12
			785	0-12
			788	0-12
			341	0-16
3. Neel wal	34-06		15/0	0-15
	20-16		9	1-04
			10	2-00
			11	1-02
			20	1-02
	18-01		21	1-02
			28/1	1-02
			10	1-02
			11	1-02
			20/1	0-16
			20/2	0-05
			21/1	0-02
			30/1	1-02
			10	1-02
			11	1-02
			20	1-15
			26/11/2	0-09
			19	2-03
			23	2-03
			18	0-01
			32/4	2-04
			6	2-02
			11	2-03
			31/19	2-05
			23	2-04
			43/4	1-00
4. 15 chaunkalan	9-04		1/21/1	0-04
			3/1	1-02
			7	0-16
				0-15
			8	1-12

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10/12

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1.	2.	3.	4.	5.
			9/1	1-12
			10/1	0-18
			10/2	0-11
			10/3	0-04
			2/6	1-10

By order

(DIIRM-P-1)
JOINT SECRETARY

7/9/92-181V
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SECRET
1.
2.