

Award No. 2/DCW/98-99

Name of village	JAFARPUR @ HIRAN KUDNA.
Nature of Acquisition	: Permanent.
Purpose of Acquisition	: For Setting up Sports School Near Ghewra More.

INTRODUCTORY:

These are the proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894 in respect of land measuring 79 Bighas 13 Biswas of villagae Jaffarpur @ Hiran Kudna. The land is required by the Government for a public purpose namely for setting up sports school near Ghewra More under Planned development of Delhi at Public expenses. The land stands notified u/s 4 of the L.A. Act vide Notification No.F.7(23)/95/L&B/LA/10170 dated 12/8/97. In view ;of the urgency of the scheme the provisions of section 17(1) of the Act are also made applicable to this land. The Delhi Government issued a declaration u/s 6 of the L.A. Act vide notification No.F7(23)/95/L&B/LA/12691 dated 10/9/97.

Notices
~~Notification~~ u/s 9 & 10 of the aforesaid Act were issued to the intrested persons. In response to the Notices issued, claims filed by the intrested persons have been discussed under the heading 'CLAIMS'.

MEASUREMENT:

The area to be acquired as given in the declaration u/s 6 of the L.A. Act is 79 Bighas 13 Biswas. Same was measuraed by the field staff and found correct.

Thus the present award is for 79 Bighas 13 Biswas land as per details given below:

Khasra No.	Area Bigha	Biswas
1	1	10
2	4	15
3	5	14
4	3	00
5	4	16
6	4	16
7	4	16
8	4	16
9	4	09
10	7	02
11 min	0	19
12 min	0	02
13 min	4	14
14	4	16
15	4	16
16	4	16
17	4	16
18	4	13
38 min	4	05
49/1 min	0	02
Total	79	13

CLAIMS:

In response to the notices issued u/s 9 & 10, followin persons have filed their claims:

contd.

S.NO.	NAME OF THE CLAIMANT	KH.NO.	AREA	CLAIM
1.	Meer Singh, S/o Surat Singh	3	5-14	Claimed compen-
	Chhotu Ram, Hosiar Singh,	4	3-00	sation at the
	Jai Lal sons of Bhagwana.	5	4-16	market rate,
	Daya Nand, S/o Sh.Uma @	16	4-16	service for each
	Dhara, Mahinder, Jagphool			member
	Satbir, Sajjan Singh, sons	17	4-16	and alternative
	of Sh. Sardare. Sunil, Anil,			plot for each
	sons of Ram Phal & Chander,	18	4-13	of the
	Jage Ram, Daya Chand sons of			claimant.
	Shis Ram.			

MARKET VALUE

While determining the market value of land as on 12/8/97 i.e . the date of notification u/s 4 of the Act, several factors such as location of the land, nature of soil, Awards announced in the recent past of the same or adjoining villages, pronouncement of different courts, claims filed by interested persons, sale deeds and price policy of the Govt. regarding acquisition of agricultural land are to be taken into consideration.

The land under acquisition is agricultural land and is being used for agricultural purpose, except for certain Kh.No.s from which earth has already been removed upto 3-4 feet. Hence for the purpose of assessing the market value land can fairly be divided into two blocks. One block will consist of level land under cultivation measuring 65 bighas 12 biswas categorised as Block "A" and second Block will consist of dug-up land measuring 14 bighas 1 biswas categorised as Block "B". "B" Block land comprises Kh.No.7(4-16),8(4-16) and 9(4-09). Rest of the land is of "A" Block.

The interested persons have filed only one claim in which they have not claimed any specific amount, but instead claimed the market value, which I am already going to assess here. Neither they have filed any documentary evidence in support of their market value. The claims, therefore, cannot serve any useful purpose for determining the market value.

In a policy announcement which came into effect from 1/4/97, the Government of N.C.T. of Delhi fixed the indicative price of agricultural land in Delhi @ Rs.10.00 lacs per acre. I consider this rate to be the most reasonable price for best kind i.e. "A" Block land. As such I accordingly determine the market value of the "A" Block land @ Rs.10.00 lacs per acre or Rs.2,08,333/- per bighas.

As far as assessment of land falling in "B" Block is concerned, attention is required to be paid to the quality of the land. As stated earlier, from this land earth has already been taken out. It is the general practice to lease out the land for removing earth therefrom. Thus the land owners have already got some compensation for their land, which has now become of inferior quality. For the assessment of this inferior land, it would be appropriate here that land owners should not be given the amount which they have already received in consideration of removal of the earth from their land. For arriving at this amount, local enquiries were made and it came to my notice that for removing earth upto 3-4 feet, Rs.1.20 lakh to Rs.1.30 lakh per acre is paid as lease consideration. In an award announced by LAC (Narela) on 5.2.97, he has deducted Rs.1.20 lakh for land from which earth upto 3-4 feet has been removed. I also accept this amount and as such I assess the market value of "B" Block land @Rs.8,80,000/- per acre or Rs.1,83,333/- per bigha.

WELL/TUBE WELL

There is no well or tube well on the land under acquisition. Hence no compensation on this account.

TREES

There are some small trees on the land under acquisition which are in the infancy stage and I do not give any value dfor such trees.

SOLATIUM

As per section 23(2) of ;the L.A. amendement Act, 1984, 30% solatium shall be paid to the interested persons.

ADDITIONAL AMOUNT:

As per provision of section 23-1(A) of the L.A.(Amendement) Act, 1984, additional amount @ 12%per annum shall be paid to the land owners, from the date of ;notification u/s 4 till the date of Award or taking over of possession, whichever is earlier.

POSSESSION

Physical possession of land has already been taken/handed over to the requisitioning department on 13/11/97. As such interested persons shall be paid interest u/s 34 of the Act @9% per annum for one year and 15% per annum thereafter from the date taking over possession till the datæ of announcement of the Award, as per the provisions of the amended Act.

APPORTIONMENT:

Compensation will be paid to the land owners as per latest entrie in the revenue record. Idn case of any dispute regarding title, apporment of compensation, the matter will be refered to the Court of A.D.J. U|S 30-31 of the L.A.Act.

LAND REVENUE:

Land revenue to be assessed and to be deducted from the khalsa re Roll of the village from the date of taking over possession of the land.

SUMMARY OF AWARD

1. Market value of "A" Block land measuring 65-12 @ Rs. 10-00 lacs per acre or Rs.2,08,333/- per bigha.	Rs.1,36,66,655-00
2	
2. Market value of "B" Block land measuring 14-01 @ Rs.8,80,000/- per acre or RS.1,83,333/- per bigha.	Rs. 25,75,833-40
Total market value	RS.1,62,42,498-40

3. Solatium 30%	Rs. 48,72,749.40
4. Additional Amount @ 12% per annum w.e.f. 12/8/97 to 13-11-97(94 days)	Rs. 5,01,959.90
5. Interest u/s 34 w.e.f. 13/11/97 to 5/9/98(297 days) @ 9% per annum.	Rs. 11,89,484.80
GRAND TOTAL	Rs. 2,28,06,692.50

(Rupees two crores twenty eight lacs six thousand six hundred ninety two and paisa fifty only)

APPROVED

SECRETARY (REVENUE)

05/09/98

(B.S. JAGLAN)

LAC/SDM(PUNJABI BAGH):DELHI.

Award announced in the open court today at 11.00 am.
Issue notices u/s 12(2) of LA Act.

05/09/98
LAC/SDM (P. Bagh)

कब्जा कार्यवाही ग्राम हिरन कुंदना

नोटिफिकेशन चारा 4-17(1) सं F7(23)/95/L4B/LA/10170 dt 12-8-97
 " " 6 सं F7(23)/95/L4B/LA/12691 dt 10-9-97

मुताबिक आदेश भूमि अधिग्रहण अधिकारी (पंजाबी बाग) दिल्ली। आज दिनांक 13-11-97 को हमारा श्री रतन लाल N.T (LA) श्री राजेन्द्र सिंह कानूनगो (LA), श्री दिलबाग पटवारी (LA) मौके पर पहुंचे। मौके पर श्री रोहताश बांगर N.T (L4B) महकमा D.D.A से श्री भूप सिंह N.T व देवकरण पटवारी, महकमा P.W.D डि विजन - 26 सिविल से श्री मूलचन्द A.E व महकमा शिक्षा विभाग की तरफ से श्री पी.एस. राणा मैनेजर दफ्तराल स्टेडियम हाजिर मिला। पटवारी हल्का श्री ललीत कुमार शर्मा श्री मौके पर हाजिर मिला। कब्जा कार्यवाही अमल में लाई गयी। नम्बरान खसरा :- 1-2-3-4-5-6-7-1-10 4-15 5-14 3-0 4-16 4-16 4-16

8-9-10-11-12-13-14-15-16-17-18-38-42। कि 4-16 4-9 7-2 0-19 0-2 4-14 4-16 4-16 4-16 4-16 4-13 4-5 0-2 कुल तादादी 79 बिघा 13 बिस्व मौके पर खाली पाई गई जिसका कब्जा श्री रोहताश बांगर N.T (L4B) को चारों तरफ भुमाकर व बुजिघात खाम लगवाकर वाकई कब्जा दिया गया बरबत कब्जा कार्यवाही किसी किस्म की मजाहमत पेश नहीं आई। मौके पर श्री बलवन्त सिंह चपरासी ने जो आवाज बुलन्द व बजरिये कन्तर भुनायी ली गई। बरबत कब्जा कार्यवाही किसी किस्म की कोई मजाहमत पेश नहीं आई। इसकी एक कापी हल्का पटवारी को रिकार्डि माल में अमल देरामद करने के लिए भेज दी जायेगी।

Drilhog Singh
18/11/97
श्री दिलबाग पटवारी (LA) श्री राजेन्द्र कानूनगो (LA) श्री रतन लाल N.T (LA)

PSRana
श्री पी.एस. राणा
(मैनेजर) डि. वि
श्री मूलचन्द (A.E)
P.W.D.
श्री रोहताश बांगर N.T (L4B)

Balram Singh
श्री बलवन्त सिंह (चपरासी)
(बुलन्द)
नोट:- खसरा नं. 42 में एक गैर भुमाकन कोटा खसरा कब्जा विरवा बना हुआ है।

Drilhog Singh
13/11/97
PSRana
13/11/97

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

No.F.7(23)/95/L&B/LA/ 10170

Dated :- 12-8-97

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that the land is likely to be acquired to be taken by Govt. at public expense for a public purpose namely for setting up Sports School near Ghevra Mor under Plan Development of Delhi. It is hereby notified that the land in the locality described below is required to be acquired for the above purpose.

The notification is made under the provisions of Sec. 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 for 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 require or permitted by that section.

The Lt. Governor, Delhi 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.

SPECIFICATION

Name of village	Total Area Bigha - Biswa	Khasra No.	Area Bigha - Biswa
Ghevra	194-19.5	78/26	0-11
		79/21/1 min)	
		22/2 min)	2-19
		22/3 min)	
		22	2-05
		23	2-12
		24	1-06
		25	1-06
		80/25	3-17
		84/5/1	5-09
		5/2	0-13
		5/3	1-00
		6	4-16

Contd...P-2.

84/7	5-00
13	2-08
14	2-18
15/1/1	0-16
15/1/2	0-16
15/2/1	0-16
15/2/2	2-07
16/1	3-04
16/2	0-16
16/3	0-16
17/1	1-12
17/2	1-10
26/1	0-07
26/2	4-17
28	0-04
25	4-18

85/1/1/1	3-07
1/1/2	0-9.5
1/2	1-00
2/1	0-13
2/2	4-00
3/1	1-16
3/2	3-00
4	3-06
5	1-03
6	2-17
7	3-15
8	4-16
9	4-12
10/1	0-16
10/2	0-16
10/3	1-12
10/4	1-12
11/1	3-04
11/2	1-02
11/3	0-10
12/1	3-12
12/2	1-00
13	4-12
14	4-16
15/1	1-00
15/2	2-07
16	2-02
17	4-12
18/1	2-14
18/2	1-15
19/1	1-08
19/2	1-08
23/2	2-07

Contd...P-3.

Contd...P-4.

ba

85/19/3	2-00
20/1	0-10
20/2	0-11
20/3	0-11
85/ 20/4	1-12
20/5	1-12
21	4-16
22/1	0-11
22/2	4-02
23	4-12
24	4-16
25	0-09
26	4-05
27	2-10

86/2	0-02
19	5-04
20	0-02
21	0-02

91/1	2-10
2/1	0-08
2/2	2-13
2/3	1-14
3	4-16
4	3-16
7	2-09
8	2-10

92/5	0-05
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Tikri Kaian

156-15

43/18	3-02
26 19	2-19
21/2	1-10
97/1 22	4-16
23	4-16
1435 24	4-08

Kudat

78-13

1 65/5/2	0-12
2 6/1	2-08
3 6/2	1-04
4 14	2-19
5 15 min	4-14
6 15 min	0-02
7 16	4-16
8 17	4-16
9 18/1	2-06
10 23/1	2-18
11 23/2	2-07

Contd...P-4.

Contd...P-5.

Arar

65/24	4-16
25/1	2-00
25/2	2-16
66/1/2/1	2-00
1/2/2	2-07
2	4-16
3	4-16
4	4-16
5 min	1-10
5 min	3-00
6	3-10
7	4-16
8	4-09
9	4-09
10/1	2-08
10/2	2-01
11	4-16
12/1	2-15
12/2	2-01
13	4-16
14	5-01
17	2-03
18/1	2-08
18/2	2-08
19	4-16
20/1	3-00
20/2	1-16
21	4-16
22/1	3-00
22/2	1-16
23	3-09
26	0-05

67/1	1-00
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1435	1-06
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Hiran Kudna

79-13

1	1-10
2	4-15
3	5-14
4	3-00
5	4-16
6	4-16
7	4-16
8	4-16
9	4-09
10	7-02
11	0-19
12	0-02

Contd...P-5.

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OFFICE OF THE NATIONAL CAPITAL TROOP OF DEPT
BUILDING DEPARTMENT : V. S. SHARMA : NEW DELHI

-5-

11/85/LA/LA/ 10/70

NOTIFICATION

Dated :- 12-1-77

13 4-14
14 4-16
15 4-16
16 4-16
17 4-16
18 4-13
38 4-05
42/1 min 0-02

By order,

(M.N.MALHAN)
DY. SECRETARY (LA)

Whereas it appears to the Lt. Governor, Delhi that land is likely to be acquired to be taken by Govt. at expense for a public purpose namely for setting up sports ground. Hence for under the development of Delhi is notified that the land in the locality is required to be acquired for the above purpose.

The notification is made under the provisions of Sec. 1 of the Land Acquisition Act, 1894, to all whom it may concern.

The Lt. Governor, Delhi being of the opinion that the provisions of the said Act (1) of Section 17 of the said Act are applicable to the land is hereby placed under sub-section 4 of the said Act and it is directed that the provisions of section 5-A shall not apply.

NOTIFICATION

Name of village	Total Area Sigha - aana	Khassra No.	Area Sigha - aana
Shayra	100-19.5	78/26	5-17
		78/21/1 min)	
		22/2 min)	2-18
		22/3 min)	
		22	2-05
		23	2-12
		24	1-38
		25	1-00
		80/25	1-17
		80/5/1	5-08
		5/2	2-13
		5/3	1-00
		5	4-18

Contd...P-2

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

No. F.7(23)/95/L&B/LA/ 12691

Dated :- 10-9-97

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that the land is likely to be acquired to be taken by Govt. at public expense, for a public purpose namely for setting up Sports School near Ghevra Mor on Rohtak Road under the Plan Development of Delhi. It is hereby notified that the land in the locality described below is required to be acquired 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 under the provisions of Section 7 of the said Act, the Collector of Delhi is hereby directed to take orders for the acquisition of the said land.

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

SPECIFICATION

NAME OF THE VILLAGE	TOTAL AREA (BIG.-BIS.)	KHASRA NOS.	AREA
1.	2.	3.	4.
Ghevra	194-19.5	78/26	0-11
		79/21/1 min}	
		22/2 min}	2-19
		22/3 min}	
		22	2-05
		23	2-12
		24	1-06
		25	1-06
		80/25	3-17
		84/5/1	5-09
		5/2	0-13
		5/3	1-00
		6	4-16

Contd...P-2.

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

84/7 5-00

13 2-08

14 2-18

15/1/1 0-16

15/1/2 0-16

15/2/1 0-16

15/2/2 2-07

NOTIFICATION

16/1 3-04

16/2 0-16

16/3 0-16

17/1 1-12

17/2 1-10

26/1 0-07

26/2 4-17

28 0-04

25 4-18

85/1/1/1 3-07

1/1/2 0-9.5

1/2 1-00

2/1 0-13

2/2 4-00

3/1 1-16

3/2 3-00

4 3-06

5 1-03

6 2-17

SPECIFICATION

7 3-15

8 4-16

9 4-12

10/1 0-16

10/2 0-16

10/3 1-12

10/4 1-12

11/1 3-04

11/2 1-02

11/3 0-10

12/1 3-12

12/2 1-00

13 4-12

14 4-16

15/1 1-00

15/2 2-07

16 2-02

17 4-12

18/1 2-14

18/2 1-15

19/1 1-08

19/2 1-08

Tikri Kalan

156-15

85/19/3	2-00
20/1	0-10
20/2	0-11
20/3	0-11
20/4	1-12
20/5	1-12
21	4-16
22/1	0-11
22/2	4-02
23	4-12
24	4-16
25	0-09
26	4-05
27	2-10

86/2	0-02
19	5-04
20	0-02
21	0-02

91/1	2-10
2/1	0-08
2/2	2-13
2/3	1-14
3	4-16
4	3-16
7	2-09
8	2-10

92/5	0-05
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43/18	3-02
19	2-19
21/2	1-10
22	4-16
23	4-16
24	4-08

65/5/2	0-12
6/1	2-08
6/2	1-04
14	2-19
15 min	4-14
15 min	0-02
16	4-16
17	4-16
18/1	2-06
23/1	2-18
23/2	2-07

65/24	4-16
25/1	2-00
25/2	2-16

66/1/2/1	2-00
1/2/2	2-07
2	4-16
3	4-16
4	4-16
5 min	1-10
5 min	3-00
6	3-10
7	4-16
8	4-09
9	4-09
10/1	2-08
10/2	2-01
11	4-16
12/1	2-15
12/2	2-01
13	4-16
14	5-01
17	2-03
18/1	2-08
18/2	2-08
19	4-16
20/1	3-00
20/2	1-16
21	4-16
22/1	3-00
22/2	1-16
23	3-09
26	0-05

67/1	1-00
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1435	1-06
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Hiran Kudna

79-13

1	1-10
2	4-15
3	5-14
4	3-00
5	4-16
6	4-16
7	4-16
8	4-16
9	4-09
10	7-02
11	0-19
12	0-02

13	4-14
14	4-16
15	4-16
16	4-16
17	4-16
18	4-13
38	4-05
42/1 min	0-02

By order,

M.N. Malhan

(M.N. MALHAN)
DY. SECRETARY (LA)

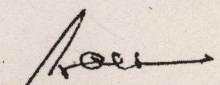
(M.N. MALHAN)
DY. SECRETARY (LA)

No.F.7(23)/95-L&B/LA/ 12697-12711

Dated: 10-9-

Copy forwarded to :

1. Secretary to the Govt. of India, Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
3. Commissioner(LM), DDA, Vikas Sadan, INA, New Delhi.
4. Dy. Director(NL), DDA, Vikas Sadan, INA, New Delhi.
5. Dy. Commissioner(North/West), PWD Guest House, Alipur Block Office, Alipur, Delhi.
6. S.D.M.(Saraswati Vihar), Alipur Block Office, Alipur, Delhi.
7. Tehsildar(L&B) (in duplicate), Vikas Bhawan, New Delhi.
8. Tehsildar(Notification), Tis Hazari, Delhi.
9. Sub-Registrar, Shahdara, Kashmere Gate I/II, Asaf Ali Road, New Delhi, Janak Puri, Pitampura.
10. Legal Adviser(L&B), Vikas Bhawan, New Delhi.
11. Central Record Room(L&B), Vikas Bhawan, New Delhi.
12. Writ Cell(L&B), Vikas Bhawan, New Delhi.
13. Commissioner(MCD), Town Hall, Delhi.
14. Accounts Officer(Fin), L&B Deptt; Vikas Bhawan, N. Delhi.
15. Secretary to the Legislative Assembly, Old Sectt., Delhi.


(M.N.MALHAN)
DY. SECRETARY (LA)

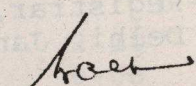
GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT : VIKAS BHAWAN : NEW DELHI

No. F.7(23)/95/L&B/LA/12694

Dated :- 10-9-97

NOTIFICATION

In exercise of the powers conferred by sub-section (i) of Section 17 of Land Acquisition Act, the Lt. Governor, Delhi is pleased to direct the Land Acquisition Collector, Delhi to take possession of land the specification of which is given in his Notification U/s 4 No.F.7(23)/95-L&B/LA/10170 Dated 12.8.97 and U/s 6 dated 10-9-97 on expiration of 15 days from publication of the notification under sub-section (i) of section 9 of the said Act.


(M. N. MALHAN)
DY. SECRETARY (LA)