

AWARD No. 18/91-82
 Name of Village Issa Pur
 Nature of Acquisition Permanent
 Purpose of Acquisition Construction of Munjela Bund Train.

ANNEXURE

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act, 1894. The land measuring 90 Bighas 18 Biswas situated in village Issa Pur, was notified under section 4 of the Land Acquisition Act read with section 6 & 17 of the L.A. Act vide notification No. F. 7(6)/79-L&B(1)(2)(3) dated 8.3.1980. The land was required to be taken by the Govt. at the public expense for a public purpose namely for the Construction of Munjela Bund Train. Notices u/s 9 & 10 of the L.A. Act were issued to the persons interested requiring them to file their claims. The claims and evidence filed by the claimants will be discussed under a separate heading "Claims & Evidence."

MEASUREMENT AND TRUE AREA :- Necessary measurement was carried out by the field staff at spot and also revenue records was consulted. The area found to be correct 90 Bighas 18 Biswas. Khasrawise details is as under :-

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of soil</u>
1/21	0-05	
22	0-13	
1/23	0-12	Chahl
24	1-02	-10-
25	1-08	-10-
2/21 min	1-18	-10-
22 min	2-01	-10-
23 min	1-17	-10-
24 min	2-01	-10-
25 min	2-01	-10-
3/21 min	2-01	-10-
22 min	2-01	-10-
23/1 min	0-17	-10-
23/2 min	0-11	-10-
10/1 min	2-10	-10-
2 min	1-03	-10-
3 min	1-08	-10-
4 min	0-16	-10-
5 min	0-06	-10-
11/3	0-12	-10-
4	0-12	-10-
5 min	2-00	-10-
7 min	0-08	-10-
8 min	1-08	-10-
9 min	2-00	-10-
10 min	2-00	-10-
12/6 min	1-16	-10-
7 min	2-00	-10-
8 min	2-00	-10-
9 min	2-00	-10-
10 min	2-00	-10-
9/1 min	0-01	-10-
13/1 min	2-00	-10-
2 min	2-00	-10-
3 min	2-00	-10-

4	1-16	Ghahi
5	1-06	-10-
6 min	0-14	-10-
7 min	0-04	-10-
14/4	1-00	-10-
5	1-12	-10-
6 min	0-08	-10-
7 min	1-00	-10-
8	2-00	-10-
9 min	2-00	-10-
10 min	2-00	-10-
15/6 min	2-00	-10-
7	1-18	-10-
8	1-12	-10-
9	1-02	-10-
10	1-02	-10-
11 min	0-18	-10-
12 min	0-14	-10-
13 min	0-08	-10-
14 min	0-02	-10-
16/13 min	1-05	-10-
14 min	2-00	-10-
15 min	2-00	-10-
18 min	0-15	-10-
19 min	2-00	-10-
20 min	1-10	-10-
21/1 min	0-15	-10-
17/24	1-03	-10-
25/1	0-19	-10-
25/2 min	0-16	-10-
19/4 min	1-02	-10-
127 min	0-05	-10-
128 min	0-05	G.M. Rasta
129 min	0-05	-10-
<u>99-18</u>		-10-

CLAIMS AND EVIDENCE :- Notices u/s 9 & 10 of the L.A. Act were issued to the interested persons. The claims filed by him is as under :-

S.No.	Name of the Claimant	Kh.No.	Area	Rate claimed
1.	Ram Sarup S/o Sh. Jug Lal through K.R. Solanki Advocate	Sh. Jug 1/23 24 25 10/3 4 5	0-12 1-02 1-08 1-08 0-16 0-06	1. Rs. 12000/- P.B. for the land 2. Rs. 15000/- for well 3. Rs. 1500/- for Shishu and Trees. 4. Rs. 150/- for Keekar tree.
2.	Sh. Joshi Ram S/o Nan Lal through K.R. Solanki	3/22 23/1	2-01 0-17	Rs. 12000/- P.B. for the land.
3.	Sh. Charan Singh, Daryao Singh Ss/o Sh. Jora, Teka Phoopan Ss/o Sh. Kanhiya Smt. Bhagwana, Smt. Phoopan Smt. Sarti alias santi Ss/o Kanhiya through K.R. Solanki, Advocate.	2/21 9/1	1-18 0-01	-10-

Contd. P/3 -

well and well, if any, will be covered by this award. I have considered the claims filed by the claimants. No sale transaction is reportedly made in this village.

4. Sh. Shame Ram S/o Mit Lal through Adv. 2/21 1-18 Rs.12000/- for land per bigha. 9/1 0-01 2. Rs.15000/-for pucca well.
 5. Sh. Bhagwana S/o Nihalu 3/21 2-01 Rs.12000/- for land per bigha. Beer Singh S/o Ram Sarup Through Adv.
 6. Sh. Sultan, Bhim Singh 2/25 2-01 -do- S/o Thana
 7. Sh. Meer Singh @ Umer Singh and Balwan S/o Sh. Sarfara, Guman S/o Man Singh 2/24 2-01 -do-
 8. Sh. Sarfara S/o Ramjas 12/10 2-00 Rs.100/- per sq.yd for land 13/5 1-16 2. 12% Interest 6 0-14 3. Solatium Ist applicant 11/10 2-00 4. Rs.2000/- per bigha 2nd applicant damages of crops.
- Sukhbir Singh S/o -do-
 Harkesh S/o Sachan
 Kartara S/o -do-
 Rattan Singh S/o Nidar
 Harphool Singh S/o Dewak Ram
 Chander Singh S/o Mutwanna
 Nihali
 Bhand Ram S/o Daya Ram
 Birkha Ram S/o Mir Singh
 Rattan Singh S/o Ram Sarup
 Tej Pal S/o -do-
 Nathu Ram S/o -do-
 Ran Singh S/o Nidar
 Lila Ram S/o Ran Singh
 Matu Ram S/o Des Ram
 Nidar S/o Sheera
 Through B.S.Tyagi, Advocate.

DOCUMENTARY EVIDENCE :- No documentary evidence has been filed by the interested persons so far.

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. The best evidence available to arrive at the correct market value of the land would be the evidence of genuine sales effected about the time of notification either in respect of the land under acquisition or the portion thereof or sales of land precisely parallel in all circumstances to the land under acquisition. There are about 45 claimants who have asked for compensation at different rates ranging from Rs.100/- per sq. yd. to Rs.10/- per sq. yds. besides compensation for tubewell, well and damages to the standing crop. An award for structures, tubewell and well, if any, will be given separately and is not covered by this award. I have considered the claims filed by the claimants. No sale transaction is reportedly made in this village.

during the last 3 to 5 years. Tehsil register D-4 was also consulted by the Naib Tehsildar but there was apparently no sales or mutation was found recorded in this village but a sale in village Qazipur which was in adjacent to the village and the land under acquisition is at the distance of about 2 Kilometers. Sale transactions in village Qazipur for an area of 1 Bigha 15 Biswas for a sum of Rs.5000/- but this sale deed is also for a small piece of land i.e. 1 Bigha 15 Biswas which can not economically be used for agriculture purposes and the other two villages Sarangpur and Malikpur which has been discussed by the Naib Tehsildar are at the fairly long distance from the land under acquisition. I have considered the sale deed of village Qazipur since there has been no sale in this belt, it can be assumed that the sale price of the land has not increased during the last 3 to 5 years. After considering full facts which have been brought on record, I consider @ Rs.2400/- per bigha as fair market value of the land under acquisition and accordingly awarded the same.

OTHER COMPENSATION :- No crop, trees, well and structures were found on the land under acquisition.

INTEREST :- The possession of land measuring 90 Bighas 18 Biswas was taken over and handed over to the acquiring department on 4.11.80 u/s 17 of the L.A. Act, 1894. Hence interest is payable from the date of taking over possession upto the date of announcement of the award.

LAND REVENUE :- The land under acquisition is assessed to a sum of Rs. _____ as land revenue. The same may be deducted from the rent roll of the village w.e.f. Rabi, 1981.

APPORTIONMENT :- Village Issapur is under the Consolidation operation therefore, compensation will be paid after obtaining the ~~xxxxxxxxxx~~ certificate from C.O. concerned regarding the ownership. The total amount of compensation will be kept as disputed till the production of the above said certificate.

SUMMARY :-

The award is summarised as under :-

- | | |
|---------------------------------------|-----------------|
| 1. Market value of land measuring | Rs. 2,18,160.00 |
| 90 Bighas 18 Biswas @ Rs.2400/- p.b. | |
| 2. 15 % solatium | Rs. 32,724.00 |
| 3. Interest u/s 24 of L.A. Act w.e.f. | Rs. 12,454.84 |
| 4.11.80 to 1.9.1981 (302 days only). | |

Grand Total

Rs. 2,63,338.84

(Rupees two lacs sixty three thousands ~~nine~~ ^{three} hundred ~~twenty~~ ^{thirty-eight} and ~~four~~ ^{only}).

(S. C. GUPTA)
LAND ACQUISITION COLLECTOR(P) : DELHI.

*Announced at the Jan Gana
at presence of notary before 8/10*

2.9.81

IN PART IV OF DELHI EXTRAORDINARY GAZETTE)

DELHI ADMINISTRATION : DELHI

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

Dated the 8th Aug., 1980.

(1) :- Whereas it appears to the Lt. Governor that the land is likely to be required to be acquired at the public expense for a public work, "Construction of Mundhella Bund Drain", and that the land in the locality is likely to be acquired for the above

notification is made under the provisions of the Land Acquisition Act, 1894 to all persons concerned.

The exercise of the powers conferred by the Land Acquisition Act, 1894, by the Lt. Governor is pleased to authorise the time being engaged in the undertaking of the survey and workmen to enter upon and survey the land in the locality and do all other acts required or authorised by that section.

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

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

Total Area		Field Nos. or Boundaries.	
Big.- Bis.	Rect No.	Khasra No.	Area Big.- Bis.
16-19	26	11 min	3-00
		16 min	2-04
		25/1 min	0-14
		25/2 min	1-13
	28	4 min	2-02
		8 min	2-02
		13 min	2-11
		19 min	2-08
64-16	7	22 min	0-05
		13 min	1-03
		18 min	0-02
		19 min	1-10
		22 min	1-10

Contd.....p.2/-

1/copy Balwansingh NT/1A

1-A-20/1637
11/8/80

Ram Patwar: pl. Collect the notifications and prepare the revenue record within fifteen days and put up. (Signature) N.T.

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1.	2.	3.	4.	5.	6.
Bakar Garh (Contd.)					
		8	2 min	1-10	
			9 min	1-10	
			11 min	1-09	
			12 min	Less than Bis.	
			20 min	1-10	
			21 min	1-10	
	18.		1 min	1-09	
			10 min	0-19	
			11 min	0-14	
			20/1 min	0-01	
			20/2 min	0-01	
	19.		15	0-16	
			16 min	0-18	
			25 min	1-10	
	20.		5 min	1-10	
			6 min	1-10	
			14 min	1-07	
			15 min	Less than bis.	
			17 min	1-10	
			24 min	1-10	
	37.		3	0-12	
			4 min	0-17	
			7 min	Less than bis.	
			8 min	1-10	
			13 min	1-10	
			18 min	1-06	
			22	0-10	
			23 min	0-16	
	39		2 min	1-11	
			9 min	1-11	
			12 min	0-01	
			11 min	1-06	
			20 min	0-19	
			21 min	0-02	
	38.		25 min	2-10	
	56.		4 min	1-12	
			7 min	1-12	
			13 min	1-10	
			18 min	1-10	
			23 min	0-17	
	69			4-00	
	72 min			0-05	
	75 min			0-02	
	79			13-01	

Force

cond.....3/-

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2.	3.	4.	5.	6.
apur	90-18	1	21 22 23 24 25	0-15 0-13 0-12 1-02 1-08
		2	21 min 22 min 23 min 24 min 25 min	1-18 2-01 1-17 2-01 2-01
		3	21 min 22 min 23/1 min 23/2 min	2-01 2-01 0-17 0-11
		10	1 min 2 min 3 min 4 min 5 min	2-10 1-03 1-08 0-16 0-06
		11	4 3 5 min 7 min 8 min 9 min 10 min	1-12 0-12 2-00 0-08 1-08 2-00 2-00
		12	6 min 7 min 8 min 10 min 9 min	1-16 2-00 2-00 2-00 2-00
		9	1 min	0-01
		13	1 min 2 min 3 min 4 5 6 min 7 min	2-00 2-00 2-00 1-16 1-06 0-14 0-04
		14	4 5 6 min 7 min 8 9 min 10 min	1-00 1-12 0-08 1-00 2-00 2-00 2-00

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1	2.	3.	4	5	6.	
		Issapur (Contd.)				
			15	✓6 min		
				✓7	2-00	
				✓8	1-18	
				✓9	1-12	
				✓10	1-06	
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				✓12 min	0-18	
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				✓14 min	0-08	
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			16	13 min		
				14 min	1-05	
				✓15 min	2-00	
				18 min	2-00	
				19 min	0-15	
				20 min	2-00	
				21/1 min	1-10	
					0-15	
			17	24		
				25/1	1-03	
				✓25/2 min	0-19	
					0-16	
			19	4 min		
				✓127 min	1-02	
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				✓129 min	0-05	
					0-05	
α 4.	Mundohla	32-14	39	22 min		
	Khurd				1-16	
			40	16 min		
				25 min	0-18	
					1-18	
			41	1 min		
				2 min	1-07	
				10 min	0-04	
				11min	1-18	
				20 min	1-19	
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				17 min	0-04	
				24 min	1-19	
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Mund
(Con

M.M.S./2

Page 6

Contd.....p.5/-

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2.	3.	4.	5.	6.
Phla Khurd (td.)		61	3 min 4 min 8 min 13 18 min 19 min 18 min 22 min	1-13 0-03 1-19 1-18 1-11 0-04 1-18
		72	2 min	2-18

By Order,

M. S. Dhar
(BANSI DHAR)

JOINT SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION : DELHI

Ry Contd.....p.6/-