

Award No.

2/1972-23

Name of the village : Jharoda Kalan
Nature of acquisition : Permanent.
Purpose of acquisition : For Recruits Training Centre.

AWARD:

These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act. The land under acquisition is situated in Jharoda Kalan and was notified u/s 4 of the Land Acquisition Act vide notification No.F.15(23)/68-L&H dated the 15th July, 1970 for a public purpose namely for Recruits Training Centre. After considering objections u/s 5A, the Delhi Administration issued a declaration u/s 6 of the Land Acquisition Act for an area measuring 85 bighas 4 biswas vide notification No.F.15(23)/68-L&H dated 11th March, 1971. In pursuance of the aforesaid notification notices u/s 9 & 10 of the Land Acquisition Act were issued to all the persons interested in the land under acquisition. The claims filed by the claimants are discussed hereafter under the heading 'compensation claims'.

True and correct area:

The land was measured on the spot by the Land Acquisition Field staff along with the representative of the acquiring department. The area available at the spot is 85 bighas 4 bis. as notified.

Ownership:

The ownership, tenancy, khasra numbers and classification of the soil is as under:

S.No.	Name of owner	Name of Occu- pant.	Rect.No.	Killa No.	Area	Kind of soil.
1.	Hawa Singh s/o sardar Singh 1/3 share, Bami Singh, Daya Chand sons of Bhartu equal share 2/3 share under 1/2 Manghool s/o Piarey Lal 1/2 share.	Self	57	22	4-16	Abpash

contd....2

2. Chiranji Lal s/o Jug Lal 1 share, Deep Chand, Maha Singh sons of Dharma equal share one share, Har Lal, Nanhe Ram sons of Shib Dayal equal share 2 share.	Self	57	8	4-16	Abpash
			9	4-16	-do-
			13	4-16	-do-
			18/1	3-00	-do-
			4	17-08	Abpash
3. Chandan, Misri Lal sons of Kishan Lal equal share.	Self	57	1	4-16	Abpash
	culti-		2	4-16	-do-
	vation.		3	4-16	-do-
		60	21	4-08	-do-
			4	18-16	Abpash
4. Sultan Singh, Rai Singh sons of Har Lal equal share in 1/4 share, Mahinder Singh s/o Nanhe Ram 1/4 share, Rattan Singh, Baljit Singh sons of Chiranji Lal equal share 1/4 share, Deep Chand Maha Singh sons of Dharma equal share in 1/4 share.	-do-	57	10	4-16	Abpash
			11	4-16	-do-
			12	4-16	-do-
			19	4-16	-do-
			20	4-16	-do-
			5	24-00	Abpash
5. Deep Chand, Jage sons of Tulsi Ram equal share.	-do-	57	21	4-16	-do-
6. Sheo Singh, Sube Singh sons of Puran equal share in 1/2 share, Sardara s/o Ram Sarup 1/2 share.	-do-	60	22/1	1-00	Parti
7. Mir Singh Zile Singh Risal Singh sons of Ratna equal share.	-do-	60	22/2	3-08	Abpash
			23	4-08	G. Abpash
			2	7-16	
8. Gram Sabha	-do-	57	18/2	1-16	B. Qadin
			23	4-16	-do-
			2	6-12	B. Qadin.

Compensation claims

The following interested persons in response to notices 4/s
9(1) and 10 have filed their claims for compensation:

<u>Name of the claimants</u>	<u>Compensation claimed.</u>
Chiranji Lal, Baljit Singh s/o Chiranji Lal, Mamphool Singh s/o Piarey, Rattan Singh alias Ranbir Singh s/o Chiranji Lal, Sultan Singh s/o Har Lal, Mahinder Singh s/o Nanhe Ram, Nanhe Ram s/o Shib Dayal, Har Lal s/o Shib Dayal, Ran Singh s/o Har Lal, Hawa Singh s/o Sardar Singh, Daya Chand s/o Bharat Singh, Bani Singh s/o Bharat Singh, Chandan, Misri Lal sons of Kishan Lal, Deep Chand, Maha Singh sons Dharma, Risal Singh, Mir Singh, Zile Singh sons of Ratna, Deep Chand s/o Tulsi Smt. Pato wd/o Jage Ram, Sardara s/o Ram Sarup, Sheo Singh, Subje Singh sons of Puran.	Have jointly claimed compensation in respect of 85 bighas 4 biswas @ Rs. 20,000/- per bigha. No proof filed.

contd.....3

No documentary evidence has been filed by the claimants. The land under acquisition comprises of Abpash, Gair Abpash, Parti Jadid and Banjar Qadim. Abpash, Ghair Abpash and Parti Jadid are much superior to Banjar Qadim which is inferior. As such it is but necessary to divide the land under acquisition into two ^{Blocks} ~~parts~~ 'A' and 'B'.

The Block 'A' will comprise of Abpash, Ghair Abpash and Parti Jadid bearing Killa No.1, 2, 3, 8, 9, 10, 11, 12, 13, 18/1, 19, 20, 21, 22 of Rect. No.57, Killa No.21, 22/1, 22/2, 23 of Rect. No.60. The Block 'B' will comprise of Banjar Qadim bearing Killa Nos. 18/2 and 23 of Rect. No.57.

Market Value:

The market value of the land under acquisition is the value to the owner of the land in its actual condition at the time of publication of notification u/s 4 of the Land Acquisition Act and with all its advantages and with all its potentialities. The best evidence available to arrive at the correct market value of the land would be the evidence of genuine sales affected about the time of notification either in respect of the land under acquisition or a portion thereof, or sales of land precisely parallel in all circumstances to the land under acquisition. In cases where there have been no recent sales of the same land, the market value can be determined by sales of similar land in the neighbourhood.

As exemplars or sale deeds have not been filed by the claimants, efforts were, therefore, made at this end to find out parallel sale deeds so as to evaluate the market value.

The sales available ^{in the village} are as under:

S.No.	S.No. of Regn.	Date of Regn.	Area	Consideration of money.	Average per bigha
1	4057	12-9-69	31-4 $\frac{1}{2}$	Rs.25,000/-	Rs.798.40
2.	3265	27-4-70	0-04	Rs.400/-	Rs.2000/-

contd....4

The sales transaction at serial No.2 relates to land in the Lal Dora which has been extended for future expansion, of the abadi. So it is not worthy of any consideration. The land of the other sale transaction at serial No. 1 is agricultural land and at a distance from the abadi. It has no special characteristics. The land under acquisition placed in Block 'A' has similar conditions and similar circumstances in all respects to the land involved in sales transaction at serial No.1. The sales transaction ~~at~~ is ~~serial~~ a proper guide to evaluate the market value of the land placed in Block 'A'.

In award No.2187 of the same village, the L.A.C. fixed the market value of the land in Block 'A', abutting the Delhi Najafgarh Bahadur Garh Road at Rs.750/- and in Block 'B' comprising of Banjar Qadim at Rs.650/- per bigha kham. The date of preliminary notification was 20-3-68. The land placed in Block 'B' is also Banjar Qadim and identically situated.

Since the notification has been issued on 15-7-70 after about one year from the execution of sale transaction at serial No.1 and about 2 years from the preliminary notification u/s 4 of award No.2187 some appreciation in price in both cases has to be given in evaluating the market value of the land. Consequently, I assess the market value of the land of Block 'A' ~~at~~ at Rs.850/- per bigha kham and Block 'B' at Rs.720/- per bigha kham and award the same.

Structures:

There is no structure on the land under acquisition. Hence the question of assessment of compensation for structure does not arise.

Religious places:

There are no religious institutions in the land under acquisition.

Trees:

There is one tree in the land under acquisition, which has been evaluated at Rs.5/- by the Naib Tehsildar to which I agree.

S.No.	No. and kind of trees.	Field No.	Approximate weight in Qtls.	Price permissible
1.	1 Renz	57/22	1 Qtl.	Rs.5/-

Wells

There are no wells nor persian wheels in the land under acquisition. Hence the question of compensation does not arise.

Interest:

Possession of the land under acquisition has not been taken over as yet. So the question of payment of interest does not arise.

Solatium:

15% solatium will be allowed as per the Act for compulsory nature of acquisition.

Apportionment:

Compensation will be paid according to the latest entries in the revenue record.

Land Revenue:

The land revenue is reported to be Rs.27-46. It will be deducted from the Khalsa Rent Roll of the village from the date possession is taken over.

Summary:

The award is summarised as under:

Compensation of land measuring 78 bighas 12 biswas in Block 'A' @ Rs.850/- per bigha kham. Rs.66810.00

Compensation of land measuring 6 bighas 12 biswas in Block 'B' @ Rs.720/- per bigha kham. Rs.4752.00

Compensation of tree. Rs.5.00

15% solatium:

Total:

Rs.10735.05
Rs.82,302.05

(Rupees eighty-two thousand three hundred two & paise five only).

(Sham Karna)

Land Acquisition Collector(P), Delhi

Announced and paid today
24.4.70