

(1)

AWARD NO: 4/90-91

NAME OF VILLAGE: JHARODA KALAN

NATURE OF ACQUISITION: PERMANENT

PURPOSE OF ACQUISITION: Construction of  
Jharoda link drain

These are proceedings for determination of compensation under section 11 of Land Acquisition Act 1894 & 1984 in respect of the land measuring 4 Bighas 8 Biswas of land in village Jharoda Kalan notified u/s 4 of Land Acquisition Act vide Notification F.7(27)/86-L&B(1) dated 29-7-88 for a public purpose, namely for construction of Jharoda link drain under the scheme of Planned Development of Delhi. In view of the urgency of the scheme the provision of section 17(1) of the Act were made applicable to the land. The Delhi Administration issued a declaration u/s 6 of the L.A. Act vide notification no. F.7(2)/86-L&B(2) dated 17-8-88.

In pursuance of the above notification notices u/s 9 & 10 of the L.A. Act were issued to all interested persons to file their claim and the claim filed by the claimants are discussed hereinafter under heading (Claims)

MEASUREMENTS

The area to be acquired are given in the declaration u/s 6 of the L.A. Act is 4 Bighas 8 biswas. The details of the land are as under:-

<u>No. Kh.</u>	<u>Area</u>	<u>No. Kh.</u>	<u>Area</u>
82/2 min	0-02	126/14 min	0-04
3/2 min	0-04	17 min	0-04
4/2 min	0-04	24 min	0-04
5/1 min	0-03	128/1 min	0-04
5/2 min	0-01	2 min	0-04
119/7 min	0-03	3 min	0-04
14 min	0-04	4 min	0-04
17 min	0-04	5 min	0-04
24/2 min	0-01	129/1/2 min	0-04
24/3 min	0-03	2/2 min	0-04
126/4/2 min	0-04	3 min	0-04
7 min	0-04	4 min	0-07
		TOTAL	4-8

Contd/...2



CLAIMS

The persons named below have jointly filed their claims.

<u>S.No.</u>	<u>Name</u>	<u>No.Kh.</u>	<u>Area</u>	<u>Claim</u>
1.	Sh.Bhagwat Prashad & Sh.Om Dutt Sharma min ss/o Sh.Laxmi Narayan r/o Jharoda Kalan	128/3,4	0-04	Rs.400/-per sq.yd. for land.Rs.18,000/- for tubewell. Rs.6000/-for Khai Rs.10,000/-for Jhoond Rs.12,000/-for big trees Rs.7000/-for small trees

MARKET VALUE

The Market value of the land is to be determined after keeping in view the situation, advantages and potentialities of the land on the date of notification u/s 4 of the Act. The land used is also to play an important role in deciding the market value of the land. Interested persons have claimed market value @ Rs.400/- per sq.yds, but none of them has filed any evidence in support of their claim.

As per record in file, there was no sale purchase, transaction registered in the Sub-Registrar Office. However, the Secretary's letter No.F.9(20)/80/L&B/<sup>11312</sup> dated 3-5-90 the Market value of the agricultural land is fixed for Rs.4.65 Lakh per acre by the Delhi Administration, if the land has been notified in 1990. For the land notified in previous years, ~~u/s 4~~ the minimum price would be arrived at by discounting the 1990 price by 15%. As the notification u/s 4 of the L.A.Act was made in 1988 i.e.two years ago. I, therefore, fixed the Market Value of the land by discounting 30% which comes to Rs.67,812.50 P.B. I determine it accordingly.

WELL & TREES

There is no well and trees in the acquired land.

STRUCTURE

There is no structure.

INTEREST

The possession of the land has been taken over by the Government on 23-9-88 so the interested persons are entitled for the interest u/s 34 of L.A.Act @ 9% from 23-9-88 to the date of Award.

SOLATIAUM

As provided u/s 2 of the section 23 of L.A.Act the interested persons will be paid 30% on the Market Value of the land due to compulsory nature of acquisition. Amendment Act, 1984.



ADDITIONAL AMOUNT

The interested persons are entitled for additional amount of 12% per annum on the market value of the land from the date of notification u/s 4 till the date of announcement of Award and possession on whichever is earlier.

APPORTIONMENT

The payment of compensation will be made to the interested persons according to the latest entry in the revenue record. In case of any dispute arising in the compensation apportionments in the matter will be sent to the Court of A.D.J. for adjudication u/s 30,31 of L.A.Act.

LAND REVENUE

The land revenue is assessed Rs. \_\_\_\_\_ will be deducted from the rent role of the village.

SUMMARY OF THE AWARD

1. The Award is summarised as under:-

1. Market value of the land measuring 4 Bighas 8 Biswas at the rate of Rs. 67,812.50 P.B.	Rs. 2,98,375.00
2. Solatium 30%	Rs. 89,512.50
3. 12 % additional amount from 29.7.88 to 22.9.88 (56 days)	Rs. 5,493.37
4. Interest u/s 34 of L.A.Act from 23-9-88 to 16-8-90 ( 1 year and 297 days)	Rs. 64,212.69
<b>TOTAL</b>	<b>Rs. 4,57,593.56</b>
5. Already tendered as 80%	- Rs. 52,800.00

Net Payable

Rs. 404793. 56

(Rupees four lacs and four thousand seven hundred ninty three and paise fifty six only)

*K.K. SIAM*

( K.K. SIAM )

LAND ACQUISITION COLLECTOR(PN)/  
DELHI

None present; Award announced in open Court. Notices u/s 12 be issued.

*K.K. SIAM*  
27/7



कार्यवाही कब्जा ग्राह मांडोदा कामे  
बाबत 4वीं व 8 विसूख रखवा बाबत मांडोदा  
मिके डूज.

आज दिनांक 23-9-85 को कम्प्लेक्स प्रोपर्टी  
सादेशानुसार 10:00 (PM) बाबत दैनिक कब्जा रखवा  
तादादी (4-08) वारा मिके डूज ग्राह मांडोदा  
कामे लक्ष्मी रू श्री सुदर्शन कुमार (HAT) 10 (वो श्री  
चनी राम जूज बाबत ग्राह 10 वो श्री बामनी रसिदे  
पटवारी (HA) वो श्री सोम प्रकाश चपरासी मौके पर  
पहुंचे, मौके पर मदकमा इस्वायरींग को लक्ष्मी  
श्री. N.S. शर्मा (AE) वो श्री S.R. वाघिष्ठ (JE)  
वो श्री चन्द्र कुमार वर्क ससिस्टेन्ट मदकमा फ्लड  
मौके पर हाजिर मिले मौके पर बाजरीयें जालडा  
निशात मजवा कर उपरोक्त रखवा जिसके नम्बरान  
खसरा निम्नि लिखित हैं को कब्जा वाकई मौके  
पर दिया गया. जिन नम्बरान के मौके पर जसम  
पाई गई उनको मदकमा इस्वायरींग को लक्ष्मी  
कार्टन को अडमली दी गई है। मंरख 82

82/4/2, 5/1, 5/2, 119/7, 14, 17, 24/2  
(0-04) (0-03) (0-01) (0-03) (0-06) (0-04) (0-01)

4/3, 126/4/2, 7, 14, 17, 24  
(-03) (0-04) (0-04) (0-04) (0-04) (0-04)

28/1, 2, 3, 4, 5, 129/1/2, 2/2  
(0-04) (0-04) (0-04) (0-04) (0-04) (0-04) (0-04)

4, कल तादादी को कब्जा वाकई दे कर  
(0-04) (0-07) (4-08)

1 के पर व देर दूज में मुशतहरी व मुनादी बाबत श्री  
सोम प्रकाश चपरासी बाजरीयें कनसुख बसाल ज  
मुलाने कराई गई, बाबत कार्यवाही को कब्जा  
P.T-0



किसी किस्म का कोई मुताबक पैसा नहीं मिला

कुछ वास्तु दारान भी के पर हाज़िर है

बेवकू कार्यवाही का क़ा पटवारी हलका बेलगा

कार सरकार हाज़िर नहीं आया हो अतः इस कार्य

का रुका ज़रि पटवारी हलका के पास करार

अमल द्वांर कावा ज़ात भाग भेज दी ज़र

कार्यवाही का क़ा मुकाममा हो चुकी है

तद्वरि 2-23-9-88

1 जयन्ती के उद्देश

27/9/98

1 Nairi  
A.E.  
23/9/88

3 Balfatur  
23/9/88

2  
23/9/88  
(A)

2

4. 23/9/88

23.9.88

Received one  
Copy.

23/9/88



DELHI ADMINISTRATION : DELHI (LAND & BUILDING DEPARTMENT)  
NOTIFICATION

Dated the 17.8. 1988

No.F.7(27)/86-LAB/(2): Whereas the Lt. Governor, Delhi is satisfied that the land is required to be taken by Govt. at the public expenses for a public purpose, namely for construction of Jharoda/Link Drain under the Scheme of 'Planned Development of Delhi'. It is hereby declared 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, 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

1. Name of village	2. Total Area (Bigha-Biswa)	3. Rect.No.	4. Kh.No./Killa No.	5. Area (Bigha-Bis.)
1. Jharoda Kalan	4-08	82	2 min. 3/2 min. 4/2 min. 5/1 min. 5/2 min.	0-02 0-04 0-04 0-03 0-01
		119	7 min. 14 min. 17 min. 24/2 min. 24/3 min.	0-03 0-04 0-04 0-01 0-03
		126	4/2 min. 7 min. 14 min. 17 min. 24 min.	0-04 2-02 (0-04) 0-04 0-04 0-04

...2....




2/14

201-2101 17.00 (07)

- 2 -

1.	2.	3.	4.	5.
1. Jharoda				
Kalen (contd)	128	1 min.	0-06	
		2 min.	0-06	
		3 min.	0-06	
		4 min.	0-06	
		5 min.	0-06	
	129	1/2 min.	0-06	
		2/2 min.	0-06	
		3 min.	0-06	
		4 min.	0-07	

By Order,  


( MRS. NERU SINGH )  
JOINT SECRETARY (LAND & BUILDINGS)  
DELHI ADMINISTRATION : DELHI