

AWARD NO. 8/93-94.

NAME OF THE VILLAGE : JHARODA KALAN
 NATURE OF ACQUISITION : PERMANENT
 PURPOSE OF ACQUISITION : POLICE TRAINING COLLEGE
 AND POLICE TRAINING SCHOOL

These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894 in respect of land measuring 224 bighas situated in village Jharoda Kalan notified u/s 4 of the Land Acquisition Act under notification No. F.7(11)/88-L&B(1) dated 3-1-92 for a public purpose namely for Police Training College and Police Training School under the planned Development of Delhi. In view of the urgency of the scheme, the provisions of section 17(1) of the Act were also made applicable to this land. The Delhi Administration issued a declaration u/s 6 of the Land Acquisition Act vide notification No. F.7(11)/88-L&B(ii) dated 9-3-92.

In pursuance of the above notification u/s 6, notices u/s 9 & 10 of the Land Acquisition Act were issued to all the interested persons to file their claims and the claims are discussed under heading "Claims",
MEASUREMENT.

The area to be acquired as given in the notification u/s 6 is 224 bighas. The area covered by the aforesaid notification was measured on the spot. The area of Khasra No. 68/15 has been notified as 7 bighas 8 biswas but the actual area of this Kh. No. is 6 bighas 8 biswas as per revenue record. similarly, the area of Khasra No. 68/16/2 has been notified as 3 bighas 15 biswas but the actual area of this Kh. No. is 2 bighas 16 biswas. The total difference of area of both the Kh. Nos. comes to 1 bigha 19 biswas. The actual total area under acquisition in the present case comes to 222 bighas 1 biswa as per details given below:-

<u>RECT NO.</u>	<u>KHASRA NO.</u>	<u>AREA</u>
59	1	4-16
	10	4-16
	11	4-16
60	1	4-16
	2	4-16
	3	4-16
	4 15	
	4	4-16
	5	4-16
	6	4-16
	7	4-16

CONTD.....2

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<u>RECT NO.</u>	<u>KHASRA NO.</u>	<u>AREA</u>
60	8	4-16
	9	4-16
	10	4-16
	11	4-16
	12	4-16
	13	4-16
	14	4-16
	15	4-16
	4	4-06
	5	4-16
	6/1	2-13
	6/2	2-03
	7	4-06
	14	4-06
	15/1	2-16
61	15/2	2-00
	15	6-08
	16/1	3-11
	16/2	2-16
	16/3	1-02
	24/1	0-04
	24/2	3-12
	25	4-16
	11	4-16
	12	4-16
	13	4-16
	14/1	2-09
	14/2	1-02
	14/3	1-05
	15/1	3-14
68	15/2	1-02
	16/1	2-08
	16/2	2-08
	17/1	2-08
	17/2	2-08
	18	4-16
	19	4-16
	20/1	0-05
	20/2	4-12
	21/1	2-07
	21/2	2-08
	22/1	1-16
	22/2	3-00
69		

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SECRET (REVENUE)

CONTD....3

<u>RECT NO.</u>	<u>KHASRA NO.</u>	<u>AREA.</u>
69	23	4-16
	24/1	0-05
	24/2	4-11
	25	4-16
70	11	4-08
	20	4-14
	21/1	0-05
	21/2	2-19
	21/3	1-12
TOTAL		<u>222-01</u>

Moreover, the claimants have not raised any objection regarding the measurement and classification of the land based on the latest entries in the revenue record.

CLAIMS.

The following persons have filed their claims in pursuance of the notices under sections 9 and 10 issued to them:-

<u>SL.NO.</u>	<u>NAME OF THE CLAIMANT</u>	<u>KH.NO.</u>	<u>CLAIMS</u>
1.	Prithi s/o Ram Kalan 1/8 share, Ram Prakash, Rajpal, Bijay Parkash, Sukhpal, Jagroop Singh, Bhan Vir ss/o Tej Ram 1/8 share Nathu S/o Sobha Ram 1/8 Share, Mange S/o Sobha Ram 1/8 share, Jiya Ram S/o Khima 1/6 share Smt. Phoolwati d/o Khima 1/6 share, Suraj Singh S/o Khima 1/6 share.	69/14/2 (1-02) 14/3 (1-05) 15/1(3-14) <u>6-01</u>	Rs. 1000/- per sq. yds besides solatium, additional payment and interest.
2.	Rattan Singh @ Ranbir Singh Baljit Singh ss/o Chiranji Lal, Karan Singh, Ranbir Singh, Raj Singh ss/o Deep Chand Maha Singh s/o Dharma, Sultan Singh S/o Rai Singh ss/o Har Lal, Smt. Santra wd/o Mohinder Singh, Hawa Singh S/o Sardar Singh Bani Singh, Daya Chand SS/o Bhartu, Manphool Singh, S/o Pyare Lal, Balbir Singh, Daya Nand, Raj Singh, Naresh Kumar, Jai Bhagwan SS/o Deep Chand,	60/2(4-16) 3 (4-16) 4 (4-16) 7 (4-16) 8 (4-16) 13 (4-16) 14 (4-16) 69/22/2(3-00)	1. Rs. 500/- per sq. yds. 2. Rs. 50000/- for pucca well. 3. Rs. 5000/- for fruit bearing trees. 4. Rs. 10000/- for peepal tree.

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Smt. Patto Wd/o Jage	69/23(4-16)
Ram, Jot Ram, Hari	24/2 (4-11)
Singh SS/oJai Ram,	
Jage Ram, Bal Kishan,	<u>45-19</u>
Laxmi Narain SS/o	69/24/1 0-05
Brahama, Fateh Singh	60/10 (4-16)
S/o Ram Sarup.	11 (4-16)
	61/6/2(2-03)
	15/2 (2-00)
	69/12 (4-16)
	13 (4-16)
	17/1 (2-08)
	18 (4-16)
	19 <u>(4-16)</u>
	<u>35-07</u>
	69/15/2(1-02)
	16/1 (2-08)
	70/11 (4-08)
	<u>7-18</u>
	60/9 (4-16)
	12 (4-16)
	69/14/1(2-09)
	16/2 (2-08)
	17/2 (2-08)
	25 (4-16)
	70/20 (4-14)
	21/1 (0-15)
	21/2 (2-19)
	<u>29-11</u>
	68/16/3(1-02)
	69/20/2(2-12)
	21/1 (2-07)
	20/1 <u>(0-05)</u>
	<u>8-06</u>

3. Shilak Ram S/o Shis Ram
 Misri Lal S/o Ram
 Sarup, Jagge, Suraj Bha
 SS/o Ram Sarup, Deeg Ram,
 Jai Singh SS/o Harke Ram

68/15 (6-08) 1. Rs. 20 alac
 min per bigha.
 2. Rs. 8000/-
 per bigha for
 standing crop.
 3. Solatium 20%
 30% statutory Int. 15%
 4. Compensation for
 survell @ Rs. 50000/-
 per bigha

the correct and reasonable market value of the land. But incidentally no sale deed or any sale transaction is available and petitioners has also not filed any evidence in support of their claim.

However, Delhi Administration has fixed the minimum price of agricultural land at Rs. 4.65 lac per acre as on 27-4-90 vide letter No. F.((20)/80/L&B/11313-16 dated 3-5-90. This minimum prices ought to be considered by the land acquisition collector for fixing the prices of land being acquired under land acquisition (amended) Act. Therefore, I assess the market value of agricultural land at Rs 4.65 lacs per acre. As mentioned on pre-page there is pokhar in Khasra No's 59/1 (4-16), 10 (4-16), 60/5 (4-16) and 6 (4-16) total measuring 19 Bigha 4 Biswa which is approximately 5 to 9 feet deep. To cover this pit approximately 1/3rd of the market value of land will be required. Therefore, I deduct 1/3rd from Rs 4.65 lacs per acre and award Rs. 3.10 lacs per acre for 19 Bighas 4 biswas and award accordingly.

WELL

There are four wells in Khasra Nos. 68/24/1, 69/20/1, 69/24/1 and 70/21/1. I assess the market price for each weel Rs. 1,000/-.

TUBE-WELL

There are five tube-wells in Khasra Nos. 60/3, 4, 14, 70/21/1 and 68/25. The owners are entitled to remove the pipes and structures etc and is allowed a sum of Rs. 500/- per tubewell as removal charges.

TREES

There are some trees on the land under acquisition. Some of the tree including fruit bearing tree are in the infancy stage which can neither be converted into fire wood nor yeilding any fruit. Hence I do not assess the market value of the trees having less then one qtl. weight. The details of the tree are as under :-

<u>KH. NO</u>	<u>NAME OF TREE</u>	<u>NO. OF TREE</u>	<u>WEIGHT IN QTL.</u>	<u>RATE PER QTL.</u>	<u>VALUE</u>
59/11	Janti	1	2	Rs. 30/-	Rs. 60-00
60/5	Peepal	1	20	Rs. 30/-	Rs. 600-00
60/6	Peepal	1	30	Rs. 30/-	Rs. 900-00
60/8	Shisham	4	10	Rs. 50/-	Rs. 500-00
	Shahtoot	8	10	Rs. 30/-	Rs. 300-00
60/14	Shahtoot	2 X	5	Rs. 30/-	Rs. 600-00
	Kadi Patta	1 X		Rs. 50/-	Rs. 600-00
69/14/1	Shisham	16	12	Rs. 30/-	Rs. 60-00
	Safeda	2	2	Rs. 50/-	Rs. 400-00
69/14/2	Shisham	6	8	Rs. 30/-	Rs. 60-00
	Neem	2	2		

69/22/2	Shantoot	1	5	Rs. 30/-	Rs.	150-00
69/23	Shisham	1	3	Rs. 50/-	Rs.	150-00
69/24/1	Peepal	1	10	Rs. 30/-	Rs.	300-00
70/20	Neem	1	1	Rs. 30/-	Rs.	30.00
70/20	Peepal	1	7	Rs. 30/-	Rs.	210-00
70/21/3	Peepal	1	20	Rs. 30/-	Rs-	600-00
	Kikar	4	10	Rs. 30/-	Rs.	300-00
	Janti	3				
70/21/2	Neem	1	2	Rs. 30/-	Rs.	60/- x
<u>STRUCTURE</u>				<u>TOTAL</u>		<u>5880-00</u>

There is a Smadhi in Kam-aj-Biswa (less then Biswa) in Kh. No. 70/11 which is a Gair Mumkin Samadhi.

SOLATIUM

As provided under sub section of 2 of section 23 of the land acquisition act, the interested persons will be paid 30% solatium on the market value of the land due to compulsory nature of acquisition as per provisions of of the land acquisition (amended) act, 1984.

POSSESSION

The possession of the land has been taken over and handed over to the acquiring department on 12-10-93. The interested persons are entitled for the interest u/s 28 of L.A. Act. @ 9% per annum for one year from the date of possession and thereafter @ 15% till the date of announcement of award according to the provision of the amended Act, 1984. The interested persons were allowed to harvest their crops and time was given upto Nov 1993.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount @ 12% on the market value of the land from the date of notification u/s 4, ~~44~~ till the date of possession or the announcement of Award, which ever is earlier.

APPORTIONMENT

Compensation will be paid to the interested persons according to the latest entries in the revenue record. In case of any dispute regarding title, apportionment of compensation, the matter will be referred to the court of A.D.J. u/s 30-31 of the L.A. Act, 1984.

LAND REVENUE

Land Revenue to be assessed and to be deducted from the Khalsa rent roll of the village from the date of taking over possession of the land.

12. Deep Chand S/o Bhey Ram 69/20/1(0-05)	do
1/6 Share.	
13. Chandgi Ram S/o Bhey Ram do	do
1/6 Share.	
14. Chandgi Ram S/o Bhey Ram 69/11(4-16)	do
1/2 Share.	
15. Mukhtiyar Singh S/o do	do
Bhey Ram 1/2 Share.	
16. _____ do 1/8 Share. 69/20/1(0-05)	do
17- Chhetey Lal S/o Bhey Ram do	do
1/6 Share.	
18. do.... 1/3 Share As sl.No.11	do
19. Gopi Ram S/o Bhey Ram As sl.no.15	do
1/6 Share.	
20. do 1/3 Share. As sl.no. 11	do
21. Rai Singh S/o Jeet Ram 61/14(4-06)	do
1/4 Share.	
22. Suraj Bhan S/o Jeet Ram do	do
1/4 Share.	
23. Maha Singh S/o Chet Ram do	do
1/2 Share.	
24. Hari Singh S/o Chiranji Lal As sl.no.	1. Rs. 20 lac per
Maya Devi d/o Chiranji Lal 5 to 10	bigha for land.
	2. Rs. 8000/- per
	bigha for standing
	crop. 3. Solatium
	@ 30% 4. Statutory
	interest @15%
	5. Rs. 50000/-
	surewele.

MARKET VALUE

Market value of the land under acquisition is to be assessed on the market rate of land prevailing at the time notification u/s 4 of the land acquisition Act. In the instant case the crucial date is 3-1-92 and to arrive at the correct and fair market value of land, the locality of the site, quality and other uses of the land and availability of civic amenities is to be considered.

In the instant case latest Khasra Girdawri shows that land is being used for agricultural purposes except Khasra No. 59/1 (4-16), 10 (4-16), 60/5 (4-16) and 6 (4-16) total measuring 19 Bigha 4 Biswa. In these Khasra No's there is a Pokhar. To arrive at fair & true market value of land the help of sale transactions within or in the vicinity of the land or any award announced in the near past from the date of notification u/s 4 could be taken into consideration for assessing

SUMMARY OF THE AWARD

The award is summarised as under:-

1. Market value of the land measuring 202 bigha 17 biswas @ Rs.4.65 lakh per Acre or Rs.96875/- per bigha.	Rs.1,96,51,093-75
2. Market value of the land measuring 19 bigha 4 biswas @ Rs.3.10 lakh per Acre or Rs.64583/33 p. per bigha.	Rs. 12,39,999-97
3. Solatium @ 30% of the market value u/s 23(2).	Rs. 62,67,328-11
4. Additional amount u/s 23(1A) on the market value @ 12% per annum from 3-1-92 to 11-10-93(648 days)	Rs. 44,50,661-50
5. Interest u/s 28 @ 9% per annum from 12-12-93 to 8-3-94 for 148 days (date of award)	Rs. 11,53,515-04
6. Market value of well for 4 wells. @ Rs.1000/- per well.	Rs. 4,000-00
7. Market value of trees.	Rs. 5,800-00
8. Removal charges of five tubewells and structures.	Rs. 2,500-00
Grand Total	Rs.3,27,74,978-37

(RUPEES THREE CRORES TWENTY SEVEN LAKH SEVENTY FOUR THOUSAND NINE HUNDRED SEVENTY EIGHT AND PAISE THIRTY SEVEN ONLY).

Lombale 1/3
SECRETARY (REVENUE)

SECRETARY (REVENUE)

1/3/94
(P.C.CHATURVEDI)
LAND ACQUISITION COLLECTOR
(PALAM NORTH): DELHI.

*Announced in the open Court
on 8-3-94. Issue Notices
u/s 12(2) to the interested
persons.*

4/11/94
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कायवाही कबजा राज मा जाया कला

आज दिनांक 12-10-93 को पुताबिक जंगम बहमराह ही रामगोपाल 10-7
 का मिहें 10 ही जतिराम पटवारी, ही सतीश चन्द्र वीरबहा पटवारी 11 व पुलित है निग
 रकल भाड़ा कला की तरफ से ही महेन्द्र सिंह A.C.P, इन्स्पेक्टर ही मैन्डूबेल
 मंसी, इन्स्पेक्टर ही पुताप सिंह म.ए. सिविल P.W.D, 5.1 ही रामचवर दयाल
 मोना पर हीजर मिले, मोना पर नम्बरान खसरा 59 60
 1-10-11- 1-2-
 416, 416, 416, 416, 416,

$\begin{array}{cccccccccccccccc} \overline{3-4-5-6-7-8-9-10-11-12-13-14-15-} & \frac{61}{4-5} \\ 4+6, 4+6, 4+6, 4+6, 4+6, 4+6, 4+6, 4+6, 4+6, 4+6, 4+6, 4+6, 4+6, & 4-6, 4+6 \\ 61 & 68 \end{array}$

6/1 - 6/2 - 7 - 14 - 15/1 - 15/2 - 15 - 16/1 - 16/2 - 16/3 - 24/1 - 24/2 - 25
23, 2-3, 4-6, 4-6, 3-16, 2-0, 6-8, 3-11, 2-16, 1-2, 0-4, 3-12, 4-16,
69

11-12-13-14|1-14|2-14|3-15|1-15|2-16|1-16|2-17|1-17|2-18
4+6, 4+6, 4+6, 2-9, 1-2, 1-5, 3+4, 1-2, 2-8, 2-8, 2-8, 2-8, 4+6
69

19-20/1 - 20/2 - 21/1 - 21/2 - 22/1 - 22/2 - 23 - 24/1 - 24/2 - 25 - 70
41, 0-5, 4-12, 2-7, 2-8, 11b, 3-0, 41b, 0-5, 4-1, 41b, 4-8, 11 -
70

20-भा।-भा२-भा३ कुल रक्बा 222-1 का बच्चा बाकई सुधिपात
44, 05 2-19 1-12

स्वागत लगावा कर दिया गया। मोरिहिकनाक में नम्बर खसला $\frac{68}{15-16/2}$ दिया
7-8 3-15.

इसा है जबकि वाल्मिकी ने उपरोक्त तथ्यदा नम्बरों को 6-8 व 2-16
 ईसापूर्व 1-4 का जोड़ दिया है ज्यादा (इसा है) इस उत्तर की पुष्टि

व. गुनादी आभावाज सुखान्द श्री आप उमाश चपरासी ला करा नैनेपट

नहीं आई। मायवादी कब्जा पूर्ण हो गया है, व सामान्य तौर पर $\frac{70}{100}$ में प्रोत्साहित

उत्तर - श्री कांतू पाळकराज विद्या पाटील साहू यांनी बनविले आहे. फलल काटने क लिपि
महाराष्ट्र सरकार नवम्बर 1993 च्या लहप विभाग आहे।

Alhamdulillah
 Latarani 2A
 12/10/93

Feb 12/10/93
 LA

Prensul Dasi
 12/10/93

12/10/93

12/11/93 19/1/93 Kgo (LA) Gmbs/ Admin 2/4/93

[Handwritten notes:]

12-10-93 N.T.H.

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Ac Ho

72/10/93
more ver info

(Ashok) JK
 4142202/10/93
 4421251/93
 (Noma K) EC

2.A.12/10/15

6. हुवा सिंह १० सरदार १०

7. बनी सिंह 80 अरब ग्रामवासी