

AWARD No. 5/82-83

NAME OF THE VILLAGE
NATURE OF ACQUISITION
PURPOSE OF ACQUISITION

QAMRUDDIN NAGAR
PERMANENT
KESHOPUR EFFLUENT IRRIGATION SCHEME.

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act, 1894. The land measuring 29 Bighas 07 Biswas situated in Village Qamruddin Nagar was notified u/s 4, 6 and 17 of the Land Acquisition Act, vide Delhi Administration Notification No. F.7(4)/77-L&B Vol(I) and F.7(4)/77-L&B Vol.II(2) and F.7(4)/77-L&B Vol. II(3) dated 15.7.78 respectively for a public purpose, namely Keshopur Effluent, Irrigation Scheme. Notices u/s 9 & 10 of the Land Acquisition Act were issued to the persons interested and claims filed by them are discussed hereafter the heading "Compensation Claims".

TRUE AND CORRECT AREA :-

The land under acquisition was measured on the spot by the land Acquisition field staff and area found available for acquisition was 29 Bighas 07 Biswas as notified.

OWNERSHIP

The details of khasra Nos, ownership, tenancy and classification of land are as under :-

S.No.	Name of the Bhumidar	Name of the occupant	Kh.No.	Area	Kind of soil
1.	Ganpat, Lahri Ss/o Deepo in equal share 2 share Ram Chander, Ram Kishan Ss/o Nahar Singh in equal share one share Raghunath S/o Nand Lal one share Caste Ahir	Self	21/21/2	1-01	Appa
2.	Ram Rati S/o Ramehar, Raghu Nath, Ram Chander Ss/o Sullia/o Chunna in equal share 4/5 share, Vir Bhan, Virender Ss/o Kali Ram in equal share 1/5 share.	Self	12/22/2	less than one biswas	-
3.	Giani Ram son, Birkman Devi, Ganga Devi & Chheto S/o Daulat in equal share 4/5 share. Than Singh, Bhim Singh Ss/o, Nihari S/o Mir Singh in equal share 1/5 share of 1/2 share, Chaman Lal, Lal Chand Roshan Lal, Partap Chand, Daya Chand Raj Singh Ss/o, Mst. Chand Kaur w/o Shrioba in equal share 1/2 share.	Self	24/4/2 7/2 8/2 9/2 Total	0-01 1-06 1-02 0-01 2-10	Appa - - - -
4.	Des Ram S/o Kallu, 1/2 share Sahab Singh, Nahi Singh Ss/o Des Ram in equal share 1/2 share.	Self	25/24/1	0-02	-
5.	Nadar S/o Kanhiya	Self	33/18/2	0-08	-
6.	Kishan S/o Kanwar Singh R/o Village Khari distt. Rohtak 8 share, Sukhan S/o Amar Singh 5/8 share	-	12/23/1/2	0-15	-

7. Smt. Laxmi, Indrawati, Shan Devi Self 21/10/2 0-19 Abpash
Ds/o Ram Sarup in equal share 792/1814 share
Rajiv Datt S/o Lakhi, 230/1814 share
Lakhi S/o Kallu 792/1814 share
8. Smt. Laxmi, Indra Wati, Shan Self 21/9/1 0-11 -do-
devi Ds/o Ram Sarup in equal share
1/3 share Rajiv Datt S/o Lakhi Ram 1/3
share, Lakhi S/o Kallu 1/3 share
Caste Jat
9. Shera, Sohan Lal Ss/o Ganga Ram Self 21/20/1/2 0-10 -do-
Caste Ahir in equal share.
10. Shera S/o Ganga Ram R/o Qamarrudin Self 21/11/2 1-02 -do-
Nagar
11. Sukhan S/o Amar Singh Self 21/2/2 1-07 -do-
21/3/1/1 0-03 -do- **6**
12. Boan Sabha Qamarrudin Nagar Self 21/20/2/2 0-12 G. Abpash
24/11/2 1-03 -do-
12/2 1-05 -do-
13/1 0-04 -do-
20/1 Less than -do-
Biswas
20/2/1 0-03 -do-
25/15/2 0-02 -do-
16/2 1-04 -do-
17/2 1-04 -do-
18/2 0-02 -do-
23/22 1-03 -do-
33/23/2 1-11 -do-
12/2 1-03 -do-
19/2 0-18 -do-
10.14
- Kishan Lal S/o Baan 25/1/2 0-18 Abpash
Asami
- Jhutar Siri Chand Ss/o
Bhcho in equal share, Asami 25/10/2 1-02 -do-
- Deep Chand, Ram 25/21/2 1-01 -do-
Kishan, Om Parkash Ss/o
Behri in equal share
Asami
- Ran Dhir Singh, Mihal 25/11/2 1-02 -do-
Ss/o Gokal in equal
share Asami
- Master Shiv Charan 25/22/2 1-03 -do-
Singh S/o Lok Nath Singh
Asami
- Siri Chand S/o 25/23/2 1-04 -do-
Chhaju Asami
- Man Singh, Ram Singh 33/1/2 0-06 -do-
Ss/o Shadi in equal
share Asami
- Rameshwar Ram Parsad 33/2/1 0-18 -do-
Ss/o Udia in equal share
Asami
- Abhe Ram, Waris Ram 33/9/1 1-03 -do-
Rajinder Parsad, Pharam
Pal Ss/o Banwari in equal
share, Asami
- Rasta, 47 min 0-01 Rasta
48/2 min 0-04 -do-
50 min 0-03 -do-

COMPENSATION CLAIMS :-

The following persons have filed their claims in response to notices u/s 9 & 10 of the Land Acquisition Act, 1894 :-

S.No.	Name of the claimant	Kh.No.	Compensation Claimed
1-	Pardhan(Attar Singh) Gaon Sabha, Qamrudin Nagar.	21/20/2, 24/11, 12,13, 20/1,20/2 25/1,10,11,15,16, 17,18,20,21,22,23 & 33/1,2,9,12,19, 23,47,48,50	Claimed @ Rs.25000/- per bigha for land.
2.	Gyani Ram S/o Daulat Ganga Bai, Cheto, Brahma Devi S/o Daulat Taran Singh, Bhim Singh Ss/o Mir Singh, Smt. Nihali S/o Mir Singh, Chand Kaur W/o Siba, Lal Chand, Raj Singh, Daya Chand, Phamen, Partap, Roshan Lal Ss/o Siba R/o Qamrudin Nagar.	24/4,7min,8,9 0-01,10-06, 1-02,3-01 respectively Temporary 24/4(0-12) 7 min(2-01), 8 min(1-14)	Claimed for compensa @ Rs.50/- per sq. yds. Severance @ Rs.40/-per sq. yds. Rs.1000/- per bigha f crop damages. & solatium for one year
3.	Lakhi S/o Kallu, Ravi Dutt S/o Lakhi Ram, Shanti Devi, Indira Wati Laxmi Ss/o Ram Sarup R/o Qamrudin Nagar, Delhi.	21/9min(0-11) 21/10min(0-19) & Temporary 21/1/2min(0-02) 10min(1-17) & 9 min(1-01)	Have claimed compensa @ Rs.50/- per sq. yds. Severance charges @ R per sq. yds. Rs.1000/- per bigha f standing crop & solati
4.	Nishtar S/o Kanhiya	33/18min(1-0) 37/4min(0-05)	-do-
5.	XXXXXXXXXXXXXXXXXXXX	& Temporary 33/18(0-08) for one year	-do-
5.	Deep Chand, Ram Kishan Om Parkash Ss/o Behari	25/21 min(1-01)	-do-
6.	Desh Ram S/o Kallu, Sahab Singh S/o Desh Ram, Devi Singh S/o Desh Ram	25/24 min(0-02) & Temporary for one year 25/24(0-15)	-do-
7.	Ganpat S/o Dipu, Lehri S/o Deepu, Ram Kishan, Ram Chander Ss/o Natar Singh Raghu Nath S/o Nand Lal	21/21 min(2-02) & Temporary for one year 21/21 min(1-01)	-do-
8.	Abhey Ram S/o Banwari Lal Warish Ram, Brahm Pal Rajinder Parsad Ss/o Banwari Lal	21/9min(1-03)	Has claimed compensa @ Rs.50/- per sq. yds Severance charges @ Rs.40/- per sq. yds. Rs.1000/- per bigha f standing crop.
9.	Shiv Charan Singh S/o Lok Nath Singh	25/22min(1-03)	-do-
10.	Sri Chand S/o Chhaju	25/23min(1-04)	-do-
11-	Ranbir Singh S/o Gokal	25/11min(1-02)	-do-
12.	Man Singh, Ram Singh Ss/o Shadi	33/1min(0-06)	-do-
	to Shree S/o Ganga Ram	21/11(1-02) 21/22/1(0-10) &	-do-

13. -do- Temporary As at Sl. No. 8
21/20/1min(1-0)
21/11min(2-04)
14. Sri Chand, Jhutar 25/10 min(1-02) -do-
S/o Bado
15. Mohan Lal S/o Ganga 21/20/1(1-0) -do-
+Ram
16. Kishan Lal S/o Bathan 25/1min(0-18) -do-
17. Sukhan S/o Amar Singh 22/23/1min(0-15) -do-
Bishan S/o Kanwar Singh 21/2min(1-07)
21/3/1(0-03) & Temporary
12/23/1(1-17), 12/23/2
(0-01), 22/2min(2-03)
21/3/1(0-14)
18. Ram Parshad S/o 33/2/1(0-06) -do-
Udia
19. Rameshwar S/o 33/2/1(0-06) -do-
Udia.

DOCUMENTARY EVIDENCE :-

No documentary evidence has been adduced by the interested persons in support of their claims.

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. The other important factors as contemplated u/s 23 of the Land Acquisition Act which guides the LAC in assessing the amount of compensation is the market value of the land on the date of publication of notification ~~xxxxxx Transaction xxx for the year 1975~~ ^{15.7.1978} under section 4 of the Land Acquisition Act. Transaction of transfer of property affected around the time of publication of such notification can obviously prove the best guide for deciding such market value. Previous Award of the village and judicial decision can also afford guidance in determining the market value of the land. The following sale transaction took place in this village in the year 1975 :-

S.No.	Document	Date of Regn.	Parties Name	Kh.No.	Consider- ation amount per area	Area
1.	2528	31.7.75	Shera & Others Vs. Dharam Pal	31/8(4-16)	Rs.10,000/-Rs.	
2.	2529	-do-	Shera & Others Vs. Suresh Kumar	31/3(4-16)	Rs.10,000/-Rs.2	
3.	2553	-do-	Desh Ram Vs. Ram Kumar	15/5min(3-0)	Rs.10,000/-Rs.3	

The land bearing khasra No. 31/3 & 31/8 is situated about 150 yards towards East from the Pacca Road(Nangloi)to Najafgarh while land under acquisition is also situated towards east, about 370 yards to 675 yards from Pacca Road Nangloi to Najafgarh and khasra No. 15/5 situated towards west and the Pacca Road Nangloi to Najafgarh.

In this village the claimants have filed claims and claimed the compensation of the land at different rates, but no sale deed has been furnished by them to support the claims. Recently in the month of May, 1980, the LAC vide his award No. 2/1980-81 has given the compensation of the land in this village @ Rs.2600/- per bigha. The notification of the land to acquire ~~land~~ was issued on 15th July, 1978, & whereas the land covered by award No. 2/1980-81 was notified in May, 1979. There is a difference of about 10 months in the two notifications covered by award No. 2/1980-81 and the present one. During this period there has been no specific raise or decline in the price of agricultural land in the Revenue Estate of Village Qamaruddin Nagar.

In view of the above discussions, I determine Rs.2600/- as the fair market price of the land under acquisition and accordingly award the same. This will however subject to the payment of 15% as solatium.

As regards payment of ~~measure~~ ^{wheat} profits, the ~~wheat~~ crops in an area of 21 Bighas 12 Biswas was standing at the time of taking over possession of the land on 8.12.1978. The damages to this is assessed @ Rs.200/- per bigha. This will also be a part of the compensation.

TREES AND STRUCTURES :-

The value of the trees as assessed is given below:-

Kh.No.	Area	Name of the tree	Weight in Quantity	Approximate value
21/3/1/1	0-03	Kikar 1	6 Quintal	Rs.60/-
21/21/2	1-01	Jaman 1	15 "	Rs.150/-
		Shisham 1	4 "	Rs.40/-
		Laksura 1	2 "	Rs.20/-
		Neem 1	3 "	Rs.30/-
22/10/2	1-02	Bakan 1	2 "	Rs.20/-
47 min	0-01	Neem 1	1 "	Rs.10/-
48/2min	0-04	Beri III	3 "	Rs.30/-
50 min	0-03	Janti 1	2 "	Rs.20/-

There is no structure in the land under acquisition. Hence no value assessed and compensation determine.

SOLATIUM :-

15 % solatium is admissible on the amount of market value, in consideration of the compulsory nature of the acquisition.

INTEREST :-

The possession of the land under acquisition has been taken over and handed over to the acquiring department on 8.12.78.

ANNEXURE " E " CROPPED AREA

<u>Khasra No.</u>	<u>Area</u>
12/22	Less than one Biswas
12/23/1/2	0-15
21/ 2/2	1-07
21/ 3/1/1	0-03
21/ 9/1	0-11
21/ 10/2	0-19
21/ 11/2	1-02
21/20/1/2	0-10
21/20/2/2	0-12
21/21/2	1-01
24/4/2	0-01
24/7/2	1-05
24/11/2	1-03
24/12/2	1-05
24/13/1	0-04
24/13/2	0-11
24/20/1	x-x
24/8/2	1-02
25/1/2	0-18
25/10/2	1-02
25/11/2	1-02
25/15/2	0-02
25/18/2	0-02
25/21/2	1-01
25/22/2	1-02
25/24/1	0-02
33/1/2	0-03
33/12/2	1-03
33/19/2	0-18
33/23/2	1-11
Total	21-12

ANNEXURE " D " REGARDING UNCROPPED AREA

<u>Khasra No.</u>	<u>Area</u>
25/16 min	1-04
17 min	1-04
20 min	1-03
23 min	1-04
33/2 min	0-18
9 min	1-03
18 min	0-08
47 min	0-01
48 min	0-04
50 min	0-03
24/20/1	Less than one Biswas
20/2	0-03
	<u>7-15</u>

- 6 -

The interest is payable to the persons interested as per Acquisition Act, from the date of possession i.e. 8.12.79 to the date of announcement of the war.

Apportionment :-

The payment of compensation will be made according to the latest entries in the Revenue records.

LAN^o REVENUE :-

The land under acquisition is assessed to Rs. 4.80P which will be deducted from the Khalsa Rent Roll of the village from the date of possession i.e. 8.12.1972.

SUMMARY :-

The award is summarised as under :-

- | | | |
|----|---|---------------|
| 1. | Compensation for 20 Bighas
87 Biswas @ Rs. 2500/- per bigha | Rs. 76,310.00 |
| 2. | 15% solatium towards compulsory acquisition | Rs. 11,446.50 |
| 3. | Compensation of trees | Rs. 380.00 |
| 4. | Damages/Compensation for crops
damages for 21 Bighas
12 Biswas @ Rs. 200/- per bigha | Rs. 4,320.00 |
| 5. | Interest u/s 34 L.A. Act from
8.12.78 to 1.2.1981 (2 years
55 days) on Rs. 87,756.50P | Rs. 11,324.20 |

Rs. 1,03,780.70

(Rupees One lac three thousand seven hundred eighty and Paise seventy only).

S. C. GUPTA
LAN^o ACQUISITION COLLECTOR(P)

Announced in the presence
of the interested persons
15th April 1982

15-4-82

S. C. GUPTA
15/4/82

DELHI ADMINISTRATION: DELHI

* NOTIFICATION *

Dated the July 15th, 1978

No. F 7(4)/77-I&B Vol II (1):- Whereas it appears to the Lt. Governor, Delhi, that the land is likely to be required to be taken by Government at the public expense for a public purpose, namely, Keshopur Effluent Irrigation Scheme, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

This notification is made under the provisions of section 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 the 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 required or permitted by that section.

The Lt. Governor being of the opinion that 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.

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

Name of the village	Total Area Big. Bis.	Rect No.	Killa No.	with Area Big. Bis.
1.	2.	3.	4	5.
Nilothi	8 - 06	4	3 min	0 - 13
			4 min	0 - 06
			7/2 min	1 - 05
			14/1 min	0 - 07
			14/2 min	0 - 12
			15 min	0 - 07
			16 min	1 - 05
			25 min	1 - 01
			9	5/1 min 0 - 01
			10	1 min 1 - 04
				9 min 0 - 02
			10/2/2 min	0 - 19
			11	21 min 0 - 04

It relates to
Shri Gopal Ram NT
MS
28/7

RECEIVED

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1.	2.	3.	4.	5.
Qamruddin Nagar	29 - 07	12	✓ 22 min ✓ 23/1 min	less than biswa 0 - 15
		21	✓ 2 min ✓ 3/1 min ✓ 9 min ✓ 10 min ✓ 11 min ✓ 20/1 min ✓ 20/2 min ✓ 21 min	1 - 07 0 - 03 0 - 11 0 - 19 0 - 02 (1-02) 0 - 10 0 - 12 1 - 01
		24	✓ 4 min ✓ 7 min ✓ 8 min ✓ 9 min ✓ 11 min ✓ 12 min ✓ 13 min ✓ 20/1 min ✓ 20/2 min	0 - 01 1 - 06 1 - 02 0 - 01 1 - 03 1 - 05 0 - 04 less than biswa 0 - 03
		25	✓ 1 min ✓ 10 min ✓ 11 min ✓ 15 min ✓ 16 min ✓ 17 min ✓ 18 min ✓ 20 min ✓ 21 min ✓ 22 min ✓ 23 min ✓ 24 min	0 - 18 1 - 02 1 - 02 0 - 02 1 - 04 1 - 04 0 - 02 1 - 03 1 - 01 1 - 03 1 - 04 0 - 02
		33	✓ 1 min ✓ 2 min ✓ 9 min ✓ 12 min ✓ 18 min ✓ 19 min ✓ 23 min	0 - 06 0 - 18 1 - 03 1 - 03 0 - 08 0 - 18 1 - 11
			✓ 47 min	0 - 01
			✓ 48 min	0 - 04
			✓ 50 min	0 - 03

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1.	2.	3.	4.	5.
Nangloi Jat	16 - 13	77	16/2min 17 min 22 min 23 min 24 min	1 - 06 0 - 14 0 - 19 1 - 06 0 - 12
		78	6 min 7 min 8 min 11 min 12 min 13 min 14 min 20 min	0 - 12 0 - 13 0 - 02 0 - 08 1 - 06 1 - 04 0 - 01 0 - 18
		79	6 min 7 min 8 min 9 min 10 min	0 - 12 0 - 12 0 - 12 0 - 12 0 - 12
		80	10 min	0 - 12
		85	1 min 2 min	1 - 06 0 - 07
		86	5 min 6 min	1 - 05 0 - 02

By order,

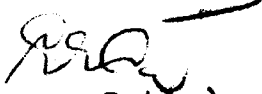

(Dharam Dutt)
Deputy Secretary (I&B)
Delhi Administration: Delhi

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No. F 7(4)/77-L&B-Vol. II-() Dated the 15 -7-1978

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4. The Tehsildar (Notification), Tis Hazari Courts, Delhi.
5. The Tehsildar (I&B), Vikas Bhawan, New Delhi.
6. The Executive Engineer, Minor Irrigation Division, Delhi Administration, 17 Banarsi Dass Estates, Lucknow Road, Delhi -7.
7. Sub Registrar, Delhi.
8. Sub Registrar, New Delhi.
9. Sub Registrar, Shahdara.
10. P.A. to Deputy Secretary (I&B), Vikas Bhawan, New Delhi.


(Dharam Dutt)
Deputy Secretary (I&B)
Delhi Administration: Delhi

G.J.S.
28678

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI

**** NOTIFICATION ****

Dated the July 15th, 1978

No. F 7(4)/77-L&B Vol. II (2)/:- Whereas the Lt. Governor, Delhi is satisfied that the land is required to be taken by Government at the public expense for a public purpose, namely, Keshopur Effluent Irrigation Scheme, it is hereby declared that the land described in the specification below is 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 and under the provisions of section 7 of the said act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

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

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

Name of the Village	Total Area Big. Bis.	Rect No.	Killa No	Area Big. Bis.
1.	2.	3.	4.	5.

Nilothi	8 - 06	4	3 min	0 - 13
			4 min	0 - 06
			7/2 min	1 - 05
			14/1 min	0 - 07
			14/2 min	0 - 12
			15 min	0 - 07
			16 min	1 - 06
			25 min	1 - 01
			9	5/1 min 0 - 01
			10	1 min 1 - 04
				9 min 0 - 02
				10/2/2min 0 - 19
			11	21 min 0 - 04

contd....p.2/-

1.	2.	3.	4.	5.
Qamrudin Nagar	29 - 07	12	22 min 23/1 min	less than biswa 0 - 15
		21	2 min 3/1 min 9 min 10 min 11 min 20/1 min 20/2 min 21 min	1 - 07 0 - 03 0 - 11 0 - 19 0 - 02 (1-02) 0 - 10 0 - 12 1 - 01
		24	4 min 7 min 8 min 9 min 11 min 12 min 13 min 20/1 min 20/2 min	0 - 01 1 - 06 1 - 02 0 - 01 1 - 03 1 - 05 0 - 04 less than biswa 0 - 03
		25	1 min 10 min 11 min 15 min 16 min 17 min 18 min 20 min 21 min 22 min 23 min 24 min	0 - 18 1 - 02 1 - 02 0 - 02 1 - 04 1 - 04 0 - 02 1 - 03 1 - 01 1 - 03 1 - 04 0 - 02
		33	1 min 2 min 9 min 12 min 18 min 19 min 23 min	0 - 06 0 - 18 1 - 03 1 - 03 0 - 08 0 - 18 1 - 11
		47 min		0 - 01
		48 min		0 - 04
		50 min		0 - 03

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1.

2.

3.

4.

5.

Nangloi Jat

16 - 13

77

16/2min

1 - 06

17 min

0 - 14

22 min

0 - 19

23 min

1 - 06

24 min

0 - 12

78

6 min

0 - 12

7 min

0 - 13

8 min

0 - 02

11 min

0 - 08

12 min

1 - 06

13 min

1 - 04

14 min

0 - 01

20 min

0 - 18

79

6 min

0 - 12

7 min

0 - 12

8 min

0 - 12

9 min

0 - 12

10 min

0 - 12

80

10 min

0 - 12

85

1 min

1 - 06

2 min

0 - 07

86

5 min

1 - 05

6 min

0 - 02

By order,

(Dharam Dutt)

Deputy Secretary (I&B)

Delhi Administration: Delhi

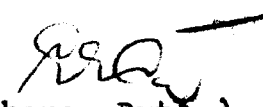
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8. Sub Registrar, New Delhi.
9. Sub Registrar, Shahdara.
10. P.A. to Deputy Secretary (I&B), Vikas Bhawan, New Delhi.


(Dharam Dutt)
Deputy Secretary (I&B)
Delhi Administration: Delhi



G.J.S.
28678