

AWARD NO. : 114/86-87
NAME OF THE VILLAGE : KHAJURI KHAS
PURPOSE OF ACQUISITION : PLANNED DEVP. OF DELHI
NATURE OF ACQUISITION : PERMANANT

Land measuring 173 bighas 08 Biswas in village Khajuri Khas was notified by Delhi Admn., u/s 4 of L.A. Act vide Notification No. F.4(14)/65-L&H dated 6.3.1965 to be required to be taken at the public expense for a public purpose namely for the Planned Development of Delhi.

Declaration u/s 6 of the act was issued vide notification No. F.4(14)/65-L&H dated 7.1.69 for 173 bighas 8 Biswas out of which 7 Bighas 11 biswas is acquiring for P.D.D. (Water Supply).

Notices u/s 9 & 10 of the L.A. Act were issued to the interested persons in the land claims received in response to the notices will be discussed under the appropriate heading 'Claims & Evidence'.

MEASUREMENT & TRUE AREA:

The field staff carried out necessary measurement of the land under acquisition at the spot and also scrutinized the record. The position is as below:

<u>KHASRA NO.</u>	<u>AREA</u>	<u>KIND OF SOIL</u>
210/2/1	0-09	Rosli
213/2/1	0-18	-do-
214/2/2/1/1	0-17	-do-
301/221-222/2/1	1-17	-do-
225/2/2	0-17	-do-
226/2	1-02	-do-
227/2	1-00	-do-
228/1	0-01	-do-
230/2/2	0-05	Gair Mumkin Nala
236/1	0-01	-do-
237/2/2	0-04	Rosli
	<u>7-11</u>	

OWNERSHIP & OCCUPANCY:

<u>KHASRA NO.</u>	<u>AREA</u>	<u>KIND OF SOIL</u>	<u>OWNER</u>	<u>OCCUPANT</u>
210/2/1	0-09	Rosli	Dhanpal etc.	Dhanpal
301/221-222/2/1	1-17	-do-		Chand
226/2	1-02	-do-		
227/2	1-00	-do-		
	<u>3-19</u>			
213/2/1	0-18	-do-	Sh. Jagmal	Sh. Shyam Ram
214/2/2/1/1	0-17	-do-	Sh. Mansha	etc. Sh. Mani Ram etc.

237/2/2	0-04	Rosli	As. above
225/2/2	0-17	-do-	Sh.Om Parkash ----
228/1	0-01	-do-	Sh.Tej Ram ----
230/2/2	0-05	Gair Mumkin Nala	
236/1	0-01	-do-	Gram Sabha ----
	0-06		

CLAIMS & EVIDENCE: Claims & Evidence are as given below:

Sl.No.	NAME OF THE CLAIMANT	KH. NO.	AREA	COMPENSATION CLAIMED	EVIDENCE
1.	Smt. Krishan Kumari Malhotra.	222min	100sq.yds.	Rs.80 per sq.yd. 2.Rs.30,000 3.Rs.100/-trees	Regy.No.9905/ 24-11-70(Copy)
2.	Laxmi Narain s/o Gopal Dass	213min	100 sq.yds.	1.Rs.80persq.yd. 2.Rs.30,000/- 3.15% solatium	Copy of Reg. No. 7878/ 23.9.70.
3.	Gendo Devi w/o Chhattarpal	213min	60 sq.yds.	1.Rs.80 per sq.yd 2.Rs.30,000Strctr. 3.15%solatium	Copy of Regy. No. 13799/30.8.71.
4.	Smt. Kako Bai w/o Jugal Dass	222min	303 sq. yds.	1.Rs.80 per sq.yd 2.Rs.30000strctr. 3.Rs.100 for tree 4. 15% solatium	Copy of Regy. No. 20.2.71
5.	Kailash Gaur s/o Sukhoo	221-222min	100 sq.yds.	1.Rs.80persq.yd. 2.80000 Strctr. 3.100 fortrees 4.15% solatium	Copy of Reg. no.4687/ 17.4.72
6.	Ranjit Singh s/o Sunder Singh	213min	325 sq.yds.	1.Rs.80per sq.yd. copy of 2.Rs.30000 strctr. 3.300 for trees	Regy. No. 3575/30.4.68.
7.	Manmohan Singh s/o Kirpa Singh	213min	150 sq.yds.	1.Rs.80 per sq.yd. Copy of 2.Rs.40000 strctr. 3.Rs.200 Trees 4.15% solatium	Regy No. 7603/17.5.71.
8.	Ramkishore s/o Lila Dhar & Chameli Devi	221-222min	200 -do-	1.Rs.80/-persq.yd. copy of 2.11000 strctr. 3.15% solatium	Regy. No. 1048 25.7.7
9.	Umrao Singh s/o Dhrma	-do-	150 -do-	1.Rs. 80 per sq.yd. Copy of 2.20000/ strctr. 3.100/- trees 4.15% solatium	Regy. No. 14437/17.9.71.
10.	Karam Chand s/o Sadhu Ram	225min	200 -do-	1.Rs.80/-persq.yd. Copy of 2.10000/- strctr. 3.15% Solatium	Regy. No. 5156/29.5
11.	Mulakhraj s/o Baburam	213min	100 -do-	1.Rs.80 per sq. yd. Copy 2. 20000/-strctr. 3.Rs.100 for trees 4.15% Solatium	Regy. No. 5207/21.6.68.

12.	Smt. Manjit Kaur w/o Meharban Singh	214min	150 Sq. yd.	10 Rs. 80/- per sq. yd. ii) 35000/- structure iii) 15% solatium.	
13.	Devi Sahais/o Shiba	221, 222min	100 "	i) Rs 80/- per sq. yd. ii) 2500/- structure iii) 15% solatium.	
14.	Bhagwan Dass s/o Dalip Singh	-do-	200 "	i) 80/- per sq. Yd ii) 4000/- Structure iii) 15% solatium	Copy of Registry
15.	Pritam s/o Narain Singh	214min	300 "	1) 80/- per sq yd 2) 2500/- stryctr. 3) 500/- tree 4) 15% solatium	Copy of Regu. No. 4010/ 10.5.68.
16.	Diwan Chand s/o Kanwar Singh	210min	150 "	1. Rs. 80 per sq. yd. 2. 35000/- strctr. 3. 100/- Trees 4. 15% Solatium 5. Any other compn. which implifies on the finishi- ng of our business.	Copy of Regy. No. 4482/ 12.3.67
17.	Om Parkash s/o	225 min	0-17	1. 20 per sq. yd. 2. 40,000/- Severance 3. Charges. 4. 15% Solatium 5. 6% Intst. 3.6.68 to 6. 6.74.	---
18.	Tek Ram, Ramphal	301/22-222/2/1 225/2 227/2	1-17 1-02 1-00	1. Rs. 30/- per sq. yd.	
19.	Shyam Lal s/o Ram Lal	210min	280 sq. yds.	1. Rs. 80/- per sq. yd. 2. Rs. 30,000/- strctr. 3. 15% solatium.	
20.	Sunderdass s/o	213	1-15	1. Rs. 40 per sq. yd. 2. 500/- Severance 3. Rs. 4000/- for Boundary wall.	Copy of House Rent Recpt.

MARKET VALUE: The land under present acquisition was notified under section 4 on 6.3.65. The awards announced in case of village Khajoori Khas in recent years are as follows:

Sl. No.	AWARD NO.	DATE OF NOTI. U/S 4	RATE PER BIGHA
1.	912.	26.3.58	Rs. 200/-
2.	915	24.1.59	Rs. 260/-
3.	1508	13.11.59	Rs. 210/-

It is clear from the above data that there is a wide time gap between the date of notification under section 4 for the present case and for the above noted awards. Therefore, the above noted awards are not helpful to assess the market value for the present case.

contd.. 4/-

Some claimants have also submitted copies of sale deeds in their favour and for the land under present acquisition on which may be considered for the land under present acquisition which may be considered for the purpose of assessing the market value of the land in question. On the side of Sale deeds the following transactions are available:

S.NO.	Rd. No.	Date	Kh. No.	Area Sq.Yds.	Amount	AVERAGE MARKET VALUE PER BIGHA.
1.	4482	13.3.67	210	150	Rs.700/-	Rs. 4,660/-
2.	4010	9.5.68	214	150	Rs.750/-	Rs. 5,000/-
3.	4009	9.5.68	214	150	Rs.750/-	Rs. 5,000/-
4.	5207	15.6.68	213	100	Rs.400/-	Rs. 4,000/-
5.	3979	8.5.68	213	75	Rs.300/-	Rs. 4,000/-
6.	3575	24.4.68	213	200	Rs.1000/-	Rs. 5,000/-
7.	9470	21.10.64	300/1	300	Rs.1,110/-	Rs. 3,333/-

But this value relates to the land of residential use. The present land being acquired is agricultural land but lies closer to the land being used for residential purposes. As such the mkt. rate should not be strictly at par either with agriculture land or with residential land. The market value of this land, therefore, should be Rs. 11,00/- per bigha and I assess the same.

STRUCTURES:

The structures which are on the land under acquisition are raised after the notification u/s 4 dt. 6.3.65. So the value of these structures is not assessed and awarded.

LAND REVENUE:

The land revenue is assessed Rs. 2.78/- of the land under acquisition which will be deducted from the Khalsa Rent roll of the land.

APPORTIONMENT:

Compensation will be paid according to the latest entries in the Revenue Record. In case of any dispute compensation shall be sent to the court of A.D.J. U/S 30-31 of the Land Acquisition Act.

AMOUNT @ 12% Under Section 23(1-A):

Additional amount @ 12% p.a. under section 23(1-A) w.e.f. 6.3.65 upto-date of award will be paid.

CONTD..../-

AWARD IS SUMMARISED AS UNDER :

1.	Compensation for land mg. 7 bighas 11 biswas @ Rs. 1100/- per bigha	Rs. 8,305.00
2.	30% Solatium	Rs. 2,491.50
3.	Additional amount @ 12% p.a. under section 23(1-A) w.e.f. 6.3.65 to 18.9.86 (21 yrs. & 197 days).	Rs. 21,466.49
GRAND TOTAL		<u>Rs. 32,262.99</u>

(Rupees thirty two thousand ^{two} ~~three~~ hundred sixty two and paise
ninty nine only).

V Singh

(VIJAY SINGH)
LAND ACQUISITION COLLECTOR (DS):
DELHI.

See
17/9
APPROVED
SECRETARY
17/9/86

Award announced in the open court
None present. Notice u/s 12(1) is issued.

V Singh
17/9/86