

AWARD NO.

50/197-71

NAME OF VILLAGE

LADPUR

NATURE OF ACQUISITION

PERMANENT.

PURPOSE OF ACQUISITION

FOR REMODELLING OF IMPROVED DRAIN?

INTRODUCTION:

Land measuring 58 bighas 19 biswas of village Ladpur alongwith land of 2 other villages was notified vide notification No.F.15 (3)/66- L & A (i) (ii) (iii) dated 24th July, 1962 u/s 4, 6 and 17 of the Land Acquisition Act 1894 for the acquisition at a public expense for a public purpose namely for the remodelling of Mangesh Fur, Drain. Applying the provision of sub-sec.(1) of Section 17 the Lt. Governor, Delhi directed the Land Acquisition Collector to take possession of the land on the expiration of 158 days from the publication of notices under section(1) of Section 9 of the Act. Wide publicity was given to the notification. Notices u/s 9 and 10 of the Land Acquisition Act 1894 were issued to all known interested persons, most of whom responded by filing their claims.

MEASUREMENT & OWNERSHIP

According to the notification u/s 6 of the Land Acquisition Act land measuring 58 bighas 19 biswas was notified for acquisition but from further verification made on the spot u/s 8 of the Land Acquisition Act the area to be acquired comes to 52 bighas 13 biswas. Out of this area 2 bighas 10 biswas have already been acquired vide award No.2039. The true and correct area for present acquisition comprising following Khasra No. is remains 50 bighas and 3 biswas.

<u>Rectangle No.</u>	<u>Khasra No.</u>	<u>Area</u>	<u>Kind of land.</u>
16	7/1/1	0-6	Gair aabdash.
	7/3/1	0-7	-do-
	6/1/1	0-9	-do-
	6/3/1	0-2	-do-
	15/4/1	0-11	-do-

16	15/2/1	0-14	Gair aabpash.
	16/2 to 5/1	0-8	-do-
17	11/1/1	0-2	-do-
	20/2/1	0-18	-do-
	20/3/1	0-8	-do-
	21/1/1	0-9	-do-
	21/3/1	0-12	-do-
	22/1/1	0-6	-do-
20	1/1/1	0-4	-do-
	1/2/1	0-4	-do-
	2/1/1	0-12	-do-
	2/3	0-8	-do-
	9/1/1	0-13	-do-
	9/3/1	0-16	-do-
	12/1/1	0-14	-do-
	12/3	0-6	-do-
	13/1/1	0-6	-do-
	18/2/1	0-14	Chahi.
	18/3/1	0-19	Gair aabpash
	19/1/1	0-4	Chahi.
	23/1/1	0-18	Gair aabpash.
	23/3	0-1	-do-
	24/1/2	1-1	-do-
	24/3/2	0-13	-do-
23	4/1/1	0-16	-do-
	4/3	0-1	-do-
	5/1/1	0-18	-do-
	5/3/2	0-19	-do-
	6/1/1	0-7	-do-
24	1/1/1	0-5	-do-
	10/1/1	1-0	-do-
	10/3/1	0-9	-do-
	9/1/1	0-5	-do-
	9/3	0-5	-do-
	12/1/1	1-0	-do-

✓ 12/3/2	0-8	Gair aabpash
✓ 13/3	0-3	-do-
✓ 13/1/1	0-12	-do-
✓ 17/4/2	0-9	-do-
✓ 17/2/2	0-13	-do-
✓ 18/3/1	0-7	-do-
✓ 18/1/1	0-15	-do-
✓ 24/4	0-2	-do-
✓ 24/2/1	0-11	-do-
✓ 25/1/2	0-15	-do-
✓ 25/3/2	0-8	-do-
✓ 5/1/1	0-9	-do-
✓ 2/1/1	2-8	Banjar Qadim.
✓ 3/1/1	2-8	-do-
✓ 8/1/1	0-1	Gair aabpash.
✓ 8/3/1	0-4	Gair Mumkin Abadi.
✓ 4/1/1	3-4	Banjar Qadim.
✓ 7/1/1	0-1	-do-
✓ 13/1	1-0	-do-
✓ 16/1	2-15	-do-
✓ 25/1/2	0-1	-do-
✓ 17/1/2	0-2	Gair Mumkin Johar.
✓ 1/3/2	0-7	Banjar Qadim.
✓ 2/1/1	1-16	Gair Mumkin Johar.
✓ 2/2/2x	0-9	-do-
✓ 1/1/1	0-12	Banjar Qadim.
✓ 9/1/1	0-4	-do-
✓ 9/3	0-3	-do-
✓ 9/5/1	0-6	-do-
✓ 9/7/1	0-3	Gair Mumkin Boarding
✓ 12/1/1	0-8	Banjar Qadim.
✓ 12/3/1	0-10	-do-
✓ 11/1	0-1	-do-
✓ 19/1/1	0-14	-do-

6	19/3	less than biswa	Banjar Qadim.
	20/1/1	0-14	-do-
	21/1/1	0-5	-do-
	22/1/1	0-16	-do-
	22/3/1	0-5	-do-
	22/4/1	0-4	Gair Mumkin Sarak Kham.
	22/5/1	0-1	Banjar Qadim.
81	20/1/1	0-3	Gair aabpash.
	20/2/1	0-13	Banjar Qadim.
	21/2/1	2-16	-do-
74	2/1	0-1	Gair aabpash.
<u>CLASSIFICATION OF LAND</u>		Total	50-3

Aabpash	Gair aabpash	Banjar Qadim	Gair Mumkin	Sarak Kham
0-18	25-9	20-18	Johar	0-4
Abadi	Boarding.			
0-4	0-3			

CLAIM

Claims for interested persons have been received as under:-
 Name of the claimant Claim.

Bhagwana, Kanwar Lal s/o Gurjan	Rs.25000/- per bigha .
Gopal s/o Dungar	Rs.25000/- per bigha.
Kedar Singh s/o Behari Lal	Rs.25000/- per bigha.
Set Ram, Balraj, Sahib Singh, Rajinder Singh s/o Rattan Singh, Pameshwari, Rajwanti wd/o Smt. Rati d/o Rattan Singh.	Rs.25000/- per bigha.
Ramath s/o Mathur and Zile Singh, Ram Pyari through Raghunath	Rs.25000/- per bigha, Rs.10000/- damages for crop. Rs.20000/- severance per bigha.
Ram Ram s/o Molar Devi Singh	Rs.6000/- per bigha.
Hingh and Bhim Singh	Damages for crop Rs.1000/- Rs.10000/- per bigha. Rs.20000/- severance per bigha.
Payal, Jai Ram, Jai Lal, Jia Ram	Rs.30/- per sq.yd.for land.

Sh. Ram Dhan s/o Har Kishan	Rs. 4500/- per bigha kham.
Sh. Sher Singh s/o Ramji Lal	Rs. 5000/- per bigha.
Sh. Risala s/o Deepan.	Rs. 25000/- per bigha.
Sh. Chandgi s/o Gardial	Rs. 25000/- per bigha.
Pardhan Gaon Sabha	Rs. 25000/- per bigha.
Kehri s/o Yad Ram	Rs. 5500/- per bigha.
Sh. Ram Kala s/o Bhora Ram	Rs. 25000/- per bigha.
Sh. Girdhari s/o Ramjas	Rs. 25000/- per bigha.
Sh. Ranjit s/o Ram Kala	Rs. 30/- per sq. yd. for lag
Sh. Rampat, Pribhu, Samey Singh ss/o Mohan Lal and Ram Karan, Amar Singh, ss/o Balu.	Rs. 4500/- per bigha.
Chhoto, ^{L.t.} Lotha and Moji ss/o Neki	Rs. 20000/- for severance Rs. 1000/- for damages crop, Rs. 10000/- per bigha.
Sh. Ram Kishan, Baldeva ss/o Ram Pd	Rs. 10000/- per bigha.

The claimant have filed certified copy of sale deed registration No. 1841 dated 22-6-63 executed by S/Shri Reepa, Jai Lal, Dharma and Khem and of village Kanjhawala in favour of Shri Tika Ram of Kanjhawala respect of 25 sq.yds. in Khasra No. 121/8 for 900/-. This sale transaction being on 22-6-63 and of village Kanjhawala has no relevance to the market value of the land under present acquisition as on 24-7-69 is therefore ignored.

NET VALUE.

The land under present acquisition runs from East to West in the village Ladpur. It is an agricultural land and Delhi Land Reforms Act 1954 is applicable in this village. Land in this village has been acquired for construction and diversion through two awards. The land acquired under award No. 1493 notified u/s 4 of the Land Acquisition Act on 25-7-62 and this award is of no help. Land acquired under award No. 2039 was notified on 5-12-66. In this award also the date of notification u/s 4 is 24-7-69 anterior to the date of notification u/s 4 i.e. 24.7.69 in the present case.

Sale registration No. and date.		Area	Consideration Money	Average per Bigha.
13.69	11090	19.3.67 5-4	Rs.3000/-	576.92
17.68	10665	3.3.67 13.9	Rs.9000/-	692.31

There has been no sale transaction in this village during 1968-69. and involved in sale deed No. 10665 dated 3.3.67 is near the main road and has therefore fetched higher price. This cannot be made basis for assessing the market value of land under acquisition. Land involved in sale deed No. 11090 dated 19.3.67 Kh. No. 20/2/3 is under present acquisition and this sale transaction is the best evidence of the market value of the land under present acquisition in 1967. The land in this sale transaction is recorded as 'gair aabpash' in 1967. Considering the fact that the date of sale transaction is 2 years anterior to the date of notification u/s 4 in the present case I am of the opinion that the market value of gair aabpash land as on 24-7-69 should be fixed at Rs. 600/- per bigha. I therefore assess the value of 'gair aabpash' land area 25 bighas 9 biswas comprising following Khasra Nos. in block 'B' at Rs. 600/- per bigha.

Khasra No.

Area

Rectangle No. Khasra No.

16	7/1/1	0-6
	7/3/1	0-7
	6/1/1	0-9
	6/3/1	0-2
	15/4/1	0-11
	15/2/1	0-14
17	2 to 5/1	0-3
	11/1/1	0-2
	20/2/1	0-18
	20/3/1	0-8
	21/1/1	0-9
	21/3/1	0-12

Rectangle No.	Khasra No.	Area
17	22/1/1	0-6
20	1/1/1	0-4
	1/2/1	0-4
	2/1/1	0-12
	2/3	0-8
	9/1/1	0-13
	9/3/1	0-16
	12/1/1	0-11
	12/3	0-6
	13/1/1	0-6
	18/3/1	0-19
	23/1/1	0-18
	23/3	0-1
	24/1/ 2	1-1
	24/3/2	0-13
23	4/1/1	0-16
	4/3/	0-1
	5/1/1	0-18
	5/3/2	0-19
	6/1/1	0-7
24	1/1/1	0-5
	10/1/1	1-0
	10/3/1	0-9
	9/1/1	0-5
	9/3	0-5
	12/1/1	1-0
	12/3/2	0-8
	13/3	0-3
	13/1/1	0-12
	27/4/2	0-9
	17/2/2	0-13
	18/3/1	0-7
	18/1/1	0-16

Rectangle No.	Khasra No.	Area
24	24/4	0-2
24/2/1	24/2/1	0-11
	25/1/2	0-15
	25/3/2	0-8
25	5/1/1	0-9
79	2/1/1	0-1
81	20/1/1	0-3
74	2/1	0-1

There is no sale transaction in village Ladpur in 1967-68-69 with regard to 'aaspash' land. In order to assess the market value of 'aaspash' land in Ladpur sale transactions in the adjoining village will have to be looked into. Kanjhawala is the adjoining village and this drain in the area under present acquisition runs through Kanjhawala also. Land in village Kanjhawala under this drain has recently been acquired vide award No.33/70-71 and market value for 'aaspash' land was fixed at Rs. 900/- per bigha on 24-7-69 which is also the date of notification u/s 4 in the present case. I consider it fair and reasonable to fix the market value of 'aaspash' land in this village also at Rs.900/- per bigha and assess the 'aaspash' land measuring 0-15⁰⁻¹⁹ bighas comprising following Khasra No. in block 'A' at Rs.900/- per bigha.

Rectangle No.	Khasra No.	Area
20	18/2/1	0-14
	19/1/1	0-4

Some land under present acquisition is recorded as Banjar Qadim, Gair Muskin Jehr, Abadi, Sarak Khan and being 4 biswas of land recorded as Sarak Khan is rasta on the spot and is in common use of the public. No compensation is therefore assessed on this area. These remaining land is definitely inferior to the 'aaspash' and 'Gair aaspash' land and is therefore assessed at Rs.300/- per bigha as was done in the case of Kanjhawala vide award No.33/70-71. The land assessed at Rs.300/- per bigha in block 'C' is comprised in the following Khasra No.

Rectangle No.	Khasra No.	Area
79	2/1/1	2-8
	3/1/1	2-8
	8/3/1	0-4
	4/1/1	3-4
	7/1/1	0-1
	13/1	1-0
80	16/1	2-15
	25/1/2	0-1
	17/1/2	0-2
	1/3/2	0-7
	2/1/1	21-16
	2/2	0-9
78	1/1/1	0-18
	9/1/1	0-4
	9/3	0-3
	9/5/1	0-6
	9/7/1	0-3
	12/1/1	0-8
	12/3/1	0-10
	11/1	0-1
	19/1/1	0-14
	19/3	less than biswa
	20/1/1	0-14
	21/1/1	0-5
	22/1/1	0-16
	22/3/1	0-5
	22/5/1	0-1
81	20/2/1	0-3
	21/2/1	2-16

OTHER COMPENSATION

There are no structures, trees and wells in the area under acquisition.

SOLATIUM.

As provided u/s 23(2) of the Land Acquisition Act the land owners will be paid 15% solatium for compulsory nature of acquisition.

INTEREST.

The Executive Engineer, Flood Control and Drainage Division No.1 has intimated vide letter No.KB-10(L)/1/11557 dated 23-9-70 that the possession of the land acquired was taken over on 22-10-69. Interest will therefore be paid at the rate of 5.6% p.a. from 20-10-69 to 30-9-70.

ADJUDICATION.

Compensation will be paid according to the latest entries in the revenue record and in the presence of interested persons. In case of dispute it will be sent to A.D.J. for adjudication.

'SUMMARY OF THE AWARD'

Market value of land measuring 10 biswas 'aarpash' land in block 'A' at the rate of Rs.900/- p.b.	Rs.810.00
Market value for land measuring 25 bighas 9 biswas of gair aarpash land in block 'B' at the rate of Rs.800/- per bigha.	Rs.15270.00
Market value for land measuring 23 bighas 12 biswas banjar land in block 'C' at the rate of Rs.300/- per bigha.	Rs.7020.00
Market value for 4 biswas of land under 'rasta'.	Nil.
15% solatium	Rs.3474.00
Total	Rs.26634.00
Interest at the rate of 5% p.a. from 20.10.69 to 30.9.70. (346 days)	Rs. 1614.85
Grand Total	Rs.28148.85

LAND REVENUE

The land is assessed to the land revenue at Rs.12.53 which will be deducted from the rent roll from the date of taking over possession of the land.

(B.M.J. GAUMAT) 18.10.70
LAND ACQUISITION COLLECTOR (DS): DELHI

imposed

1/11/71

N.7.1. A

Announced & filed

1/11/71