AWARD NO

43/1973-74

NAME OF VILLAGE

Dags Co 2 Com

NATURE OF ACQUISITION:

PERMANENT

PURPOSE OF ACQUISITION:

PLANNED DEVELOPMENT OF DELHI.

These are proceedings U/s-11 Land Acquisition Act, 1894 for determination of compensation in respect of land measuring 16 biswas situated in village Maujpur. The land forms part of general notification issued by Delhi Administration U/s-4 L.A.Act vide No.F-15(III)/59-LSG dated 13.11.59 for 34070 acres scheme. The declaration U/s-6 of the Act was issued vide No.F-4(19)/65-L&H dated 6.1.67 for area 109 bighas 18 biswas.

The land is required by the Government at the public expense for a public purpose namely for the Planned Development of Delhi.

Notices U/s 9 & 10 of the Act were issued to persons interested in the land. Claims filed will be discussed under a separate heading 'Claims & Evidence'.

MEASUREMENT & TRUE AREA

As said above the notification U/s-6 B.A.Act was issued for area 109 bighas 18 biswas, while the present proceedings are confined to area 16 biswas only. This area was found correct as per measurement carried out by the field staff at the spot.

The remaining area notified U/s-6 of the Act will be acquired through a supplementary Award.

DETAILS OF THE LAND

Kh.No.	A-rea	Kind of Soil
314/1	0-02	Nehari
645,646/316/1	0-14	Rosli
TOTAL -	0-16	

Contd..2/

OWNERSHIP & OCCUPANCY

Sl.No	Name of Owner	Name of Occupant	Kh.No.	Area	Kind of Soil	
1.	Khacheru, Lilu, Chander Bhan Ss/ Phool Wati, Khen Wati Ds/o Mst.Ph in equal shares	l latto	645,646 316/1	0-14	Rosli	•
2.	Babu, Nawab Sa/c Mutkeem in equal shares 8/27 shar Nurul Hasan, Sw sons, in equal 79/270 share. Mst. Asia widow 7/216 share. Mst.Chhedo daug 49/1080 share o Mohd.Mukeem, Kaneez Fatlma w Razul Hrssain 1	re; air share hter f	314/1	0-02	Nehari	

CLAIMS & EVIDENCE:

Name of Claimant	Kh.No.	Area	Rate Evidence
Khacheru, Pahlad, Chander Bhan, sons, Phool Wati, Khelwati Ds/o Mst.Fatto	645,646 316	-	Rs.22,000/- Nil per bigha

MARKET VALUE:

In the present case, the date of preliminary notification is 13.11.59 and as such the market value is to be determined as prevailing during that period. The claimants have demanded exorbitant rates of compensation, but adduced no evidence to substantiate their claims.

Before we embark upon the sale transactions in determining the market value, it would be helpful to look into the Award that might have been made in the village. There has been only one A ward in this village, the particulars of which are given as below:-

Award No.	Date of Notification U/s-4.	Rate awarded by the L.A.G.
60/72-73	10.11.60	Rs.880/- per bigha

Revenue record of village Maujpur was consulted.

Contd ... 3/-

	ewing sale tran	sactions				
	o. Mutation No.	Date of Regn.	771. X7 -	1 -1 - 1 - 1	amount	P. B.
1.	617	12.3.58	1,12,32 (Knewat N	~ ``		Rs.520/-
2.	618	-do-	12,35 (Khewat N	1-15		Rs.560/-
3.	619	18.3.58	325,318	7-02		Rs.564/-
4.	614	5,8,59	275	1-16	Rs.1,500/	- Rs.833/-
5.	615	-do-	274,280	3-03	Rs.2,500/	- Rs.793/-

The abovementioned Award No.60/72-73 was based on transactions at \$1.No.4 & 5 coupled with an allowance of Rs.62/-per bigha on the average of the consideration money in these two sales, towards appreciation in the price as relevant to the date of preliminary notification in the case.

The material date in the present cases is 13.11.59 which is quite close to the date of execution of the two sales referred. The average price in the two sales works out to KK. Rs.808/- P.B. approximately, say Rs.800/- per bigha. These transactions involve considerable area and thus reflect the true market value prevailing at that time in the village and as such are the best guide to the present case to be relied upon. I, therefore, consider that a rate of Rs.800/- per bigha would be the fair market value for the land in question and award the same accordingly.

OTHER COMPENSATIONS

WRILS AND STRUCTURES: There is no well or structure on the land under acquisition.

TREES:- There are also no trees on the land under acquisition.

SOLATIUM:- 15% solatium will be paid on the market value of the
land towards compulosry nature of acquisition.

Contd...4/-

INTEREST

case is 13.11.59 and the date of declaration U/s-6 of the Act is 6.1.67. The case therefore falls within the purview of Land Acquisition (Amendment & Validation) Act, 1967.

Interest therefore would be payable @ 6 % per annum only on the market value of the land from the date on expiry of three years from the date of preliminary notification - which in the present case comes to 13.11.62 till the date of announcement of Award, which is tentatively fixed as 26.6.73.

LAND REVENUE

The land under acquisition is assessed to 0-09 paisa as had revenue, which would be deducted from the Khalsa Rent Roll from the date of possession.

APPORTIONMENT:

Compensation will be paid according to the latest entries in the revenue record except where persons other than owners are in occupation of the land or where persons other than the except was a than owners claim compensation.

SUMMARY:

1. Compensation for land measuring Rs.640/-16 biswas @ Rs.800/-P.B.

2. Add 15% solatium

Rs. 96/-

3. Interest U/s-4(3) @ 6% per annum only on the market value of land i.e. Rs.640/-w.e.f.13.11.62 to 25.6.73 (Ten years & 225 days)

Rs.407/67

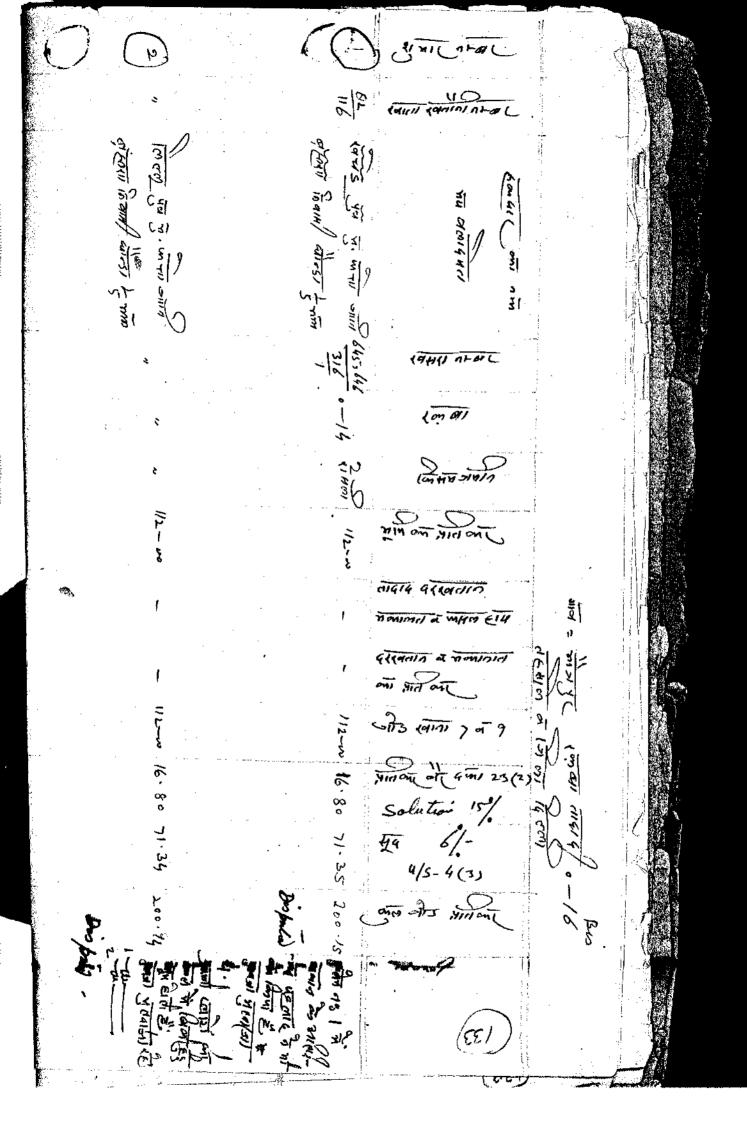
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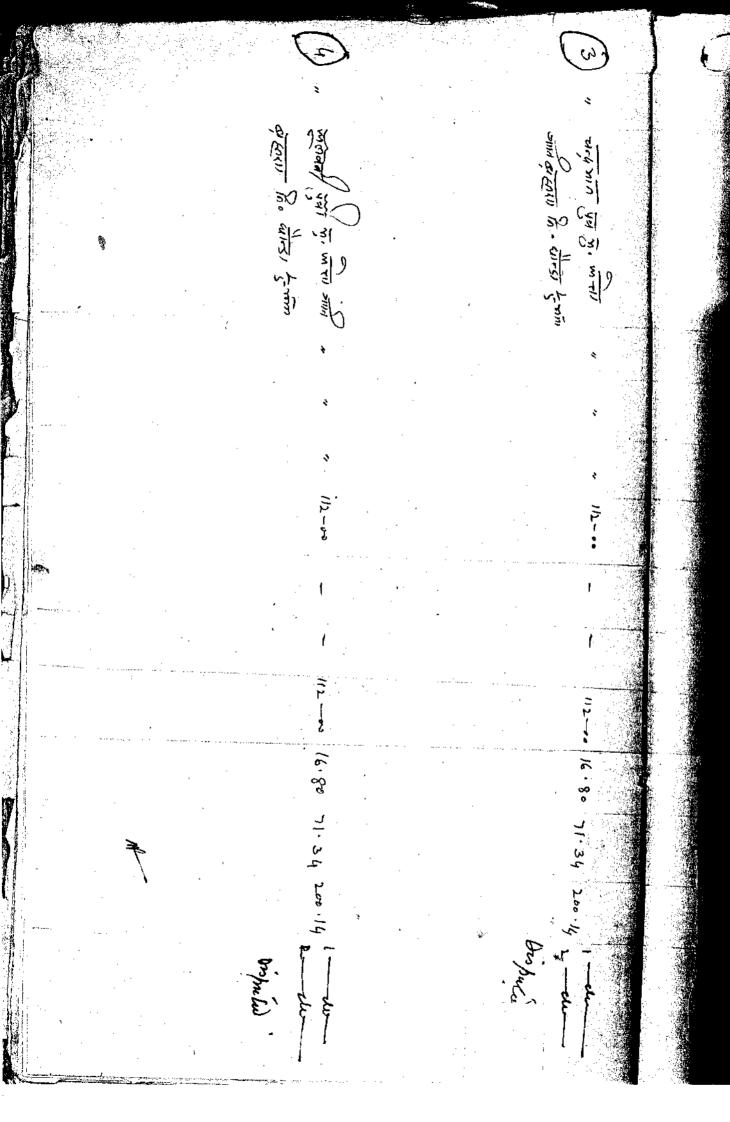
(Rupees one thousand one hundred forty three and paisa sixty seven only)

(G.BAHADUR)
(G.BAHADUR)
LAND ACQUISITION COLLECTOR (MSW),
DELHI.

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काय नाही भन्दा । लोश था -11-73, आज दिनां म 21-11-73 को बहकम जनाव भूमें औचा श्री अस्यकारी दिनांक 17-11-) उबराय में ने कान्या अनाई ने 43/1973-74 क्ल-यन्य प्रवासि ए में न नवानन्य जन्मात्रा च्यामी मोने पर एउ मीका पर भीन तथा अनम्पनमाग भी ओर से भी रामप्रकाशासा नामक तहसीक प्रारं न भी रनकाम सिंह प्रवारी म ०१ भ के. अंभंभंका 10.10 of one or off P.C. Grupta A.E. or M.M. mid wini s. o. of करियार महा क्यामा है। कारा का 014/1 केरेड 645-646 जाला क्यामा शहर कारा बनसरा न 014/1 केरेड 645-646 जाला तथा भवन विभाग की मीक पर हासिल करके हवाल मिया गया, और उन्होंने औ P. C. Gupta A.E. C. P.W. D. Div. No. 10 के हमाले किया। कार्यवाही कवल के समय कार्ड मुलाहमत पेरा नहीं आई। इस अमर की अरवरी व मुनादी बंजरिये भी मरानन्द प्रकाश न्यपरासी से में का पर व दहजा में बजा नहन बजरिये कन सत्तर करा दी मई है। परवारी हल्का दी गर कार सरकार की वजह से मोक पर शिक्तर नहीं अगया, इसिक्य कन्ता नार्यनाही की रम्क नकल भार पात तहस्वीलयार साहब दिल्ली बराये अमल यरामय कागजात माल प्रमानवार जाती मुनासिव है। अब कार्यवारी मन्जा हर लिहात से मुक्तिल ही सुकी है। दिनांक 21-11-)3. While (n) Dog # 10 L.1. भ-गीनाम अ-गट्येम) 2/11/70



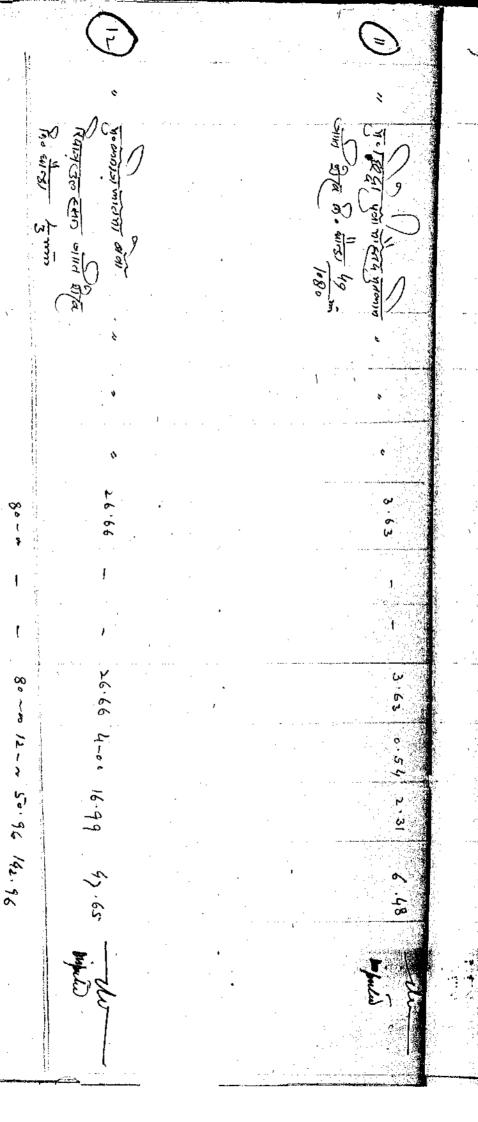


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