

AWARD No.

72/80-81

7

Name of Village:- Nilothi.
Nature of Acquisition:- Permanent.
Purpose of Acquisition:- Construction of Minors and Office.

These are proceedings for the determination of compensation under section 11 of the Land Acquisition Act, 1984. The land measuring 7 bighas 16 biswas situated in village Nilothi was notified u/s 4, 6 & 17 of the Land Acquisition Act vide Delhi Administration Notification Nos. F.7(56)/76-L+B(i), F-7(56)/76-L+B(ii) and F-7(56)/76-L+B(iii) dated 21.9.79 respectively for a public purpose, namely Construction of Minors and office buildings. Notices u/s 9 & 10 of the L.A. Act were issued to the interested persons and claims filed by them are discussed hereafter the heading 'Compensation claims.'

M E A S U R M E N T:- The land under acquisition was measured by the Land Acquisition field staff on the spot, and found 7 bighas 16 biswas as notified u/s 4, 6 & 17 of the L.A. Act vide notification referred to above.

O W N E R S H I P:- The details of Khasra Nos. ownership and classification of land are as under:-

<u>Name of the owner.</u>	<u>Occupant.</u>	<u>Kh.Nos.</u>	<u>Area.</u>	<u>Kind of Land</u>
Sarvshri Chaman Lal Bahri S/o Khewan Mal Bahri R/o Indera Market Subzi Mandi, Delhi.	Self	1 25	1-18	Abpash
Inder Pal Singh & Pervinder Pal Singh S/o Burlabh Singh R/o A-27, Kirti Nagar, Delhi.	Self	6 5	4-2	Jadid
				6=0
Krishan Kumar Sood S/o Krishan Kumar Sood S/o Kulwant Rai Sood R/o p/11, East Patel Nagar, N. Delhi equal share.	Self			
Sarvshri Phool Singh S/o Nihal Singh 1 3	Self	6 2	0=12	Jadid
Share, Jagbir Singh S/o Charam Singh, Bharat Singh, Jala Singh, Niranjana Singh and Mahender Singh S/o Sood Singh 2, Sood Singh R/o				

9

Sarvshri Suba Singh & Jage		
S/o Humam Singh equal		
Share in 2 share. Rajinder Singh	Self	6
3		6
Sansher Singh sons, Nirmala Devi		1-4
Darshna Devi daughter and Mst.		Jadid
Sarwan Se/o Saroop Singh equal		1
Share in 1 share. R/o Niloti, Delhi.		
2		

Grand Total

7-16

COMPENSATION CLAIMS

The following persons have filed their claims for compensation.

10.

Name of the Claimant.

Compensation claimed.

Sarvshri Bharat Singh,
Niranjan Singh, Zile Singh
& Mahinder Singh S/o Phool Singh
Phool Singh S/o Nihal Singh. All
R/o Village Niloti, Delhi.

Have claimed compensation
@ Rs. 100/- per sq. yd. for
the land.

SS/Sh. Suba Singh self and
on behalf of Jaga Ram S/o
Hukum Singh, Rajinder Singh
S/o Saroop Singh Sarwan Devk
S/o Saroop Singh, Nirmal
Devi and Darshna Devi D/o
Saroop Singh R/o Village
Nilothi, Delhi.

Have claimed compensation
@ Rs. 12000/- per bigha for
the land.

Sarvshri Chaman Lal Behri
S/o Khewan Mal Bahri, Sh
Krishan Kumar Sood S/o
Kulwant Rai Sood Parvinder Pal
Singh and Inder Pal Singh S/o
Durlabh Singh. Through S.C.
Dhameja, Advocate, Delhi.

Have claimed compensation
@ Rs. 25000/- per bigha
for the land and
Rs. 20000/- as severance
charges.

(11) 15% and other interest
as per law.

DOCUMENTARY EVIDENCE

The persons interested i.e. Sarvshri Bharat Singh, Niranjan Singh S/o Phool Singh and Suba Singh R/o Village Niloti have produced photostate copies of sale deed Nos. 11673, 11732, 2872 & 2873 in support of their claims which are discussed under the head of market value.

MARKET VALUE

The registration deed filed by Sarvshri Bharat Singh, Niranjan Singh, was executed on 23.8.75 by Sh. Suba Singh S/o Humam Singh, Jag Ram S/o Hukum Singh, Rajinder Singh, S/o Late Saroop Singh and Smt. Sarwan Devi S/o Saroop Singh and others signors in favour of Sh. Chaman Lal Bahri S/o Khewan Mal Bahri resident of R/18, Indira Market, Subzi Mandi, Delhi and others. This sale deed is in respect of land measuring 12 bigha 3 biswas in Rantangly No. 1 and Rantangly No. 2 in the revenue estate of

Village Nilothi. Sh. Suba Singh one of the interested person have also filed registration deed No. 2872 dated 28.8.75 which was executed on 28.8.75. This registration deed pertain to the land measuring 9 bigha 12 biswas situated in Rectangle No. 6 in the Revenue Estate of village Nilothi. The price obtained for the sale of the land is Rs. 33000/-. Another sale deed filed by Sh. Suba Singh for a sum of Rs. 42000/- which was also executed on 28.8.75 pertain to the land measuring 12 bigha 3 biswas situated in Rectangle No. 2. The cost of the well and one grown up tree is also included in the sale price of Rs. 42000/-. Another two sale deeds amounting to Rs. 49000/- for the land measuring 14 bigha 8 biswas and another sale deed for Rs. 15000/- in respect of land measuring 4 bigha 4 biswas in Rectangle No. 45 were also filed, but after the date prescribed for receipt the objections. I have give thoroughful consideration to the sale deed filed by the interested persons in support of there claims.

The value of the land under acquisition is to be assessed, keeping in view the ^{advantage} and the potentialities attached to it. The another important consideration in deciding the market value is the sale price determined on basis of registration deeds executed with the reasonable time, before and after the notification of the intention of the Govt. to acquire as required under section 23 of the L.A. Act 1894. The proof of the aforesaid sale transactions submitted by the interested persons pertain to the year 1975. The average sale price on basis of the registration deed submitted comes to Rs. 3437.60 paise per bigha. The notification for acquisition of land was issued by the Govt. 21.9.79. Therefore thus ^{there} has been a gap of 4 years in transaction of the land and the notification of the Govt, for acquiring the land. In the meanwhile the interested persons had filed an Appeal against the Collector's award No. 24/78-79 in the Court of A.D.J. The Learned A.D.J. in his order dated 30.11.79 in L.A. case No. 18/79 Kanwar Singh and other Vs. Union of India has enhanced the amount of award from Rs. 1750/- to Rs. 4000/- per bigha. The land under acquisition by this award is in the same vicinity and has the same potentialities. Therefore, in all fairness I determine the present market value of the land keeping, all the facts in mind to Rs. 4000/- per bigha.

TREES, WELLS & STRUCTURES.

There is no trees, wells and structure on the land under acquisition.

S O L A T U I M

15% solatium is admissible on the amount of compensation per L.A. Act.

INTEREST

The possession of the land under acquisition was taken over by the department. The ~~interest of person~~ interest is therefore payable to the interested person w.e.f. 7.11.79 to 30.9.80.

APPORTIONMENT

The payment of compensation will be made according to the latest entries in the revenue record.

LAND REVENUE

The land under acquisition is assessed to Rs. 2.40 which would be deducted from the Khalsa Rent Roll of the village from the date of possession i.e. 17.11.79.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

S U M M A R Y

In view of the facts discussed above the award is summarised as under:-

- ~~perxhighxxx81200/x.~~

- | | | |
|----|------------------------------------------|--------------|
| 2. | 7 bibha 16 biswas @ Rs. 4000/- per bigha | Rs. 31200.00 |
| 2. | Solatium | Rs. 4680.00 |
| 3. | Interest @6% from 17 .11.79 to 30.9,80 | Rs. 1636.08 |

Grand Total	Rs. 37516.08
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(Rupees Thirty Seven Thousand Five Hundred Sixteen & paise eight only).

(S. C. Gupta)
Land Acquisition Collector (Palam)
Delhi.

Answered and filed in presence Shri Brahat Singh

Stone

4-10-80

265

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(TO BE PUBLISHED IN PART IV OF DELHI EXTRA-ORDINARY GAZETTE)
DELHI ADMINISTRATION : DELHI

NOTIFICATION

Dated the 21 Sept., 1979.
F.7(56)/76-L&B (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 for "Construction on Minors and office. 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 concern.

In exercise of the powers conferred by the afore-mentioned 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 under that section.

The Lt. Governor, being of the opinion that the provisions of sub-section (1) of section 17 of the said Act are applicable to this land, is further pleased under section 4 of the said section to direct that provisions of sub-section 5-A shall not apply.

SPECIFICATION

village	Total Area		Field Nos. or Boundaries		Area
	Big.-	Bis.	Rect No.	Khas.No.	
					Big.- Bis.
	7-16		1	25	1-18
			6	5	4-02
				6/1	1-04
				6/2/2/2	0-12

By Order,

24/9

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24/9/79

27/9/79


1979
4/10/79

(Ajit Kumar Chaturvedi)
Under Secretary
Land & Building Department
Delhi Administration : Delhi.
Contd.....p2/.

No. F.7(56)/76-L&B. (1) / 29(20) Dated the 21 Sept., 1979.

Copy forwarded to :-

1. The Public Relations Department, Delhi Administration, Delhi (in duplicate) for favour of publication in Part-IV of Delhi Extra-Ordinary Gazette. 5 copies of the Gazette in which the notification is published may be supplied to this Administration.
2. The Additional District Magistrate(LA), Tis Hazari Courts, Delhi.
3. Officer-in-Charge(LA), Tis Hazari Courts, Delhi.
4. The Land Acquisition Collector(P), Tis Hazari Courts, Delhi.
5. The Executive Engineer-I, Minor Irrigation Division, Delhi Administration, 17 Banarsi Dass Estate, Lucknow Road, Delhi.
6. The Tehsildar(notification), Tis Hazari Courts, Delhi.
7. The Tehsildar (L&EO, Vikas Bhawan, New Delhi.
8. Sub-Registrar, I & II, Delhi.
9. The Sub-Registrar, New Delhi.
10. The Sub-Registrar, Shahdara.
11. P.A. to Deputy Secretary (L&B), Vikas Bhawan, New Delhi.


(Ajit Kumar Chaturvedi)
Under Secretary
Land & Building Department
Delhi Administration : Delhi

M.M.S./12979.

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(TO BE PUBLISHED IN PART IV OF DELHI EXTRA-ORDINARY GAZETTE)
 DELHI ADMINISTRATION : DELHI

NOTIFICATION

Dated the 21 Sept., 1979.

F.7(56)/76-I&B (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 "Construction of Minors and Office." It is hereby declared that the land described in the specification below required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894 to all whom it concern and under the provisions of section 7 of the said act, the Collector of Delhi is hereby directed to make order for the acquisition of the said land.

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

SPECIFICATION

of village	Total Area		Field Nos or Boundaries		Area
	Fig.-	Bis.	Rect No.	Khas. No.	Fig.- Bis.
	7-16		1	25	1-18
			6	5	4-02
				6/1	1-04
				6/2/2	0-12

By Order,

(Ajit Kumar Chaturvedi)
 Under Secretary
 Land & Building Department
 Delhi Administration : Delhi.

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No. F.7(56)/76-L&B.(2) 29(37) Dated the 21 Sept., 1979.

Copy forwarded to :-

1. The Public Relations Department, Delhi Administration, Delhi (in duplicate) for favour of publication in Part-IV of Delhi Extra-Ordinary Gazette. 5 copies of the Gazette in which the notification is published may be supplied to this Administration.
2. The Additional District Magistrate(LA), Tis Hazari Courts, Delhi.
3. Officer-in-Charge(LA), Tis Hazari Courts, Delhi.
4. The Land Acquisition Collector(P), Tis Hazari Courts, Delhi.
5. The Executive Engineer-I, Minor Irrigation Division, Delhi Administration, 17. Benarsi Dass Estate, Lucknow Road, Delhi.
6. The Tehsildar(notification), Tis Hazari Courts, Delhi.
7. The Tehsildar (L&B), Vikas Bhawan, New Delhi.
8. Sub-Registrar, I & II, Delhi.
9. The Sub-Registrar, New Delhi.
10. The Sub-Registrar, Shahdara.
11. P.A. to Deputy Secretary (L&B), Vikas Bhawan, New Delhi.


(Ajit Kumar Chaturvedi)
Under Secretary
Land & Building Department
Delhi Administration : Del

M.M.S./12979.

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(TO BE PUBLISHED IN PART IV OF DELHI EXTRAORDINARY GAZETTE)
 DELHI ADMINISTRATION : DELHI

_N_O_T_I_F_I_C_A_T_I_O_N_

Dated the 21 Sept., 1979-

No. F.7(56)/76-L&B (3) :- In exercise of the powers conferred by sub-section (1) of section 17 of the Land Acquisition Act, 1894, the Lt. Governor, Delhi is pleased to direct the Land Acquisition Collector, Delhi to take possession of land the specification of which is given in his notification No. F.7(56)/76-L&B (1) & (2) of even ~~number~~ dated on the expiration of 15 days from the publication of notice under sub-section (1) of section 9 of the said Act.

By Order,

(Ajit Kumar Chaturvedi)
 Under Secretary
 Land & Building Department
 Delhi Administration : Delhi.

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No. F.7(56)/76-L&B. (3) 29648 Dated the 21 Sept., 1979.

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2. The Additional District Magistrate(LA), Tis Hazari Courts, Delhi.
3. Officer-in-Charge(LA), Tis Hazari Courts, Delhi.
4. The Land Acquisition Collector(P), Tis Hazari Courts, Delhi.
5. The Executive Engineer-I, Minor Irrigation Division, Delhi Administration, 17 Banarsi Dass Estate, Lucknow Road, Delhi.
6. The Tehsildar(notification), Tis Hazari Courts, Delhi.
7. The Tehsildar (L&B), Vikas Bhawan, New Delhi.
8. Sub-Registrar, I & II, Delhi.
9. The sub-Registrar, New Delhi.
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11. P.A. to Deputy Secretary (L&B), Vikas Bhawan, New Delhi.


(Ajit Kumar Chaturvedi)
Under Secretary
Land & Building Department
Delhi Administration : Delhi

M.M.S./12979.