

AWARD NO.....27/1969.

NAME OF VILLAGE.....GARHI PIRAN

NATURE OF ACQUISITION...PERMANENT

PURPOSE OF ACQUISITION..PLANNED DEVELOPMENT OF DELHI.

In pursuance of Delhi Administration notification No.F.15(iii)/59-LSG dated the 13th November,1959 issued under the provisions of section 4 of the Land Acquisition Act 1894, 34070 acres of land in various villages was notified for a public purpose namely for Planned Development of Delhi. The land measuring 1 bigha 10 bis alongwith other land in village Garhi Piran was included in the aforesaid notification. Wide publicity was given. Objections were received u/s 5(a) of the said Act and same were submitted with a report for the decision of the appropriate Government. The appropriate Government after considering the report made u/s 5(A) sub-section 2 and being satisfied that the land was needed for a public purpose, notified u/s 6 of the L.A.Act 1 bigha 10 bis of land vide notification No.F.4(5)/63-L&H dated 2.7.68.

Thereafter notices u/s 9(1),9(ii) and 10(1) of the ~~said~~ said Act were issued to the interested persons to submit their claims which will be discussed at the proper place.

M E A S U R E M E N T

The area given in the notification u/s 6 of the Land Acquisition Act is 1 bigha 10 bis. and the same is found correct as per measurement done by the field staff.

O W N E R S H I P

The details of area under acquisition, ownership, tenancy, Kh.Nos and classification of soil is as follows:-

S.No.	Name of owner	Name of Occupant.	Kh.No.	Area	Kind of soil
1)	Siri Lal s/o Jug Lal.	Self	530/1	1-10	Rosli

C L A I M A N D E V I D E N C E

In response to the notices u/s 9 and 10 of the Land Acquisition Act 1894 Sh. Siri Lal s/o Jug Lal has filed

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his claim in respect of Kh.No.530/1 and has claimed Rs. 50/ per sq. yd. In support of his claim he has filed a copy of Registered sale deed No.2435 dated 26.8.63 executed on 21.8.63 whereby 10 bis of land out of Kh.No.112 were sold by Neki Ram in favour of Sh. Mehar Singh for^a consideration of Rs.3000/- The rate comes to Rs. 6000/- per bigha.

MARKET VALUE

In the village Garhi Piran governed by the Delhi Land Reforms Act 1954 one bigha 10 bis fall under acquisition in the present scheme. The date of notification u/s 4 of the present scheme is 13.11.1959. The market value prevailing in that date is to be determined and awarded. For the purpose the sale transaction taking place during the five years from 1954-55 to 1958-59 are apparently to be considered. Only during 1958-59 two sale transactions are reported. They are as under:-

S.No.	Mutation No.	Date of registration.	Kh.No.	Area	Price per bigha.
1.	507	15.10.59	207 208	3-03 3-00	Rs.1625/-
2.	509	24.1.59	559 560	2-11	Rs.2353/-

The relevancy of these sale transactions is undisputable. Both took place earlier to the date of preliminary notification. But the situation varies. One (mutation No. 509) is on the Delhi Rohtak Road and the other (Mutation No.507) is a little further from the said Road. According to the situation the land of these sale transactions is superior to the land under acquisition. The land under acquisition is about 70 yds. from the Abadi. Before accepting or rejecting these sales it is expedient to look into the awards that have already been made in the village. Although several awards have been made, the one that strikes the eye is Award No.1658. The land acquired through Award No.1658 touches the land, under acquisition. In it the L.A.C dividing the land into two Blocks awarded for Block A. Rs. 1500/- and for Block B Rs. 1000/-.

The A.D.J. in reference u/s 18 has enhanced compensation awarded by the L.A.C. He has divided the land acquired in Award No. ~~1625~~ 1658 into four categories. The 1st category of land is that land which abuts ^{on} the Delhi Rohtak Road. 2nd is that land which is flat and even, 3rd that which is dug up but has the advantage of a Rasta and fourthly that which is Bhatta having no access or advantages like the other three.

According to this break up of land the land under acquisition is covered under the 2nd Category. It is flat and even. For this category of land the ADJ has allowed Rs. 2000/- per bigha kham. No appeal was filed by the U.O. The land Acquisition case Nos. are 532/1965 Mukhtiar Singh V/s U.O.I. and 835/1965 Siri Chand and others V/S U.O.I. As such I accept the value of the land under acquisition to be Rs. 2000/- per bigha and award the same for the date of notification u/s 4 and the situation and conditions are similar to the second category, of land as placed by the A.D.J. in his judgements mentioned above relating to Award No. 1658.

S O L A T I U M

15% solatium will be allowed as required under the Act.

I N T E R E S T

Though the possession of the land under acquisition has not yet been taken over but interest @ 6% per annum from 13.11.62 upto the date of announcement of Award is payable to the interested persons under the Land Acquisition Amendment Act.

T R E E S W E L L S & S T R U C T U R E S

There are no trees, wells and structures on the land under acquisition.

A B A T E M E N T O F L A N D R E V E N U E

The land under acquisition is assessed to Rs. = 52NP as

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as Land Revenue, The same shall be deducted from the Land Revenue roll of this village from the next harvest after possession of the land is taken over.

A P P O R T I O N M E N T

Compensation will be paid to the interested persons according to the latest entries in the Revenue Record.

The award is summarised as under:-

S U M M E R Y

Compensation of 1 big. 10 bis of land @ Rs. 2000/- per bigha kham.	Rs. 3000-00
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Interest @ 6% per annum for the period 13.11.62 to 29.9.69(6 years 320 days)	Rs. 1237-81 ✓
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15% Solatium.	Rs. 450-00
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Grand Total	Rs. 4687-81
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(Rupees Four thousand six hundred eighty seven and
paise eighty one only)

(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

Announced and filed.

4.12.69.