

A W A R D NO. 22/85-86

NAME OF VILLAGE : RAJOKRI
 NATURE OF ACQUISITION : PERMANENT
 PURPOSE OF ACQUISITION : CONSTRUCTION OF RAJOKRI BUND
 No. II

These are proceedings for acquisition of land in Village Rajokri, which is required by the Government at public expense for public purpose namely for the construction of Rajokri Bund No. II. This land was notified under section 4, 6, 17 of the Land Acquisition Act, 1894 vide notification No. F.7(41)/81-L&B(1)(2)(3) dated 22.1.82 respectively. A declaration u/s 6 of the said Act was issued vide notification No. F.7(41)/81-L&B(2) dated 22.1.82 for the land measuring 7 bighas 19 biswas. The notices u/s 9 & 10 of the L.A. Act were issued to the interested persons for filing claims who have responded to the notices and have filed their claims which will be discussed under a separate heading "Claims & Evidence."

MEASUREMENT

Out of the notified area an area measuring 5 bighas 10 biswas bearing Khasra No. 455 min (1-03), 459 min (1-10), 460 min (Less than biswa), 468 min (1-10), 469 min (Less than biswa), 470 min (1-07) was deleted vide No. F.7(41)/81-L&B dated 5.2.83 issued from the Joint Secretary (L&B, Delhi Admn., Delhi. The Field Staff has carried out measurement on the spot. Thus the area measuring 2 bighas 9 biswas is found ^{to be} correct, the details of which are as under :-

<u>Kh.No.</u>	<u>Area</u> <u>Big-Bis</u>	<u>Kind of soil</u>
449/2	0-14	Abpash
451/2	1-09	-do-
456/2	0-06	-do-
Total:-	<u>2-09</u>	

OWNERSHIP

<u>Sl.No.</u>	<u>Name of owner</u>	<u>Name of occupant</u>	<u>Kh.No.</u>	<u>Area</u>
1.	Mst. Ginni wd/o Raghbir Singh, Siri Bhagwan s/o Chunna alias Cheta equal share in 1/2 share	Self	449/2	0-14
	Phool Singh, Rohtash ss/o Kundan equal shares in 1/2 share		451/2	1-09
				<u>2-03</u>

Contd..2...

2. Mir Singh s/o Lakhmi Chand Self 456/2 0-06
1/2 share. Ram Narain s/o
Maharia alias Mehar Chand
1/2 share

CLAIMS & EVIDENCE

<u>Sl.No.</u>	<u>Name of claimant</u>	<u>Claimed compensation</u>
1.	All India Film Corporation Pvt.Ltd.	Has claimed compensation for Kh.Nos. 460/2 (Less than biswa) 459/2(1-10), 455/2(1-3), 463/2/2(1-3), 470/2(1-7) and 469/2 (Less than biswa) @ Rs. 20,000/- value of tube-well and Motor Rs. 6,41,000/- for compensation and in addition to Interest investment Rs. 32132-07.

Note:- These khasra Nos. have been deleted and the same have not been acquired in the present award due to deletion u/s 48(1) of the L.A. Act, 1894.

DOCUMENTARY EVIDENCE

Documentary evidence and proofs have been filed as under :-

<u>Sale deed No. & date</u>	<u>Kh.No.</u>	<u>Area Big-Bis</u>	<u>Consideration amount</u>
1. 6637/24.10.81	470 min	2-8	Rs. 48,000/-
2. 6651/24.10.81	469 min	2-11	Rs. 48,000/-
3. 6652/24.10.81	469 min	2-11	Rs. 48,000/-
4. 6647/24.10.81	459 min	2-08	Rs. 48,000/-
5. 6648/24.10.81	455 min	2-08	Rs. 48,000/-
6. 6646/24.10.81	455 min	2-08	Rs. 48,000/-
7. 6650/24.10.81	459 min	2-08	Rs. 48,000/-
8. 6638/24.10.81	470 min	2-04	Rs. 45,000/-
9. 6640/24.10.81	470 min	2-08	Rs. 48,000/-

Note:- The above photostate copies of sale deeds have been filed by the All India Film Corporation in r/o the said Kh.Nos. which have been deleted and are not being acquired in this award. So on this account documentary evidence, is discarded.

AWARDS

The details of the awards which have been announced in the Village are as under:-

Contd..3..

Sl.No.	Award No.	Date of notification u/s 4	Rate awarded per bigha	
1.	22/78-79	24.3.77	Rs.1623-80	Abpash
			Rs.1123-80	G. Abpash

REFERENCE U/S 18

The references u/s 18 have been filed by the persons interested but none of them have been decided so far.

The sale deeds have been executed in the Village before the date of notification under section 4 i.e. 22.1.82. The details of the year-wise break-up are as under :-

Year	Area	Consideration amount	Average per bigha
1979	75-16	Rs.1,96,922-00	Rs. 2,597-80
1980	45-3 $\frac{1}{2}$	Rs.3,75,000-00	Rs. 8,296-40
1981	86-04	Rs.8,03,000-00	Rs. 9,315-54
	<u>207-3 $\frac{1}{2}$</u> 2	<u>Rs.13,74,922-00</u>	<u>Rs. 6,635-72</u>

MARKET VALUE

In the present case the date of preliminary notification is 22.1.1982 & as such the market value is to be determined as prevailing during that period. The claimants have demanded exorbitant rates of compensation. A few sale deeds have also been produced. All this evidence pertain to land which has been de-notified u/s 48(1) of Land Acquisition Act, 1894 and was thus not acquired. The actual claimants left in the award have not filed any claim whatsoever.

Before I embark upon the private sale transactions in determining the market value, it would be helpful to look into the awards that have been drawn in respect of this Village. The only award drawn is No. 22/78-79 dated 24.3.77 where the compensation per bigha was determined @ Rs.1623-80 Ps for Abpash land & Rs.1123/80 for Gair Abpash land. References filed have not so far been decided by the Ld. ADJ.

Since, the above award is of much earlier date and prices of land have gone up during the intervening period as is evident from the private sale transactions which have taken place during 1979, 1980 & 1981 i.e. earlier than the date of notification.

Average sale price of the 3 years i.e. 1979, 1980 & 1981 comes to Rs. 6635-72 per bigha or Rs. 6636/- per bigha in round figure. I consider Rs. 6636/- per bigha as a just market value of the land under acquisition and I assess the same accordingly.

WELL & TREE

There is no Well or a Tree on the land under acquisition. Hence, no compensation is assessed for the same.

STRUCTURE

There is no structure on the land under acquisition. The question of payment of structure does not arise.

INTEREST

Since the possession of the land measuring 2 Bigha 9 Biswa has been taken over on 22.3.1982, they will be given interest @ 9 % from 22.3.1982 till the announcement of the award.

SOLATUM

As provided under sub-section 2 of section 23 of the L.A. Act, the interested persons will be paid 30 % on the market value of the land due to compulsory nature of acquisition as per provisions of the Land Acquisition (Amendment) Act, 1984.

POSSESSION

Possession of the land under acquisition measuring 2 Bigha 9 Biswa has been taken over on 22.3.83.

ADDITIONAL AMOUNT

The interested persons are entitled for additional amount @ 12 % on the market value of the land w.e.f. notification u/s 4, 6 and 17 till the date of possession or the award is drawn, whichever is earlier as per provisions of the Land Acquisition (Amendment) Act, 1984.

LAND REVENUE

The land in question is assessed to sum of Rs. 0.44 Ps as land revenue. The same may be deducted from the Khalsa Rent Roll of the Village w.e.f. the date of taking over possession.

VESTING OF OWNERSHIP

From the date of taking over possession under the award the land subject to acquisition will vest absolutely in the Govt. free from all encumbrances.

Subject to above, the award is summarised as under:-

SUMMARY

Compensation of land measuring
2 Bighas 9 Biswas @ Rs. 6636/-

Rs. 16,258-20

Solatium @ 30 %

Rs. 4,877-46

Rs. 21,135-66

Additional amount @ 12 % on the
market value w.e.f. 22.1.82 to
21.3.82 (59 days)

Rs. 315-36

Rs. 21,451-02

Interest u/s 34 @ 9 % w.e.f.
22.3.82 to 19.6.85 (3yrs 90 days)

Rs. 6,175-66

Rs. 27,626-68

(Rupees Twenty Seven Thousand Six Hundred Twenty Six and
Paise Sixty Eight only)

(Signature)

(J.P. TYAGI)
LAND ACQUISITION COLLECTOR(MSW)
DELHI.

APPROVED

(Signature)

SECRETARY (Revenue)
Delhi Admn., Delhi.

SECRETARY (Revenue)
Delhi Admn., Delhi.

APPROVED

27¹²/₈₅ Announced & filed to-day

(Signature)

LA CCM SW)

कार्यवाही जलवा गांव रजौकड़ी

उक्त दिनांक 23-3-82 बहुमल जन्मल LAC (MSW)
साहब बहमराह श्री प्योर लाल बाबुनगो, LA, श्री
वेद सिंह परवारी LA, जोगिन्द सिंह परवारी LA,
श्री शोभा राम चपरासी LA, मौला पर पहुँचे
बहुमल जोगांम महकमा लघु सिंचाई खण्ड
विभाग (महसौली उपखण्ड) की ओर से श्री A.K.
Bhardwaj. (J.E) मौला पर मौजूद हैं। वस्तेदारान
में से बाऊजूद इतलायाबि के छोड़ हाज़िर नहीं हैं।
भूमि अधिसूचित W/S. 4, 6, 17 No.F 7(41)/81-L & B
(1)(2)(3) जे. 22-1-82 वसमूला नम्बरान खसरा
 $\frac{449}{2}$ (0-14), $\frac{451}{2}$ (1-9), $\frac{456}{2}$ (0-6) जल तादादी 2 बीघे
9 बीसवे की मौला पर बजरीपे जरेब उन्दाजी पैमादेश
जबके व बुर्जियात खसम लगा कर निशाज देही की गई
रकवा हजा में गेहूँ व हरड़ की फसल खड़ी है जिस
सूचि अलग से तैयार करके कार्यवाही जलवा के साथ
लगा दी गयी है। सालिम रकवा 2-9 जल जलवा
वाकई जय फसल के हासिल किया गया और उसी
वस्तु श्री A.K. Bhardwaj (J.E) महकमा लघु
सिंचाई खण्ड के हवाले किया गया। और महकमा
लघु सिंचाई खण्ड के नुमाइन्दा श्री A.K. Bhardwaj.
(J.E) की ओर से वास्ता फसल को काटने के लिए
मालकान, भूमिदारान को दिनांक 30-4-82 तक जल
समय दिया गया। इसके बाद मालकान जल सम्बन्धित
भूमि से कोई वास्ता नहीं रहेगा इस दौरान में यदि
खड़ी फसल को महकमा लघु सिंचाई खण्ड की ओर
से उखाड़ा गया या किसी प्रकार की हानि पहुँचायी
गयी तो मालकान, भूमिदारान को फसल का प्रतिफल
भी दिया जाना उचित होगा। इस के अलावा
नम्बरान खसरा $\frac{455}{2}$ (1-3), $\frac{459}{2}$ (1-10), $\frac{460}{2}$ (less than
Biswara), $\frac{468}{2}$ (1-3) $\frac{469}{2}$ (less than Biswara) $\frac{470}{2}$ (1-7)
जल तादादी 5 बीघे 3 बीसवे पर सिविल जॉट
(दिवानी) से इतवा है अतः इस उपरोक्त भूमि
तादादी 5 बीघे 3 बीसवे जल जलवा बाय होने
P. T. O.

जैसाला सिविल कोर्ट लिया जावेगा और
 नं० खसरा 468 गादादी 0-7 कीसवे जो कि
 ग्राम सभा 2 को मलकियत का है उपरोक्त
 नम्बरान खसरा जिन पर डायु है के बीच में
 पड़ता है इसलिये इस नं० खसरा 468 (0-7)
 का जख्मा भी डायु वाले नम्बरान 2 खसरा
 को साध दिया जावेगा। बरवस्त ज़ायवाही
 जख्मा कोइ मजहमत पेश नही आइ मुनादी
 व मुस्तहरी बाबत तबादली जख्मा मौका पर
 व देहजा में लजरीचे श्री शोभा वाम लिख
 (L.A) व आवाज बुलन्द ज़राइ गई। पटवारी
 हुलका खवजइ दीगर जार खरजारे हाजिर
 नही आ सका। डातः रुक नकल ज़ायवाही
 जख्मा खवास अमल दूरमाद दर ज़ावाजत
 माल पटवारी हुलका को लजरीचे तहसील
 दार साहब (महसौली) भिजवाइ जावेगी।
 और रुक नकल महकमा ज़ायवाही के
 बुमाइन्दो श्री A.K. Bhargava (J.E)
 को दी गयी। ज़ायवाही जख्मा मुकमल
 हो चुकी है। 23-3-82

P. S. D. K.
 23/3/82

Pat (L.A)
 23/3/82

23/3/82

K. Singh P.
 23-3-82

23/3/82

(K. Singh P.)
 23-3-82

(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 22nd. Jan., 1982.

No. F.7 (41)/81-L&B (1) : Whereas it appeared to the Lt. Governor, Delhi that the land is likely to be required to be taken by Government at the public expenses for a public purpose, namely, for Construction of Rajokri Bund No-II, 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 may concern.

In exercise of the powers conferred by the aforesaid 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 by that section.

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

*** S P E C I F I C A T I O N ***

No.	Name of Village	Total Area Big. - Bis	Field Nos. or Boundaries.		
			Rect No.	Khasra No.	Arha Big. - Bis.
	Rajokri	7-19		449 min	0-14
				451 min	1-09
				455 min	1-03
				456 min	0-06
				459 min	1-10
				460 min	Less than Bis.
				468 min	1-10
				469 min	Less than Bis.
				470 min	1-07
	Samalka	36-12	24	6 min	2-14
				15 min	3-01
				16 min	3-01
				25 min	3-01

Contd.....p2/-

1.	2.	3.	4.	5.	6.
	Samalka (Contd.)		32	5 min 6 min 15 min 16 min 25 min	3-01 2-05 1-18 2-07 2-17
			37	5/1 min 5/2 min 7 min 14 min 16 min 24/1 min	1-07 1-00 1-09 1-12 2-03 1-03
			56	26 min 27 min	0-15 1-01
			56	20 min	1-16

By Order.

(JANAK JUNEJA)
JOINT SECRETARY (LAND & BULL)
DELHI ADMINISTRATION : DEL

Contd.....p.3/-

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

DELHI ADMINISTRATION : DELHI.

NOTIFICATION

Dated the 22nd Jan., 1982.

No. F.7(41)/81-L&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, for Construction of Rajokri ~~xxxx~~ Bund No. II, it is hereby declared that the land described in the specification below is acquired for the above purpose.

This declaration is made under the provisions of Section 6 of the Land Acquisition Act, 1894 to all whom it may concern and under the provisions of Section 7 of the said Act, the Collector of Delhi is hereby directed to take 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

No.	Name of Village.	Total Area Big. Bis.		Field Nos. or Boundaries.		
				Rect No.	Khasra No.	Area Big. Bis.
Rajokri	7-19				449 min	0-14
					451 min	1-09
					455 min	1-03
					456 min	0-06
					459 min	1-10
					460 min	Less than bis
					468 min	1-10
					469 min	Less than Bis
					470 min	1-07
Samalka	36-12		24		6 min	2-14
					15 min	3-01
					16 min	3-01
					25 min	3-01

Contd.....p.2/-

1.	2.	3.	4.	5.	6.
				5 min	34
				6 min	24
				15 min	14
				16 min	24
				25 min	24

Samalka (Contd).

32

5 min

6 min

15 min

16 min

25 min

5/1 min

5/2 min

7 min

14 min

16 min

24 min

56

26 min

27 min

56

20 min

By Order,

(JANAK JUNEJA)
JOINT SECRETARY (LAND & BOI
DELHI ADMINISTRATION : DEL

Contd.....p3

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M.M.

Curpess of