

Supplementary Award No.80A/83-84.

NAME OF VILLAGE : RAWTA
NATURE OF ACQUISITION : PERMANENT
PURPOSE OF ACQUISITION : (NON PLAN) Construction of Ring Bund.

These are the supplementary proceedings of Award No.80 /83-84 area 8 bighas 15 biswas of village Rawta was announced on 19.12.83. That land of that award was notified u/s 4, 6 and 17 of L.A. Act vide notification No.F.7(31)/80-L&B(i)(ii)(iii) dated 13.2.81 respectively. The possession of that land was taken over and handed over to the acquiring department on 4.4.81. In that award solatium @ Rs.15% was given and interest u/s 34 of L.A. Act w.e.f. 4.4.81 to 30.11.83 (2 years 240 days) was calculated at the rate of 6%. After the announcement of the above award the Land Acquisition Act, has been amended.

As per provision of Land Acquisition (Amendment) Act, 1984 the interested persons are entitled to get the payment of solatium @ Rs.30% on the market value, Additional amount on market value @ 12% P.A. from the date of notification u/s 4 of L.A. Act to the date of possession w.e.f. 13.2.81 to 3.4.81 (50 days) and interest u/s 34 of L.A. Act @ 9% P.A. from the date of possession to the date of award of the Collector.

As the above discussed, the amount as detailed below are allowed to the interested persons of Award No.30/82-83 of this village, the amount already assessed under this award will be deducted:-

SUMMARY OF AWARD:

1. Compensation for the land measuring 8 bigha 11 biswas @ Rs.2500/- P.Bigha.	21,375.00
2. No compensation will be paid for G.M. Rasta measuring 4 biswas	NIL
3. Solatium @ 30%	6,412.50
4. Additional amount u/s 23(1-A) on the market value @ 12% P.A. w.e.f. 13.2.81 to 3.4.81 (50 days)	351.37
5. Interest @ 9% P.A. w.e.f. 4.4.81 to 18.12.83 (2 years 259 days)	6,776.32
	34,915.19
Deduction already assessed	28,500.76
Grand Total payable	6,414.43

(Rupees Six thousand four hundred fourteen and fourty three paise only).

N Sharma
(N. K. SHARMA)
LAND ACQUISITION COLLECTOR(P.S)
DELHI

dm
7.3.84
APPROVED
dm
SECRETARY (REVENUE)

Announced in the open court.

Notices to all interested persons u/s 12(2) of L.A. Act be issued immediately.

N Sharma
22.3.84

PUBLISHED IN PART IV OF DELHI EXTRAORDINARY GAZETTE
DELHI (MUNICIPALITY) : DELHI

NOTIFICATION

Dated the 13th. Feb., 1981.

No. F.7(31)/30-128 (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 of Ring Road for village. It is hereby notified that the land in the locality described below is likely to be required for the above purpose.

This notification is made under the provisions of the Land Acquisition Act, 1894 to all whom it may concern.

In exercise of the powers conferred by the aforesaid section 17 of the Government is pleased to authorise the officers or the persons 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 the said 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, xxx to direct that the provisions of section 5-1 shall not apply.

SPECIFICATION

Area of Total area		Field nos or Boundaries.		Area	
Big.	Bis.	Rect No.	Khasra No.	Big.	Bis.
8-15		15	11 min	0-01	
			19 min	0-10	
			20 min	0-07	
			22 min	0-11	
		22	2/1 min	0-09	
			2/2 min	0-02	
			9/1 min	0-08	
			9/2 min	0-03	
			12 min	0-11	
			19 min	0-10	
			22 min	0-08	

Contd.....p.2/-

Sh. Hari Chand Pat
to Prepare the record
early. 5/8/81

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South

1.	2.	3.	4.	5.
30-10-1947 (contd.)		31	2 min 9 min 11 min 20 min	0-13 0-13 0-13 0-01
		30	16 min 17 min 13/1 min 19/1 min 20 min 13/2 min	0-12 0-12 0-05 0-05 0-09 0-08
		82 min		0-02
		84 min		0-01
		368 min		0-01

By Order,

(B. L. DHAR)
JOINT SECRETARY (L & B) BUILD
DELHI COMMISSION : DELHI

Contd.....p.3/-

M.M.S./9231.

33 PUBLISHED IN PART IV OF DELHI EXTRAORDINARY GAZETTE

DELHI ADMINISTRATION : DELHI

NOTIFICATION

Dated the 13th. Feb., 1931.

O. S. 7(31)/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 Ring Bund for village Rawata, 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 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

Name of Village	Total area		Field Nos. or Boundaries.		Area
	Sig.	Bis.	Rect	C. Khasra No.	
					Sig. Bis.
Rawata	8-15	15			
			11 min		0-01
			19 min		0-10
			20 min		0-07
			22 min		0-11
		22			
			2/1 min		0-09
			2/2 min		0-02
			9/1 min		0-03
			9/2 min		0-03
			12 min		0-11
			19 min		0-10
			22 min		0-03

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Sd/- Hari Chand Lal

to Prepare the plan

W. S. S.
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1.	2.	3.	4.	5.
Rawats (Contd.)		31	2 min 9 min 11 min 20 min	0-13 0-13 0-13 0-01
		30	16 min 17 min 13/1 min 19/1 min 20 min 19/2 min	0-12 0-12 0-05 0-05 0-09 0-08
		82 min		0-02
		84 min		0-01
		363 min		2-01

By order,

[Signature]

(B. J. D. R.)
JOINT SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION : DELHI.

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M.M.S./9281.

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Aw. No 80/83-84

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NAME OF VILLAGE
NATURE OF ACQUISITION
PURPOSE OF ACQUISITION
RAWTA
PERMANENT
CONSTRUCTION OF RING BUND FOR VILLAGE
RAWTA.

* * * * *

These are proceedings for determination of compensation u/s 11 of the land Acquisition Act, 1894. The land measuring 8 bighas 15 biswas situated in village Rawta was notified u/s 4, 6 and 17 of the L.A. Act vide Delhi Administration notification No. F7(31)/80-81 L & B (1) (ii) (iii) dated 10-2-81 for a public purpose namely construction of Ring Bund for the village Rawta.

Notices u/s 9 and 10 of the L.A. Act were issued to the interested persons and claims filed by them are discussed here after the heading "Compensation Claims."

TRUE AND CORRECT AREA:

The land was got measured on the spot by the land acquisition field staff and found 8 Bighas and 15 biswas as notified u/s 4, 6, and 17 of the L.A. Act of the afore said notification.

OWNERSHIP:

The ownership, tenancy, Khasr Nos. and classification of the land is as under:-

S.No.	Name of owner	Name of Tenancy Occupant	Kh.No.	Area	Kind of soil
1.	Sh. Amrit s/o Risal r/o vill. Rawta	Self	22/19/1	0-10	Chahi
2.	Sh. Kashhi Ram s/o Ramji Lal r/o vill. Rawta.	Self	22/2/1/1	0-09	-do-
3.	Sh. Gordhan s/o Daulat r/o Vill. Rawta	-do-	31/9/1	0-13	-do-
4.	Sh. Jate Ram, Kishan Chand s/o Phoolu r/o vill. Rawta equal shares.	-do-	30/16/1 17/1 18/1/1 30/11/1 20/1	0-12 0-12 0-05 0-13 0-01	-do- -do- -do- -do- -do-
				2-03	
5.	Sh. Deep Chand s/o Jawla Pershad 1/2 share, Surender Kr. Mahender Kr. s/o Hari Lal equal shares in 1/4 share, Puran Mal s/o Gopi Nath 1/4 share r/o village Rawta	Self	20/16/1 22/2/2/1 9/1/1	0-12 0-2 0-08	Chahi -do- -do-
				0-10	
6.	Sh. Duli Chand s/o Rai Singh r/o Village Rawta	Self	22/9/2/1/ 12/1	0-3 0/11 0-14	Chahi " "

Sh. Deep Chand s/o Nathan r/o Vill. Rawta	Self	15/19/1 20/1 22/1	0-10 0-07 0-01	Chahi
Sh. Nihal Singh s/o Juglal r/o Vill. Rawta	Self	20/19/2/1/ 22/22/1	0-08	-do-
Sh. Bholar, Bhup Singh s/o Smt. Self	Self	30/19/2/1/	0-13	-do-
Sh. Bholar, Bhup Singh s/o Smt. Self	Self	30/19/2/1/	0-08	-do-
Khemu, Ramo, Ram Rati, Sant Kaur ds/o,		20/1	0-09	-do-
Mst. Savitri wd/o Sri Chand equal shares r/o village Rawta			0-17	
Sh. Ram Phal, Raj Karan s/o equal share in 1/2 share, Smt. Roshni, Bhagwani, Sunehri ds/o Niader equal shares in 1/2 share all r/o vill. Rawta	Self	30/19/1/1/	0-05	Chahi
Sh. Lok Ram, Hardawari ss/o Piarey equal share r/o Vill. Rawta	Self	15/11/1	0-01	Chahi
Grame Sabha Rawta	Self	82/1 84/1 368/1	0-02 0-01 0-01 0-04	Rasta -do- -do-
		GRAND TOTAL : 8-15		
Chahi 8-11		G.M. RASTA 0-04		

COMPENSATION CLAIMS

The following interested persons have filed their claims for compensation.

S.No.	Name of the claimant	Compensation claimed
1.	Sh. Lok Ram s/o Piarey r/o Vill. Rawta, Delhi.	Rawta Has claimed to compensation according the market value at present
2.	Sh. Kamshi Rams/o Ramji Lal r/o village Rawta, Delhi.	-do-
3.	Sh. Duli Chand s/o Rai Singhr/o village Rawta, Delhi.	-do-
4.	Sh. Deep Chand s/o Nathan r/o village Rawta, Delhi.	Has claimed the compensation @ Rs. 8/- per sq.yd.
5.	Sh. Gage Ram s/o Phoolu r/o village Rawta, Delhi.	Has claimed compensation @ Rs. 8/- per sq.yd, for the acquired land
6.	Sh. Gate Ram on behalf of Sh. Gordhan s/o Daulat r/o Vill. Rawta, Delhi.	- AS ABOVE-
7.	Sh. Bholar etc. ss/o and Ramo etc. ds/o siri chand r/o Vill. Rawta, Delhi.	Has claimed compensation @ Rs. 80/- per sq.yd. and also requested to correct the father name of S/Sh. Bholar & Bhup Singh as siri Chand.
8.	Sh. Krishan s/o Amrit on behalf of Sh. Amrit s/o Risal Singh r/o Vill. Rawta, Delhi.	i) Has claimed the compensation @ Rs. 8/- per sq. for the land under acquisition. ii) Rs. 2000/- the cost of tube well, Rs. 200/- for the two kikersaud Rs. 500/- for pipe line
9.	Sh. Ram Phal & Raj Karan ss/o	Has claimed the compensation @

- 3 -

- Smt. Bhagwani, Roshni, & Sundhri
ds/o Niader r/o vill. Rawta, Delhi. Has claimed the compensation
@ Rs. 8/- per sq. yd. for the
acquired land.
-AS ABOVE -
10. Sh. Nihal Singh s/o Guglal E/o
village Rawta, Delhi.
11. Sh. Sabha Chand Pardhan on behalf
of Gram Sabha village Rawta,
Delhi. Has claimed the compensation for
the acquired land of Gram Sabha
He stated in the claim that the
compensation be paid according to
the other villagers compensation.

DOCUMENTARY EVIDENCE : Sh. Deep Chand s/o Nathan has furnished the
following photo stat copies of sale deed.

S.No.	No. & date of Sale Deed	Amount	Kh.No.	Area	Average per bigha
1.	2355/10/5/78(Rawta)	Rs. 7000/-	278	1-00	Rs. 7000/-
2.	2745dt. 26/6/80 (Galibpur)	Rs. 4000/-	34/7	0-10	Rs. 8000/-

NOTE : Sale deed at S.No. 1 pertains to the land of 'Lal dora' and
sale deed at S.No. 2 relates to the village Galib pur, which is about
2 K.M. from the land under acquisition in village Rawta. Therefore,
those are not to be considered for determination. The market value of
the land under acquisition.

MARKET VALUE :

While assessing the market value of the land under acquisition
various factors such as its distance from the Abadi and potential
etc. have to be taken into consideration. The market Value has to be
assessed with reference to date of notification u/s 4 of the L.A. Act.

In making this assessment the awards and sale deeds of similarly
circumstanced land serve as guide line. ~~and also~~ The assesment
of market value made in awards relating to closely placed land of
similar potential ~~also~~ give an excellent guidance regarding the
market value of the land under assesment.

In the claim filed by Sh. Deep Chand S/o Nathan two sale
deeds have been mentioned for assessment of the market value.
These however, do not relate to similarly circumstanced pieces of
land. The sale deed No. 2355/10/5 pertains to land located inside
the village Abadi which is priced much higher than the agricultural
land. Sale deed No, 2745 dated 26-6-80 is in respect of land located
in another village and can not, therefore, be regarded as similar

to the land under assessment. The sale deeds, therefore, do not give any guidance regarding appropriate market value of land under assessment.

In the same village agricultural land was acquired vide award No. 24/83-84. The date of preliminary notification under section 4 in that case was 13-1-1981. In the present case notification under section 4 was made on 13-2-1981. The material dates for assessment of market value in the two cases are, therefore, very close.

In award No. 24-83-84 the market value has been assessed @Rs.2000/- P.B. The land under acquisition, however, enjoys a comparatively superior location being placed adjacent to the Phirni of the village. I, therefore, feel that Rs. 2500/- P.B. would be a just and reasonable market value of the land under assessment and award the same.

OTHER COMPENSATION: There are no trees, well and structure on the land under acquisition.

15% SOLATIUUM : A sum of ~~Rs~~ 15% solatium is allowed on the amount of compensation as per land acquisition act.

INTEREST : The possession of the land under acquisition has been taken over and handed over to the acquiring department on 4-4-81. The interest is payable to the interested persons u/s 34 of the L.A. Act from the date of taking over of possession to the date of announcement of the award.

APPORTIONMENT: Payment of compensation will be made on the basis of the latest entries in the revenue record. In case of dispute amount which can not be amicably settled may be referred to the court of A.D.J. u/s 30-31 of the L.A. Act for adjudication.

LAND REVENUE : The land under acquisition the assessment at Rs. 2.53 Paise as land revenue which will be deducted from the Khatauni/Khalsa rent roll of the village from the date of taking over possession i.e. 4.4.81.

SUMMARY of the award as under:-

1. Compensation for the land measuring 8-11 Biswas @ Rs.2500/-P.B. = 21,375=00
2. No compensation will be paid for G.M.Rasta measuring 4 Biswas = N.I.L
3. 15% Solatium = 3206=25
4. Interest u/s 34 of the L.A.Act w.e.f. 4.4.81 to 30.11.83(2yrs. 240 days) = 3919=51

GRAND TOTAL

* 28500=76

(Rs. twenty eight thousand five hundred seventy six paise only)

Shiv Raj
19.12.83

(SHIV RAJ TYAGI)
LAND ACQUISITION COLLECTOR : DELHI.

*and award in the
name of the following
interested person. e file,*

Shiv Raj
19.12.83

~

1 दीप चन्द S/O नल्यन ✓

2 दुला चन्द S/O राय सिंह ✓

3 भोलर S/O श्री चन्द ✓

4 लोकराम S/O धारलाल ✓

5 मरलार S/O जोग राम ✓

6 निहाल सिंह S/O जगलाल ✓

7 रामफल S/O न्यादर ✓

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Kansal. J.E.
 4-11-81

For the future
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Omprakash (P) Ltd
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Kishore
Bachchan

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 of Kavya Kavya

Kansal. J.E.
 (P.R. Kansal) J.E.
 F.C.D.I.
 J.S.B.T. Delhi

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