



6041

AWARD NO. 8/88-89

NAME OF VILLAGE
NATURE OF ACQUISITION
PURPOSE OF ACQUISITION

RAWATA
PERMANENT
INCREASING THE CAPACITY OF
NAJAFGARH DRAIN

These are the proceedings of determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land under acquisition measuring 191 Bighas 2 Biswas situated in village Rawata was notified vide notification no. F.7(2)/84-L&B(i) dated 16-1-87 and u/s 6 vide notification no. F.7(2)/84/L&B(ii) dated 22-1-87 & u/s 17 of the L.A. Act vide notification no. F.7(2)/84/L&B(iii) dated 22-1-87 for a public purpose namely for increasing the capacity of Najafgarh Drain. In pursuance of the aforesaid notifications notices u/s 9 & 10 of the L.A. Act were issued to the interested persons for inviting their claims. The claims received from the interested persons are discussed under the heading 'Claims for Compensation'.

TRUE & CORRECT AREA

The land was measured and surveyed on the spot. The area found available at the spot is 191 Bighas 2 Biswas. The area under the Notification was 191 Bighas 2 Biswas but in the Revenue Record Khatoni and Khasra Girdhawari it is shown ^{as} 189 Bighas 12 Biswas. Difference of 1 Bigha 10 Biswas is Because the Kh. no. 370 (0-16) & 389 min. (0-14) are not entered in the Khasra Girdhawari and Khatoni. These No. Kh. are shown in the maps as the land under the Gaon Sabha, Rawata.

DETAIL OF NO. KH. WITH AREA

<u>Kh. No.</u>	<u>Area</u>
19/1	1-11
2	4-08
8	3-17
9	4-16
10 min	3-17
11/1 min	0-17
11/2a	0-02

Vll



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6021

12/1	2-08
12/2 min	2-06
13/1	1-08
13/2	3-08
14	2-01
17	5-02
19/18	4-16
19 min	2-06
22 min	0-01
23 min	3-09
24	4-16
25	3-08
26	0-05
20/4 min	1-17
5 min	2-01
6 min	0-12
34/3 min	0-10
4 min	4-12
5	4-16
6	4-16
7 min	1-12
15 min	3-04
16 min	0-09
35/1	1-18
10	4-17
11	4-11
12/1	1-12
12/2	1-08
18	1-14
19/1	0-16
19/2	3-15
20 min	4-04
21 min	1-16
22	4-16
23/1	1-04
23/2	3-16
26	0-02
27	0-05
28	0-05
36/20	4-06
21	X 4-16

Use

(600)

22	2-18
37/2 min	2-14
3	4-04
4	3-01
6/1	0-10
6/2	1-00
7/1	0-04
7/2	4-12
37/8/1	0-04
8/2 min	4-04
9/1 min	0-01
9/2	0-05
13 min	1-14
14/1	2-12
14/2	2-04
15	4-07
16	4-16
17/1	2-02
17/2 min	1-04
24/2 min	0-13
25/1 min	3-01
25/2	1-10
58/5 min	1-10
59/1	4-10
2	4-16
3	1-11
82 min	2-05
84 min	1-08
370	0-16
389 min	0-14
Total	191-02

COMPENSATION CLAIMS

The following persons have filed their claims for compensation.

S.No.	Name of the claimants	Kh no.	Claims
1.	Rati Ram S/O Rangl Ram	36/22 5/2 3	Rs 1,25,000/- p. ac. Rs 18,000/- for T. Well One tube well Three trees of Kikar

WSE

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No.	Name of the Claimants	Kh. No.	Claims
2.	Ram Kishan S/O Ram Parshad	36/20 21 37/15 16 25/2	Rs 1,25,000/- p. ac Rs 18,000/- for T. Well One tube well two kicar
3	Kudey S/O Chhelu	37/7/2 8/2 92 6/1 6/2	Rs 1,25,000/- p. acre Two trees of kikars
4	Bhakhtawar S/O Jikha	19/2 12/1 13/1 19/3 9	Rs 1,25,000/- p. acre Two trees of Kikar
5	Bhetari W/O Jugali Ram	do	do
6	Munshi S/O Sardaru	do	do
7.	Reshani W/O Jugali Ram	do	do
8.	Omi etc D/O Jugali Ram	do	do
9.	Kala W/O Jugali Ram	do	do
10,	Hari Kishan S/O Partap	35/11	Rs 50,000 p. acre Four kikars Rs. 1500/-
11.	Partap Singh Mange S/O Kūndan	35/28 20 min 21 min	Rs. 50,000 p.b. Boundary Tube well Shesham Rs. 3,000/- Kikars 4 Rs. 4,000/- Well 1 Rs. 15,000/-
12.	Hawa Singh S/O Bir Singh	19/14/2 17	
13.	Bhima S/O Kalwa Ram	34/6	
14.	Bhagwana S/O Sukhdev	34/5	
15.	Rawal S/O Bir Singh	19/24 min 25 min	
16.	Baljeet S/O Bhima	13/2 18	
17.	Pheelwati W/O Randhir	34/4	
18.	Rage S/O Bhima	19/23 24 min	
19.	Bir Singh S/O Kalwa Ram	38/1 10	

Wsc

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- Randhir S/o Harke 35/15 Rs.400/- per sq.yds.
 Dalip etc. S/o Chhajjan 35/19/2
 22
 27
 37/2 Min Well
 3
 4
 7/1
 8/1
 9/1
2. Lok Ram S/o Dalu Ram 37/23/2
 25/1
23. Raghbir Singh S/o Bishan 58/5 Min Rs.50,000 p.b.
 Lal 59/1 Bauring Tube Well
 Rs.10,000/-
 Kikar Rs.500/-
24. Angoori Devi W/o Chander 37/14/2
 Bhan 17/2 100/- per Sq. Yds.
25. Muthri W/o Nand Lal do do

DOCUMENTARY EVIDENCE

No documentary evidence or proof has been filed by the claimants.

MARKET VALUE

The market value of the land under acquisition is to be determined with reference to the price and land prevailing at the time of notification u/s 4 of the L.A. Act i.e. 22.1.87.

In assessing the market value of the land under acquisition on the material date, bonafide sale transactions of land parallel in all circumstances to the land under acquisition in the same village and also awards in respect of the similar kind of land made with reference to the date of notification u/s 4 are taken into account.

Contd ... 6 ...

W.S.



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In this village, the following awards have been announced

recently :-

Award No.	Date of Notification	Area	Rate awarded by LAC
24/83-84	13-11-81	295-05	Rs.2,000/- p.b.
73/83-84	13-11-81	1-03	Rs.2,000/- p.b.
80/83-84	13-02-81	8-15	Rs.2,000/- p.b.
81/83-84	13-02-81	0-01	Rs.2,000/- p.b.

Award Nos 24/83-84 & 73/83-84 are in respect of 295 Bighas 05 biswas and 1 Bigha 03 biswas which have been lying parallel to the land under acquisition and is also a part of the same scheme for which land has already been acquired vide award no. 24, 73/83-84.

Relevant sales transaction which have taken place near the date of preliminary notification under Section 4 dated 22.1.87 have also been examined. The following sales transactions have been reported to have taken place in respect of this village.

S.NO.	REGD NO. & DATE	AREA	AMOUNT (In Rupees)
1.	236/10-1-86	7-08	16,000/-
2.	338/15-0-86	16-18	45,000/-
3.	1202/18-2-86	4-11	10,000/-
4.	2128/11-7-86	5-19	15,000/-
5.	5129/11-7-86	14-16	18,000/-
6.	5865/7-8-86	12-04	20,000/-
7.	5864/7-8-86	20-00	25,000/-
	TOTAL	81-16	1,49,000/-

From the above sales transactions the average price of per bigha of land comes to Rs.1,821.50 only. It is clear from the comparison of the rates at which the past awards were made and the rate of village sales transactions that there is a downward trade in the year subsequent to the past awards. As discussed above the land under acquisition of the present award is parallel to the land acquired vide award no.24/83-84 and 73/83-84. Therefore, Contd... 7 ...

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I place my reliance on the rate awarded in these two awards rather than the above sales transactions. The gap between the two awards on the present one is about 4 years. Considering this gap and adding the margin of about 12% to the rate of ~~Rs 2,000/-~~ ^{Rs 2,000/-} ~~Rs 2,000/-~~ awarded in the said two awards I am of the opinion that ~~Rs 3,000/-~~ per biga seems to be the fair, just and equitable market value of the land and I award the same accordingly.

OTHER COMPENSATION

^{are}
There ~~is~~ three well, situated in Khasra No.19/26, 35/27, 35/28.

There is no tree or structure on the land under acquisition.

SOLATUM

30% solatium shall be payable on the market value of the land on account of compulsory nature of acquisition u/s 23(2) of L.A. Act.

AMOUNT ADDITIONAL TO MARKET VALUE U/S 23(1-A)

As provided u/s 23(1-A) of the Land Acquisition (Amendment) Act 1984 additional market value @ 12% per annum on the market value of the land from 16/1/87 which is the date of notification u/s 4 to the date of the possession i.e. 23/3/87.

INTEREST

The possession of the land under acquisition has been taken over u/s 17 of the L.A. Act on 23/3/87. Therefore interest u/s 34 of L.A. Act @ 9% p.a. will be payable to the interested persons w.e.f. 23/3/87 to 22/3/88 the date of announcement of the award and from 23/3/88 - 20/12/88 i.e. date of announcing award shall be payable @ 15%.

APPORTIONMENT

Payment of compensation will be made on the basis of the latest entries in the revenue record. In case of disputed amount which cannot be amicably settled may be referred to the court of ADJ u/s 30-31 of the L.A. Act.

Use
Contd... 8 ...

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LAND REVENUE

The land under acquisition is assessed to Rs. 109.80 paise land revenue which will be deducted from the village "Khalsa" i.e. rent roll from the date of taking over possession of the land.

SUMMARY OF THE AWARD

1. The market value of the land measuring 191-02 biswa @ Rs. 3000/-	Rs. 5,73,300-00
2. Well	Rs. 6,000-00
3. Solatium 30%	Rs. 1,73,790-00
	Rs. 7,53,090-00
4. Additional amount @ 12% P.A. w.e.f. 16.1.87 to 22.3.87 (67 days)	Rs. 12,628-30
5. Interest u/s 34 @ 9% P.A. w.e.f. 23.3.87 to 22.3.88 (One Year)	Rs. 67,778-10
6. Interest u/s 34 @ 15% P.A. w.e.f. 23.3.88 to 20.12.88 (273 days)	Rs. 84,490-50
GRAND TOTAL	Rs. 9,17,986-90

(RUPEES NINE LAKHS SEVENTEEN THOUSAND NINE HUNDRED EIGHTY SIX AND NINETY PAISE ONLY)

V.K.S. Chauhan
(V.K.S. CHAUHAN)
LAND ACQUISITION COLLECTOR (PS)
DELHI.

APPROVED

[Signature]
SECRETARY (REVENUE) 19.12.88

Award announced in the open Court before the persons present. Notices u/s 12(2) may be sent to the interested persons who were not present at the time of announcement of Award. *V.K.S. Chauhan* Sh. Chhokar
20/12/88

2 COURT FEB 25
TIS HAZARI COURT: DELHI

(588)

OFFICE OF THE LAND ACQUISITION COLLECTOR
TIS HAZARI COURT: DELHI

DATED: 14.12.1988

SUBJECT: DRAFT AWARD IN RESPECT OF VILLAGE RAWTA

Land notified u/s 4 of the LA Act: on 16.1.87

vide notification no. F 7(2)/84 L&B(1).

Declaration u/s 6 issued on 6 and 17 of the act: on 22.1.87

vide notification no. F7(2)/84-L&B(2) and F7(2)/84-L&B(3).

Possession taken over on 23.3.1987

Purpose of acquisition: for increasing the capacity of
Najafgarh drain.

Area notified under Section 6: 191 Biga 2 Biswa

Area found on measurement: 191 Biga 2 Biswa

Area for which award has been drawn: 191 Biga 2 Biswa

I have assessed the compensation @Rs.3,000/- per Biga
on the basis of the latest relevant sales transactions in
respect of this village and the total compensation comes out
to Rs.9,17,986.90 (Rupees Nine Lakhs Seventeen Thousand Nine
Hundred Eighty Six and Ninety Paise only).

Secretary (Revenue) may kindly be requested to approve
the award. It may be mentioned that the Award has been drawn
up after ensuring that all the instruction issued by the
Secretary (L&B)/Legal Advisor have been complied with. The
80% of the probable compensation amount has been received from
the Acquiring Deptt. and the same is lying in the LAC account.

V.K.S. Chauhan
(V.K.S. CHAUHAN) 14/12/88
LAND ACQUISITION COLLECTOR (PS)

A.D.M. (LA)

SECRETARY (REVENUE)

AM(LA)

19.12.88

अर्ज दिनांक 20-12-88 को ग्राम रावता का अर्ज विचारापत्र
व्यक्तियों की उपस्थिति के सुनाया गया।

1. श्री दयाराम शंकरलाल देसाय नि.प्र. प्रताप
2. " प्रताप शंकर कुन्दन
3. " लोक राम शंकर डालू राम नि.प्र. रावता
4. " रामकला शंकर देका नि.प्र. मुरज
5. " सुरेश शंकर फतहसिंह
6. " लालचन्द शंकर बख्तावर सिंह
7. " बूडे राम शंकर छालू

I have assessed the compensation Rs. 2,000/- per Bigha on the basis of the latest relevant sales transactions in respect of this village and the total compensation comes out to Rs. 17,986.98 (Rupees Nine Lakhs Seventeen Thousand Nine Hundred Eighty Six and Ninety Paise only).

Secretary (Revenue) may kindly be requested to approve the award. It may be mentioned that the Award has been given after ensuring that all the instructions issued by the Secretary (L&A) Legal Advisor have been complied with. The amount of the probable compensation has been received from the Acquiring Deptt. and the same is lying in the LAC account.

(V.K.S. CHAUHAN)
LAND ACQUISITION COLLECTOR (P&A)

SECRETARY (REVENUE)

लायवाइ लावजा ग्राम रावता क्षेत्रफल 1 वा लाय 2 लाय

आज दिनांक 23/3/87 को आदेशानुसार मूिम अधिक-

गृहशा अधिकारी (PS) लावत लायवाइ लावजा क्षेत्रफल

1 वा लाय 2 लाय लायवाइ लावजा क्षेत्रफल लायवाइ लावजा क्षेत्रफल

गोपल पटवार (मू.अ) लायवाइ लावजा क्षेत्रफल लायवाइ लावजा क्षेत्रफल

मौला पर पहुँचा। महत्वा Acquiring Flood control

को और स. श्री R.C Manchanda Asstt. Engineer लायवाइ लावजा क्षेत्रफल

वीरपाल Junior Engineer मौला पर हाजिर मिल। मौला पर

रवला जे र मौला पर पटवार नमल रवला को पैमाइरा लायवाइ लावजा क्षेत्रफल

लायवाइ लावजा क्षेत्रफल और मौला पर निशाना त रवला लायवाइ लावजा क्षेत्रफल

नमला जे र मौला पर मौला पर अधिकार तर क्षेत्रफल लायवाइ लावजा क्षेत्रफल

गृह लाइ इ इ इ। जिल्ला महत्वा Acquiring लायवाइ लावजा क्षेत्रफल

मनचन्दा Asstt. Engineer लायवाइ लावजा क्षेत्रफल पटवार लायवाइ लावजा क्षेत्रफल

को इजाजत दे दी। अतः अधिक सूचित क्षेत्रफल नमल रवला

रवला 19
1-2-8-9-10 कि-11/1 कि-11/2 कि-12/1-12/2 कि
(1-11) (4-8) (3-17) (4-16) (3-17) (0-17) (0-2) (2-8) (2-6)

19
13/1-13/2-14-17-18-19 कि-22 कि-23 कि-24-25-26
(1-8) (3-8) (2-1) (5-2) (4-16) (2-6) (0-1) (3-9) (4-16) (3-8) (0-5)

20 34
4 कि-5 कि-6 कि-3 कि-4 कि-5-6-7 कि-15 कि-16 कि-
(1-17) (2-1) (0-12) (0-10) (4-12) (4-16) (4-16) (1-12) (3-4) (0-9)

P.T.O

2704-80
Per Bujh
S. 16
L. 16

$$\begin{array}{r} 35 \\ \hline 23/2 - 26 - 27 - 28 \\ (3-16) (0-2) (0-5) (0-5) \end{array} \quad \begin{array}{r} 36 \\ \hline 20 - 21 - 22 \\ (4-6) (4-16) (2-18) \end{array} \quad \begin{array}{r} 37 \\ \hline 21/2 - 3 - 4 \\ (2-14) (4-16) \end{array}$$

37

$6/2 - 7/1 - 7/2 - 8/1 - 8/2 - 9/1, 2n - 9/2, n - 13n - 14/1$
(1-0) (0-4) (4-12) (0-4) (4-4) (0-1) (0-5) (1-14) (2-1)

$$\begin{array}{r} 37 \\ \hline 15 - 16 - 17/1 - 17/2 \text{th} - 24/2 \text{th} - 25/1 \text{th} - 25/2 \\ (4-7) (4+6) (2-2) (1-4) (0+3) (3-1) (1-10) \end{array}$$

82th - 84th - 370 - 389th कुल हो गमल लाया
(2-5) (1-8) (0-16) (0-14)

(2-5) (1-8) (0-16) (0-14)

नमो नमो नमो नमो नमो नमो नमो नमो

वै. हवालत श्री R.C. Manchanda ASST. Engineer मंडल

control and drainage Junior Engineer Flood control

Control diagram

जमा	वाहनधारक	मेल	मांमा	पल्लो	डा. ज.	बही	अ
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ॐ नमो भगवते वासुदेवाय ॥ १ ॥

श्री अमलरहेम चपराली (पू.अ) १९५५ साल का

ॐ नमो भगवते वासुदेवाय

आज का दिन २२/०५/२०२०

चलजाती एका नव्या लोकांचे अगला दराने लागला नि मात

पुन लिउ पउवारी इलाना, आरु दे दे गारु आरु एरु, पाल ४३००

का. १. ग. २. | हाजरीन का हाजरी (आका) प. ला. २. १२५ ग. २.

~~23/3/87~~
 23/3/87
 Parneshan Pat
 Harty Pat
 23/3/87
 Parneshan (LA)
 23/3/87
 23.387
 23.387
 Jr. Engineer
 ASST Engr

W/S 4.

(347)

(14)

(TO BE PUBLISHED IN PART IV OF DELHI EXTRA ORDINARY GAZETTE)
LAND & BUILDING DEPARTMENT : DELHI ADMINISTRATION: DELHI

Dated: 16-1-87 ✓

NOTIFICATION

No. F.7(2)/84-L&B:-(1) Whereas it appears to the Lt. Governor, Delhi that the land is likely to be required to be taken by the Government at the public expense for a public purpose, namely, for the increasing capacity of Najafgarh Drain for parallel channel from RD 15300 to RD 19500 of Dhansa out fall channel. It is hereby notified that the land in the locality describe below is likely to be required for the above purpose.

✓ This notification is made under the provisions of section 4 of the Land Acquisition Act, 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 the provisions of sub-section (1) of section 17 of the said Act are applicable to this land, is further pleased under sub-section 4 of the said section to direct that the provisions of section 5-A shall not apply.

SPECIFICATION

Name of Village	Total Area Big.- Biswas	Rectt. No.	Khasra No.	Area Bigha- Bis.
2.	3.	4.	5.	6.
Rawata	191 - 02	19	1	1 - 11
			2	4 - 08
			8	3 - 17
			9	4 - 16
			10 min.	3 - 17
			11/1 min.	0 - 17
			11/2 min.	0 - 02
			12/1	2 - 08
			12/2 min.	2 - 06
			13/1	1 - 08
			13/2	3 - 08
			14	2 - 01
			17	5 - 02
			18	4 - 16
			19 min.	2 - 06
			22 min.	0 - 01

Contd.....2/-

1.	2.	3.	4	5.	6
			19	23 min.	3 - 09
				24	4 - 16
				25	3 - 08
				26	0 - 05
	Rawta (Contd.)				
			20	4 min.	1 - 17
				5 min.	2 - 01
				6 min.	0 - 12
			34	3 min.	0 - 10
				4 min.	4 - 12
				5	4 - 16
				6	4 - 16
				7 min.	1 - 12
				15 min.	3 - 04
				16 min.	0 - 09
			35	1	1 - 18
				10	4 - 17
				11	4 - 11
				12/1	1 - 12
				12/2	1 - 08
				18	1 - 14
				19/1	0 - 16
				19/2	3 - 15
				20 min.	4 - 04
				21 min.	1 - 16
				22	4 - 16
				23/1	1 - 04
				23/2	3 - 16
				26	0 - 02
				27	0 - 05
				28	0 - 05
			36	20	4 - 06
				21	4 - 16
				22	2 - 18
			37	2 min.	2 - 14
				3	4 - 04
				4	3 - 01
				6/1	0 - 10
				6/2	1 - 00
				7/1	0 - 04
				7/2	4 - 12
				8/1	0 - 04
				8/2 min.	4 - 04
					Contd.....3/-

- 3 -

1. 2. 3. 4. 5. 6.

Rawta
(Genda)

37

9/1 min. 0 - 01
9/2 min. 0 - 05
13 min. 1 - 14
14/1 2 - 12
14/2 2 - 04
15 4 - 07
16 4 - 16
17/1 2 - 02
17/2 min. 1 - 04
24/2 min. 0 - 13
25/1 min. 3 - 01
25/2 1 - 10

58

5 min. 1 - 10

59

1 4 - 10
2 4 - 16
3 1 - 11

32 min.

2 - 05

34 min.

1 - 08

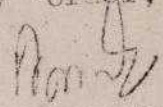
370

0 - 16

339 min.

0 - 14

By Order,



(N. DINKAR)
JOINT SECRETARY (LAND & BUILDING)
DEPT. ADMINISTRATION : DELHI.