

AWARD NO. : 121/86-87
 VILLAGE : SADATPUR GUJRAN
 NATURE OF ACQUISITION : PERMANENT
 PURPOSE OF ACQUISITION : CONS FORWARD BUND UPSTREAM OF
 WAZIRABAD BARRAGE.

These are the proceedings for the acquisition of land measuring 24 bighas 17 biswas of village Sadatpur Gujran. The land was notified u/s 4, 6 & 17 of the Land Acquisition Act vide notification No. F.7(40)/75-L&B(I) (II), and (III) dated 17.7.76 for a public purpose, namely, the Forward Bund upstream of Wazirabad Barrage. The substance of the said notification was given due publicity. Notices under section 9 & 10 of the Land Acquisition Act were issued to all the interested persons. The claims filed by them are discussed herewith under the heading 'Claims & Evidence'.

MEASUREMENT AND TRUE AREA:

The Land Acquisition Field staff carried out the necessary measurement of the land at the site and its verification was also made from the revenue record of the village. The total area measuring 24 bighas 17 biswas was found to be correct and true area. The details of the area under present acquisition are given below:-

<u>KHASRA NOS.</u>	<u>AREA</u>	<u>KHASRA NOS.</u>	<u>AREA</u>
17/1	0-14	68/1	1-03
25/1	0-14	65/1	0-14
26/1	0-11	66/1	0-17
27/1	0-05	67/1	0-01
28/1	0-13	69/1	1-07
29/1	0-05	70/1	1-05
30/1	0-07	71/1	0-14
31/1	0-09	73/1	0-03
36/1	0-02	74/1	0-07
37/1	0-05	75/1	0-04
38	0-19	77/1	0-07
39/1	0-14	78/1	0-01
40/1	0-07	79/1	0-05
49/1	0-10	80/1	0-03
50/1	0-05	89/1	0-03
51/1	0-08	90/1	0-03
57/1	0-07	91/1	0-03
59/1	0-07	92/1	0-09
60/1	1-02	93	0-01
		94/1	0-00
		135/1	0-04
		168/1	0-03
		169/1	0-010
		171/1	0-07
		174/1	0-05
		173/1	0-05
		11/1	0-01
		16/1	0-12

contd....2/-

175/1 ✓	0-2	176/1 ✓	0-3
177/1 ✓	0-2	178/1 ✓	0-4
180/1 ✓	0-5	181/1 ✓	0-4
183 ✓	0-0	184/1 ✓	0-4
185/1 ✓	0-1	186/1 ✓	1-10 ✓
188 ✓	0-3	190/1-2min	0-9
191/1 ✓	0-16 ✓	193/1 ✓	0-13 ✓
1-9		Grand Total: 24-17	3-5 3-7

Land under Kh.No.187(1-2), 192(0-17) total measuring 1Bigha-19 Biswas is already Govt. Land and 2 Biswas of land found less on measurement. Therefore the present award is being drawn only for 24 Bighas - 17 Biswas.

CLAIMS AND EVIDENCE

The following claims were filed.

<u>S.No.</u>	<u>Name</u>	<u>Kh.No. /Area</u>	<u>Compensation claim</u>
1.	Sh.Nawab Singh	130	Rs.10000/-P.B.
2.	Sh.Dal Chand s/o Koka	167-171	-do-
3.	Sh.Ram Kala s/o Kale	70-171	-do-
4.	Sh.Asa Ram s/o Prem Raj	69 min	-do-
5.	Sh.Jagmal Singh	66-175	-do-
6.	Sh.Budhan s/o Khilaru	66-175	-do-
7.	Sh.Tekam s/o Khilaru	66-175	-do-
8.	Sh.Thanu s/o Khilaru	66-175	-do-

EVIDENCE: One claimant has submitted a photostat copy of sale deed No. 16291 dt. 7.12.1961 for the land measuring 200 sq. yds. out of khasra No. 138 of village Khajuri Khas, for a sum of Rs. 1000/-. The rate per bigha comes to Rs. 4,000/- per bigha. No sale deed or mutation is available in this village as per the records of Patwari. The other sale deeds/mutations available, in the same adjoining village Khajoori Khas are as follows:-

<u>S.NO.</u>	<u>SALE DEED/MUTATION NO. & DATE</u>	<u>TOTAL VALUE</u>	<u>AREA</u>	<u>APP. RATE PER BIGHA</u>
1.	7527 dated 16.5.1967	Rs. 800/-	200sq.yds.	Rs.4000/-
2.	9403 dated 26.6.1967	Rs. 1000/-	200sq.yds.	Rs.5000/-
3.	10403 dated 25.7.67	Rs. 1000/-	200sq.yds.	Rs.5000/-

MARKET VALUE: No award has been drawn in this village. The guiding factors, therefore, have to be the sale deeds and awards of adjoining villages. Award No. 15/83-84 was drawn for the village Beharipur adjoining to Sadatpur. In this award Notification u/s-4 related to 26.8.67 and the rate awarded was Rs. 3,500/- per bigha.

The notification u/s 4 of the present land relates to the date of 2.7.76. Making a different of about 9 years from the year of 1967 for which any evidence regarding market value is ^{not} available. This land is situated across the bank of Yamuna river.

The sale deeds of 1967 available for village Khajoori khas are generally of the small plots of 200 sq. yds. The price of these sale deeds ranging from Rs. 4,000/- to Rs. 5,000/- per bigha cannot be taken at par with the agricultural land. Taking the market value in award No. 15/83-84 of village Beharipur is base, and considering the normal increasing trend in market prices of land with the general development and evidence discussed above, the market value of the present land should be Rs. 7,000/- per bigha and I assess the same.

SOLATIUM: 30% solatium will be paid on the mkt. value assessed of the land under acquisition.

ADDL. AMOUNT U/S.23(1-A) : The addl. amount u/s 23(1-A) of the land acquisition act(Amended) will be paid over and above the total market value @ 12% pa. w.e.f. 17.7.76 (date of notification u/s 4 of the Land Acquisition Act)till the date of Award i.e. 19.9.86 (10 years 65 days).

LAND REVENUE: An amount of Rs. 6.41 on land under acquisition is assessed as land revenue which will be deducted from the rent roll of the village w.e.f. the date of taking over the physical possession.

APPORTIONMENT: The compensation will be paid to the rightful owners on the basis of latest entries in the revenue record. In case of any dispute between the parties which is not settled, the matter will be referred to the court of A.D.J. Delhi u/s 30-31 of the L.A. A-ct.

SUMMARY OF THE AWARD:

1.	Market value of the land mg. 24 bighas 17 biswas @ Rs. 7000/- per bigha	Rs. 1,73,950.00
2.	30% Solatium	Rs. 52,185.00
3.	Amount u/s 23(1-A)@ 12% p.a. from 17.7.76 to 19.9.86(10years 65 days)	Rs. 2,12,457.29
		<hr/> Rs. 4,38,592.29 <hr/>

(Rupees four lacs thirty eight thousand five hundred ninety two and paise twenty nine only).

V. Singh

(VIJAY SINGH)
LAND ACQUISITION COLLECTOR (D.S.)
DELHI.

See 12/5
APPROVED
5/9/21
SECRETARY (REVENUE)

Award announced in the open Court
Notice u/s 12(2) be issued.

V. Singh
19/9