

AWARD NO. 246/86-87 :
 VILLAGE : SAQDARPUR
 NATURE OF ACQUISITION : PERMANENT
 PURPOSE OF ACQUISITION : PLANNED DEVP. OF DELHI.

These are the proceedings for the acquisition of land mg. 28 bighas 16 biswas of village Saqdarapur. The land was notified u/s 4 of the L.A. Act vide notification No. F.4(19)/65-L&H(II) dt. 28.9.67 for a public purpose, namely, the P.D.D. The substance of the said notification was given due publicity and objections were invited from the interested persons. The objections were duly heard and a report u/s 5-A of the L.A. Act was sent along with the objections in original to the Land & Bldg. Deptt. Delhi Admn. After that a final declaration u/s 6 of the L.A. Act was issued by the Delhi Admn. vide notification No. F.4(19)/65-L&H(III) dt. 5.2.68. Notices u/s 9 & 10 of the L.A. Act were issued to all the interested persons. The claims filed by them are discussed herewith under the heading 'Claims & Evidence'.

MEASUREMENT & 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 rev. record of the village. The total area mg. 28 bighas 16 biswa was found to be correct and true area. The details of the area under present acquisition are given below:-

<u>KHASRA NO.</u>	<u>AREA BIG. BIS.</u>	<u>CLASSIFICATION OF LAND.</u>
711/612/1	8-16	Bagh Nehri
2	3-12	-do-
3	3-06	-do-
4	0-18	-do-
5	0-15	-do-
6	0-15	-do-
7	0-15	-do-
8	2-17	-do-
9/1	0-18	-do-
21/2	1-19	-do-
22/1	2-00	-do-
23	3-09	-do-
24	3-00	-do-
25/2	3-16	-do-

The present area of 28 bighas & 16 biswas being acquired is in cultivatory possession of Gurudwara Kar Seva. An area measuring 30 bighas 07 biswas in which the main Gurdwara building a tube well and other structures with courtyards exist, has been left out from the present acquisition proceedings.

contd...2/-

Vsingh
28/9/82

CLAIMS AND EVIDENCE:

No claim was filed.

MARKET VALUE:

Earlier award drawn in this village is as follows:

<u>S.NO.</u>	<u>AWARD NO.</u>	<u>DATE OF NOTI.U/S 4</u>	<u>RATE ASSESSED</u>	<u>ENHANCEMENT</u>
1.	35/82-83	10.11.1960	Rs. 2,470/-	per bigha

SALE DEED/MUTATIONS AVAILABLE ARE GIVEN UNDER:

<u>S.NO.</u>	<u>SALEDEED/MUTATION NO.</u>	<u>TOTAL VALUE</u>	<u>AREA</u>	<u>APPX. RATE</u>
1.	4400/29.10.60 1368	Rs.4,000/-	0-05	Rs.16,000 Per Big.
2.	3156/27.6.61 1377	Rs.3,000/-	0-04	Rs.15,000 Per Big.
3.	1408/16.2.65 1439	Rs.1,500/-	0-02	Rs.15,000 Per Big.
4.	2030/26.2.65 1444	Rs.2,000/-	0-02	Rs.20,000 Per Big.
5.	2575/12.3.65 1450	Rs.3,900/-	0-03	Rs.26,000 Per Big.

The present notification relates to the date 28.9.67. The award drawn earlier to this notification pertains to the year 1960 about 7 years earlier to the present notification.

The sale deeds/mutations available of the year from 1960 to 1965 pertains to small residential plots and as such cannot be treated at par with the agricultural land now being acquired. But they do show an increasing trend in the market value over time. The present land is located at a distance of about $\frac{1}{2}$ Kilometres from the Loni Road. Keeping in view the factors of location, potentialities of land and appreciation in the value of land over time and making the rate assessed in award No. 35/82-83, the market value in the year 1967 should be Rs. 4,200/- per bigha and I assess the same.

CROPS:

The land is under cultivation and presently crops are standing. The value of crops on an area of 28 bighas 16 biswas is assessed to be Rs. 12,400.00/-

SOLATIUM:

30% solatium will be paid on the market value assessed of the land under acquisition.

ADDITIONAL AMOUNT Under Section 23(1-A):

The addl. amount u/s 23(1-A) of the L.A. Act (Amended) will be paid over and above the total market value @ 12% p.a. w.e.f. 28.9.67 (date of notification u/s 4 of the L.A. Act) till the date of award i.e. 22.9.86.

U.S. 20/9/86

contd...3/-

LAND REVENUE:-

An amount of Rs.1952 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 Land Acquisition Act.

SUMMARY OF THE AWARD:-

1.	Market value of the land mg.28 bighas. 16 Biswas @ Rs.4200/-per bigha	Rs. 1,20,960.00
2.	Solatum 30%.	Rs. 36,288.00
3.	Amount u/s. 23(1-A) @ 12% p.a. from 28.9.67 to 22.9.86 (18 Yrs. 360 days) on market value.	Rs. 2,75,589.95
4.	Compensation for crops.	12,400.00
Total:		4,45,237.95

(Rupees four Lac forty five thousand two hundred thirty seven and Paise ninth five only).

V Singh

(VIJAY SINGH)
LAND ACQUISITION COLLECTOR (DS)
DELHI.

18/9
23/9/86
SECRETARY (REVENUE)

Award announced in the open court.
Notice u/s 126 to be issued.

V Singh
23/9/86

112-215 1945-46

2117 2100 212 432

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