

400  
AWARD NO. 16/1974-75.

NAME OF THE VILLAGE : SAQDARPUR  
NATURE OF ACQUISITION : PERMANENT  
PURPOSE OF ACQUISITION : PLANNED DEVELOPMENT OF DELHI

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These are proceedings under section 11 of the Land Acquisition Act, 1894 in respect of land measuring 10 Biswas situated in village Saqdarpur. The land forms part of notification u/s 4 L.A. Act issued by the Delhi Administration vide No.F.4(19)/65-L&H(iii) dated 28.9.1967 followed by notification u/s 6 No.F.4(19)/65-L&H(ii) dated 5.2.1968 for area 327 bighas 7 biswas. The remaining land will be acquired through Supplementary Award.

The land is required by the Government for a public purpose at the public expense namely for the Planned Development of Delhi.

Notices u/s 9 & 10 of the L.A. Act were issued to the persons interested in the land. Neither any claim was filed nor any evidence was adduced in the case.

MEASUREMENT & TRUE AREA

As said above the present acquisition proceedings are confined to an area measuring 10 Biswas only, which was found to be correct at the spot on measurement carried out by the field staff. The details of the land are as below:-

| <u>Kh.No.</u> | <u>Area</u><br><u>Big.Bis.</u> | <u>Classification of land</u> |
|---------------|--------------------------------|-------------------------------|
| 117/1         | 0.02                           | Nehri                         |
| 954/133/1     | 0.02                           | Bhur Awal                     |
| 955/133/1     | 00.06                          | Bhur Awal                     |
| Total:        | <u>0.10</u>                    |                               |

OWNERSHIP & OCCUPANCY

The details of ownership & occupancy are given in the Statement 'B' placed on the award file.

he  
Contd.....2/-

CLAIMS & EVIDENCE

Despite proper service of notices u/s 9 & 10 neither any claim was filed nor any evidence was adduced in the case.

MARKET VALUE

In the present case the date of preliminary notification is 28.9.1967 and as such the market value is to be determined as prevailing near about this date.

The persons interested in the case have neither filed any claim nor adduced any evidence.

It would be helpful to obtain guidance from the awards made in this village. Only one award No.69/73-74 has been made in this village by which 1 Bigha 19 Biswas of land notified u/s 4 on 9.1.1969 was acquired. The Collector fixed the market value of land in this award at Rs.2500/- per bigha as on 9.1.1969. He has based the market value in this award on the following sale transaction:-

| Mutation No. | Date of registration | Kh.No. | Area | Amount     | Average per Bigha |
|--------------|----------------------|--------|------|------------|-------------------|
| 1630         | 6.9.1967             | 573/1  | 4.07 | Rs.16000/- | Rs.3720/-         |

Since the perusal of the copy of sale deed reveals that out of the consideration money of Rs.16000/- only a sum of Rs.10,000/- was paid before the Sub-Registrar and the balance amount of Rs.6000/- is stated to have been received in advance by the Vendor, the Collector took the amount of Rs.10,000/- into consideration for evaluating the land. As worked out on this basis the incidence regarding fair value of the land comes to Rs.2300/- per bigha approximately.

This sale transaction taking place on 6.9.1967 is quite close to the date of present notification u/s 4 i.e. 28.9.1967. The land in this sale is of similar characteristics as the land under acquisition and is for a considerable area. I, therefore, consider fair & reasonable to assess the market value of the land under present acquisition at Rs.2300/- per

he  
Contd.....3/-

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Bigha on the basis of above sale transaction and award the same.

OTHER COMPENSATION  
TREES, WELLS & STRUCTURES ETC.

There are no structures, trees or wells existing over the land under acquisition.

SOLATUM

15 % solatium will be paid over and above the market value of land towards compulsory nature of acquisition.

APPORTIONMENT

Compensation will be paid according to latest entries in the revenue record. In case of dispute the matter will be referred to the court u/s 30-31 L.A. Act.

LAND REVENUE

The land under acquisition is assessed to Rs. 0.16 Ps as land revenue which will be deducted from the Khalsa rent robl of the village from the date of possession.

SUMMARY OF THE AWARD.

1. Compensation for land measuring 10 Biswas @ Rs. 2300/- per bigha. Rs. 1150.00
2. Add 15 % solatium Rs. 172.50

Total: Rs. 1322.50

(Rupees One thousand three hundred twenty two and paise fifty only).

*Phulchand*  
(B.M.L. GAUMAT) 31.10.74  
Land Acquisition Collector (MSW)  
Delhi.

*Announced after today.*

*Phulchand*  
31.10.74

*Confirmed.  
Satish  
20/10/74  
N.T. (LA)*

395  
आज यह मिसल कराये सुनाये रेवार्ड ग्राम सचदार पुर  
रकबा तदारी ०-१० बिसवा पेश हुई! कई बार आवाज  
दिनाई गई कोई व्यक्ती हाजर नहीं आया है!  
लिहाजा रेवार्ड पढ़ कर कमरा प्रदालत में  
सुनाया गया। अब गोटिस जेर दफा 12(2)  
A.A. के अन्तर्गत किये जावें और N.T (LA)  
काबजा लेने की कारवाई भी शीघ्र करे।

for  
LAC (MSW) 31.10.74  
Delhi