

AWARD NO: 65/86-87

Name of th village: Shikarpur

Nature of Acquisition: Permanent

Purpose of Acquisition: Increasing the capacity of Najafgarh Drain.

The land measuring 18 bighas 16 biswas situated in the Revenue Estate of village Shikarpur, Delhi was notified u/s 4-6&17 of the Land Acquisition Act #894, vide notification No. F.7(103)/79-L&B(i)(ii)(iii) dated 13.1.1981 for a public purpose namely for Increasing the Capacity of Najafgarh Drain.

Notices u/s 9&10 of the land Acquisition Act, were issued to the persons interested in the land and claims for compensation received in response to them will be discussed under the heading 'Compensation claims

TRUE & CORRECT AREA:

The land under acquisition was measured on the spot with the consultation of revenue record and was found to be 18 bighas 16 biswas as notified u/s 4-6&17 of land Acquisition Act. Details of the area are as under:-

<u>Kh. No.:-</u>	<u>Area</u>	<u>Kind of xxxxland</u>
71/8/1	Less than biswas	Parti
13/1	0-16	-do-
14/1	1-08	Gair Abpash
71/16/1	1-08	"
72/20/1	0-01	"
21/1	1-07	"
22/1	1-00	Abpash
77/11/1	0-03	"
19/1	0-18	"
20/1	1-09	"
23/1/1	0-06	Parti Zadid
23/2/1	1-02	Gair Abpash
24/1/2	0-12	"
78/2/1	0-08	Abpash
3/2	1-04	Gair Abpash

	-2-	
7/2	1-10	Gair Abpash
15/1	0-19	Abpash
6/1	0-09	-do-
79/4	0-11	Gair Abpash
5	1-06	Abpash
80/1	1-04	Gair Abpash
2/1	0-15	
Total	13-16	

COMPENSATION CLAIMS:

The following persons have filed their claims for compensation in response to the notices u/s 9 & 10 of the L.A. Act, served upon them:-

S.No-	Name of the claimant	Compensation claimed
1.	Shri Mangat s/o Tirkha R/O village Shikarpur	Claimed compensation @ Rs. 30,000/- per bigha for kh. No. 79/5/1. Solatium 30% and Addl. Compensation 12% P.Q
2.	Hire Lal s/o Har Narain R/O Village Shikarpur	As at S.No. 1 for kh. No. 78/20/1, 72/21/1, 77/24/1/2.
3.	Shibu-Attar Singh, Hira Lal s/o Har Narain R/O Village Shikarpur	As at S.No. 1 for kh. No. 70/20/1, 72/21/1
4.	Imrat s/o Bihari R/O Village Shikarpur.	As at S.No. 1 for kh. No. 78/2/1, 72/22/1
5.	Hari Singh s/o Chhotu R/o Village Shikarpur	As at S.No. 1 for kh. No. 71/14
6.	Nandu s/o Khuba R/O Shikarpur	Claimed compensation @ Rs. 20,000 P-Bigha for kh. No. 77/23/2/1 & 79/4
7.	Ranjeet S/O Mahilal R/O Shikarpur	As at S.No. 1 for kh. No. 71/16/1
8.	Shri Ram Narain s/o Teek Ram R/O Village Shikarpur	As at S.No. 1 for kh. No. 80/1, 80/2
9.	Gaon Sabha Shikarpur through its pardhan	claimed compensation @ Rs. 200000 (Two Lacs) P.B for kh. Nos. 71/8/1, 71/13/1, 77/14/1, 77/23/1/1

EVIDENCE:

None of the claimants have produced any documentary evidence in support of their claims of compensation.

MARKET VALUE:-

Market value of the land is to be determined keeping in consideration of many factors like situation, nature of land quality and potential value, the sale transaction took place in the land under acquisition and the land situated near the land on around the date of notification u/s 4 i.e. 13.1.81. In this village, No sale transaction ^{award} have been taken place prior to date of notification u/s 4. village Jhatikra is adjoining to village Shikarpur. In village Jhatikra following sale transaction have been taken place. The details of which are as under:-

S.No.	Sale Deed No. & Date of Regd.	Area	Consideration amount.
1.	1061 dt. 18.3.80	3-02	Rs.10,000/-
2.	4309 dt. 4.8.78	10-08	Rs.22500/-

From the above table, it is evident that the average price of land per bigha in village Jhatikra was in between Rs.2200/- to Rs.3300/- P.B. in year from 1978 to 1980. The date of notification u/s 4 in the present case is 13-1-1981. The sale transaction mentioned at S.No. 1 is near to the date of notification u/s 4. The land under acquisition and land involved in sale transaction at S.No. 1 is almost similar in all circumstances as to potentiality & situation of land there is also time gap of 1 year and 6 months in the execution of sale deed at S.No. and date of notification u/s 4 in the instant case. From the above discussion and time gap of about 1½ year, I am of the opinion that Rs.3500/- PB is fair and reasonable market value of the land under acquisition and award the same accordingly.

STRUCTURE WELL AND TREES:-

There is no structure well and Tree on the land under acquisition.

ADDITIONAL AMOUNT U/S 23(1A):-

An additional amount @ 12 % p.a. in terms of section 23(1A) is payable on the market value from 13.1.81 to the date of announcement of the award.

SOLATIUM:

30% Solatium may be paid to the entitled persons on the market value of the land on account of compulsory nature of acquisition.

APPORTIONMENT:

The payment of compensation to the persons interested shall be made as per latest entries in the revenue records.

LAND REVENUE:-

The land revenue of the land under acquisition comes to Rs. 5.67 only which will be deducted from the Khalsa Rent Roll of the village from the date of taking over possession.

SUMMARY OF THE AWARD:

1.	Compensation of land mg. 18 bighas 16 biswa @Rs. 3,500/- Per Bigha.	Rs. 65,800.00 ✓
2.	Solatium 30%	Rs. 19,740.00
3.	Additional amount u/s 23(1-A) on the market value of the land @ 12% P.A. from 13.1.81 to 19.9.86 (5yrs. 250 days).	Rs. 44,388.22
		<u>Rs. 1,30,428.22</u>

(Rupees one lac thirty thousand four hundred twenty eight and paise twenty two only).

N.K. Sharma 8/9/86
(N.K. SHARMA)
LAND ACQUISITION COLLECTOR (PALAM
SOUTH): DELHI.

Announced in open court to day

N.K. Sharma 19/9/86
LAC (PS)

10/9
1019120
SECRETARY (REVENUE)

(203)

आज दिनांक 19/9/86 का श्रावण नं: 65/86-87
ग्राम - खीराल पर ब्या निमालीबत बाल-तहसील
को उपारलाथ ने लुनाया गया।

<u>सुन लालिया</u>	<u>नाम</u>	<u>हलताश</u>
1-	मंगल शं लालिया	मंगल
2-	मनदू शं खुब्रा	मनदू
3-	राजगीत शं मही लाल	राजगीत
4-	शाम बाल मान्जा रागनाथिया	श. पाल
5-	हिरालाल शं हनाराधरा	

