

AWARD NO. 85/72-73

Name of village Singhol a

Nature of acquisition: Permanent.

Purpose of acquisition: Construction of Embankment to Drain No.6.

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These are proceedings for the determination of compensation u/s 11 of the Land Acquisition Act, 1894 regarding the acquisition of land in village Singhola at public expense for a public purpose; namely, for Construction of Embankment to Drain No.6. A notification u/s 4 for the acquisition of land measuring 114 big.8 bis. situated in this village was issued by the Delhi Administration vide No.F7(46)/71-L&B(1) dated April 12, 1972. As this land was immediately required for the construction of embankment, another notification under sub-section I of Section 17 of the said Act was also issued by the Delhi Administration followed by a declaration u/s 6 for the above mentioned area vide No.F7(46)/71-L&B(11) dated 12.4.72. In pursuance of this declaration, notices were issued to the persons interested as per provisions u/s 9 & 10 of the said Act, calling the parties to file their claims. In response to these notices, the persons interested filed their claims and objections which are discussed hereafter under the heading 'Claims'.

Measurement *P Kumar*

The area under acquisition as given in the declaration u/s 6 is 114 bighas 8 biswas but at present the area comes 86 bighas 8 biswas as per demarcation given by the acquiring department.

Khazane Nos.  
Rect.No.4 Kila Nos. 2 min, 3min, 4min,  
7/2 min. ,5min, 15 min, Rect.No.6 Kila  
Nos. 10 min, 11 min 17 min, 18 min,  
19 min, 20 min, 22 min, 23, min, 24 min,  
25 min. Rect.No.15 Kila Nos. 5 min, 6 min

Rect.No.16 Kila No.19 min.  
 Rect.No.22 Kila No.24 min.  
 Rect.No.37 Kila No.9 min.,

measuring 28 bighas of land notified under section 4 and 6 of the said Act are not covered under the present scheme as per alignment given on the spot. The remaining area measuring 86 bighas 8 biswas is being acquired at present.

Classification of land

The details of Khasra Nos in form 7-A have been prepared under para 55 of the Financial Commissioner's Order No.28 which are as under:-

| Khasra No. |          | Area      |
|------------|----------|-----------|
| Rect. No.  | Kila No. | Big. Bis. |
| 8          | 11/1     | 0-09      |
|            | 20/1     | 1-09      |
|            | 21/1     | 2-16      |
| 9          | 4/2      | 1-14      |
|            | 5/1      | 2-05      |
|            | 6/2      | 3-11      |
|            | 15/2     | 2-16      |
|            | 16/1     | 2-00      |
|            | 25/2     | 0-14      |
| 16         | 1/2      | 3-06      |
|            | 10/2     | 3-06      |
|            | 11/2     | 3-08      |
|            | 20/2     | 3-05      |
|            | 21/2     | 3-06      |
|            | 22/1     | 4-04      |
|            | 21/1     | 0-03      |
| 22         | 2/2      | 3-13      |
|            | 3/1      | 0-07      |
|            | 8/2      | 3-09      |
|            | 9/1      | 0-18      |



|    |         |       |
|----|---------|-------|
|    | 13/2    | 0-17  |
|    | 14/2    | 3-07  |
|    | 16/2    | 2-19  |
|    | 17/1    | 1-00  |
|    | 25/2    | 3-02  |
| 32 | 5/2     | 2-02  |
|    | 6/1     | 0-16  |
| 33 | 1/1     | 1-03  |
|    | 10/2    | 2-09  |
|    | 11/1    | 3-05  |
|    | 20/2    | 3-05  |
|    | 21/1    | 3-05  |
| 37 | 41/2    | 3-05  |
|    | 10/2    | 3-05  |
|    | 11/2    | 2-11  |
|    | 12/1    | 0-15  |
|    | 19/2    | 2-18  |
|    | 20/1    | 0-09  |
|    | 22/2    | 2-11  |
|    | 23/1    | 0-05  |
|    | Total.. | 86-08 |

*Panna*

Some of the land owners raised objections regarding measurement of land. These objections were heard and the field staff was sent to the site with the directions to remove objections on the spot. Accordingly the field staff visited the spot and after hearing the applicants present there on the site and also inspecting the record removed the objections. I agree with the classification and measurement as proposed by them on the basis of entries of Khasra Girdawri and other relevant record. At the time of publication of notification u/s 4, the classification of land is as under:-

| <u>Kind of land</u> | <u>Area</u> |
|---------------------|-------------|
| Abpash              | 54-19       |
| Jadid No. 1         | 20-11       |
| Bahjar Jadid        | 3-10        |
| Bahjar              | 8-08        |
| Total..             | 86-08       |

Possession

The possession of this land now under acquisition has not so far been taken by the department concerned.

Claims.

The following persons have filed their claims in pursuance of notices issued to them u/s 9 & 10 of the Land Acquisition Act, 1894.

| <u>Sr.No.</u> | <u>Name of the claimant</u>                                                                                                     | <u>Compensation demanded</u>                                                                          | <u>Remarks</u>                                         |
|---------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 1.            | S/Sh. Ram Sarup, Sunder Lal ss/o Rati Ram r/o V. Singhola.                                                                      | Claimed compensation @ Rs. 2000/- per bigha and claimed Rs. 1000/- per bigha for the damage to crops. | Have not given any evidence in support of their claim. |
| 2.            | Sh. Bhim Singh s/o Janna r/o V. Singhola.                                                                                       | As at S.No. 1                                                                                         | -do-                                                   |
| 3.            | S/Sh. Jage, Ram, Brikha, Ram Sarup ss/o Ramchand Ram Chander, Daya Nand ss/o Bhane, Jal Singh minor through Jage Ram his uncle. | As at S.No. 1 In addition they claimed Rs. 100/- for Shisham trees.                                   | -do-                                                   |
| 4.            | Sh. Shera s/o Hargish                                                                                                           | As at S.No. 1 In addition claimed Rs. 500/- for 8 Keekar trees.                                       | -do-                                                   |
| 5.            | Sh. Dalip Singh s/o Gordhan.                                                                                                    | As at S.No. 1.                                                                                        | -do-                                                   |
| 6.            | Sh. Sardar Singh s/o Umrao Singh r/o V. Singhola.                                                                               | As at S.No. 1 In addition claimed Rs. 2000/- for 60 Keekar trees.                                     | -do-                                                   |
| 7.            | Gan Sabha Singhola through Sh. Jage Ram, Pradhan.                                                                               | As at S.No. 1                                                                                         | -do-                                                   |

*Plummar*



Market Value

The area of this village is governed by Delhi Land Reforms Act, 1954. According to the provisions of this Act, no land in this village can be used for purposes other than agriculture with out the prior sanction of the prescribed authority.

In order to assess a fair and reasonable market value of the land in question, sale transactions nearest to the material date and awards drawn up in this village should be considered. There is no award in this village through which land was acquired previously. Therefore, we have to place reliance on sale transactions nearest to the material date. In the instant case notification u/s 4 was made on 12.4.72. Therefore, all transactions from 1.1.72 to 11.4.72 are relevant in order to determine a fair and market value of the land in question. There is no sale transaction in the year 1972 prior to 12.4.72. There is, therefore, no alternative but to fall back on the solitary transaction mentioned below:-

| Sr. No. | Year    | 'Bagn.No' | Date    | 'Khasra' No. | Area  | 'Price' | Average     |
|---------|---------|-----------|---------|--------------|-------|---------|-------------|
|         |         |           |         |              |       |         | 227x220 p.t |
| 1.      | 1971-72 | 7094      | 28.6.71 | 4/4          | 6-1   | 22000/- | 997.30      |
|         |         |           |         | 7            | 6-3   |         |             |
|         |         |           |         | 13           | 1-11  |         |             |
|         |         |           |         | 14           | 4-16  |         |             |
|         |         |           |         | 15           | 3-10  |         |             |
|         |         |           |         |              | 22-01 |         |             |

This sale transaction in the year 1971-72 involving an area 22 bighas 1 biswa took place on 28.6.71 at Rs.22000/- which averages Rs.997.30 is a good exemplar. It cannot be denied that this area is on the other side of G.T. Road while the land under acquisition in the form of a strip stretches over a ~~mile~~ length of over a mile begining from the

opposite side of this transaction and going down to the boundary of village Khampur. The situation of the land in question is, therefore, worse than the situation of the land involved in this transaction. However, the entire land is even and levelled, and has almost equal potential for agriculture. Keeping the situation of the land in question, the time gap between the sale transaction and the notification u/s 4 in the instant case, and the equal potential of the two, but not ignoring the fact that the whole of the land stretches in the form of a strip down to the boundary of village Khampur which makes the situation a little worse than the situation of the land involved in the <sup>or</sup> mentioned sale transaction I deem it fair and reasonable to fix the market value of the land in question at Rs.900/- per bigha. Accordingly I assess the same.

APPORTIONMENT.

The persons interested shall be paid compensation according to the latest entries in the revenue record of the land now under acquisition. In case of any dispute the payment shall be made after any amicable settlement between the parties concerned failing which the matter shall be referred to the competent court for adjudication.

Land Revenue deduction . *Pruman*

The land revenue works out to Rs.15.59 which will be deducted from Khatani w.e.f taking over the possession.

Solatium

15% would be paid in addition to the compensation for the land for compulsory nature of acquisition.



Interest

As the possession of the land has not so far been taken by the concerned department, so the persons interested are not entitled to get any interest.

The awarded land will vest absolutely in the Government free from all encumbrances w.e.f taking over the possession.

Subject to above remarks, the award is summarized as under:-

|    |                                                                              |               |
|----|------------------------------------------------------------------------------|---------------|
| 1. | Compensation for the land measuring 86 bighas 8 biswas @ Rs.900/- per bigha. | Rs. 77,760.00 |
| 2. | 15% Solatium.                                                                | Rs. 11,664.00 |
| 3. | Total...                                                                     | 89,424.00     |

(Rupees Eighty nine thousand four hundred twenty four only.)

*Pranod Kumar*  
(Pranod Kumar) 31.1.73  
Land Acquisition Collector(N)  
Delhi.

*Announced and filed.*

*Pranod Kumar*  
31.1.73

कठजा कारवाही ग्राम सिंचाला बीबल डूबन-6. + पाइयन

10/1/73  
गाम सिंचाला बीबल  
नवजा 1/ दशरथ  
का है उव इस क म  
पुत्र का पाइल म सी  
शिव / सिंचाला  
19/2/73

आज दिनांक 10-1-73. प्रोग्राम के अनुसार Land Acquisition  
Paranch में Sh. Ratan Singh kgo. Sh. Chhatrar Singh Pat., Sh.  
Jaswant Singh Pat. and Sh. Lok Nath Patwari ~~with~~ <sup>in</sup> the  
Flood Control Office से Sh. Arjun Chavla S.D. & Jivan Singh  
S.D. और Janak ~~Singh~~ <sup>Raj</sup> works Asslt. वीह हमारे से चल कर पत्र  
9.45 A.M. मौका मिली कार्यवाही कराने के न 6 बाका गाम सिंचाला पहुँचे  
मौका पर पैसाइरा नुमा हर नमन निगरा के नौगो प बुर्जियात (वात लगवा का)  
कठजा बीबल सीमिल नुके Acquiring महन्ना के हवाल दिया गया।  
कुछ महन्ना निगरा में मिले बी गई गई निम्नी List R/Record में प्रच  
लिखन का बी गई है निम्ना प्रतिक अलग लगवा जोगा। रम नमिल का  
कठजा की flood control निगरा के हवाल का दिया गया है। मालिकों के  
सूचित नुके के पत्रियात केवल नि नी म-द मिहल का काम का कर्षित  
अपनिगत मौका प मिले। कठजा के निम काई आपी से नहीं आई।  
निम्नलिखित महन्ना निगरा में नमन बी का कठजा के दिया गया है :-

|                          |                                          |                              |
|--------------------------|------------------------------------------|------------------------------|
| 8                        | 9                                        | 16                           |
| 11/1 20/1 21/1           | 4/2 5/1 6/2 15/2 14/1 25/2               | 4/2 10/2 11/2 20/2 21/2 22/1 |
| 0-9 1-9 2-16             | 1-14 2-5 3-11 2-16 2-0 0-14              | 3-6 3-6 3-8 3-5 3-6 0-4      |
| 21                       | 22                                       | 37                           |
| 21/1                     | 7/2 3/1 8/2 9/1 13/2 14/2 16/2 17/1 25/2 | 5/2 6/1                      |
| 0-3                      | 3-13 0-7 3-9 0-18 0-17 3-7 2-19 1-0 3-2  | 2-2 0-16                     |
| 33                       | 37                                       |                              |
| 11/1 10/2 11/1 20/2 21/1 | 4/2 10/2 11/2 12/1 17/2 20/1 22/2 23/1   |                              |
| 1-3 2-9 3-5 3-5 3-5      | 3-5 3-5 2-11 0-15 2-18 0-9 2-11 0-5      |                              |

कुल लागत रुमानी 8689.08 Bids.

(i) इस कारवाही के आवक प गाम सिंचाला हल जावना काना  
व गुजरात महानाज बलनद वजारया होल गाम के बीबीका प्रसा का है गई  
निगरा का हो जाम के कापी हलवा पदवाी मौके प उपनिगत नहीं है  
हम। इसीलिने कारवाही का (न पतिरिलीप बेराप कानल यामक्य कागज का  
माल बय नमन लहिल का सीहल (विन्नी) को निगरा दी गई है।

(ii) इस कारवाही का रुम पतिरिलीप हम। कानल डीकरा, पाल बुके महन्ना  
Acquiring के हवाल का गई।

Chhatrar Singh  
Pat. (1/1)  
10/1/73  
Jaswant Singh  
Pat. (1/1)  
10/1/73  
10/1/73

10/1/73