

AWARD NO.

84/82-83

NAME OF VILLAGE : SINGHU
NATURE OF ACQUISITION : PERMANENT
PURPOSE OF ACQUISITION : CONSTRUCTION OF CHECK BARRIER NEAR
SINGHU BORDER.

These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land situated in village Singhu measuring 2 bighas 4 biswas was notified u/s 4 of the L.A. Act vide notification No.F.7(44)/81-L&B(1) dt.30.11.81 for a public purpose namely 'Construction of Check Barrier near Singhu Border'. Provisions of sub-section(1) of section 17 were also made applicable to this area. Hence the interested persons were not given any opportunity to file their objections u/s 5-A. The Delhi Administration issued a declaration u/s 6 of the L.A. Act vide notification No.F.7(44)/81-L&B(11) dated 30.11.81 for acquisition of land for the purpose mentioned above.

In pursuance of the above notification u/s 6, notices u/s 9 & 10 of the L.A. Act were issued to all the interested persons to file their claims. ^{The} claims filed by the claimants are discussed hereafter under the heading 'Claims'.

MEASUREMENT

The area under acquisition as given in the declaration u/s 6 is 2 bighas 4 biswas and at the time of measurement found correct.

CLASSIFICATION OF LAND

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

<u>Kh.No.</u>	<u>Area</u>	<u>Kind of land</u>
11/21/2/1	2-04	Gair Abpash

The land owners have not raised any objection regarding the measurement & classification of the land. At present, there is no alternative left with us except to agree with the classification and measurement as proposed by the field staff L.A. on the basis of entries in the khasra girdawari and other relevant

records at the time of notification u/s 4.

POSSESSION

The possession of the land has been taken over ~~and~~
on 31.3.52 ~~by the requesting Department.~~

CLAIMS

The following persons have filed their claims in
pursuance of notices issued to them u/s 9 & 10 of the
L.A. Act.

S.No.	Name of the claimant	Claims	Remarks
1.	Deep Chand s/o Fateh	Claimed compensation @ No evidence. Rs.50/- per sq.yd. for Kh.No.11/21/2/1.	
2.	Surat Singh) Suraj Bhan Es/o Danwari Lal) Bhola Ram		
	Deep Chand, Gaimi, Sher Singh Es/o Narain	Claimed compensation @ Rs.100/- per sq.yd. for Kh.No.11/21/2/1.	-do-

MARKET VALUE

The area of this village is governed by the
provisions of Delhi Land Reforms Act, 1954. Therefore, the
land of this village cannot be used for the purpose other
than agriculture, horticulture etc. without the prior
permission of the Competent Authority.

The market value of the land is to be assessed
keeping in view the price prevailing at the time of
notification u/s 4. The claimants have claimed compensation
ranging from Rs.50/- to Rs.100/- per sq.yd. but none of them
has produced any documentary evidence in support of their
claim. ^{no reliance can be placed on their claims} In the absence of any such document, ^{No sale}
transaction appears to have taken place in the vicinity of
the date of notification. It appears from the list of the
sale deeds given by the field staff that Kh.No.22/4 measuring
1 bi ha 32 biswas was sold for Rs.25000/- vide regd.deed
No.2725 dated 24.3.50 i.e. Rs.22730/- average per biha.

It may, however, be pointed out that land of the transferor was acquired vide award No. 69/80-81 and a sum of Rs. 2000/- per bigha was awarded keeping in view the material date dt. 21.12.78. The above registered deed has been executed by him after this Award probably to get maximum benefit out of other adjoining land which was also being in the process of acquisition. It further appears from the sale deeds Nos. 1529 to 1544 dt. 15.3.82 that the land of this village was sold on 15.3.82 and the average per bigha of this land comes to Rs. 6000/-. Though these sales transactions relate after the date of notification u/s 4 in the present case, yet it shows the trend of the prices prevailing in the village. Keeping in view the fact that the land was sold @ Rs. 6000/- per bigha on 15.3.82 and the other facts stated above, the amount shown in registered deed No. 2725 dt. 24.6.80 does not show the true picture of the market value of the land prevailing at that time. Thus, the registered deed No. 2725 dated 24.6.80 is hereby discarded.

In order to find out the market value of the land, the awards of this village were consulted. The following awards were announced:-

S.No.	Award No.	Date of notification u/s 4	Rate
1.	69/80-81	F.7(47)/79-L&B dt. 21.12-78	Rs. 2000/- per bigha.
2.	29/80-81	F.7(47)/76-L&B dt. 28.10.80	Rs. 2100/- per bigha.

A sum of Rs. 2100/- per bigha was awarded in award No. 29/80-81 in which the material date was 28.10.80. In the present case, the date of notification u/s 4 is 20.11.81. There is a difference of period of one year between these two dates. In case interest @ 6% is added for a period of one year on a sum of Rs. 2100/- assessed in award No. 29/80-81, the total amount comes to Rs. 2226.00. It will be fair and justified if the market value in the present case is determined @ Rs. 2300/- per bigha and award the same accordingly.

- 4 -

OTHER COMPENSATION

TREES, WELLS & STRUCTURE

There is no tree, well & structure in the land now under acquisition.

SOLATUM

As provided under sub-section 2 of section 23 of the Land Acquisition Act, the interested persons are entitled to have 15% solatium on the market value of the land etc.

INTEREST

The possession of the land has been taken over on 31.3.59. So the interested persons will be entitled for interest from the date of possession till the date of announcement of award.

APPORTIONMENT

The persons interested shall be paid compensation according to the latest entries in the revenue records, of the land now under acquisition. In case of any dispute the payment shall be referred to the court of Additional District Judge, Delhi.

LAND REVENUE REDUCTION

The land revenue worked out to Rs. 0-45 shall be deducted from the rent roll of the village Khatauni w.a.f. taking over possession of the land. *ml*

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SUMMARY

Compensation for land measuring 2 bigha @ 4 Biswas @ Rs. 2300/- per bigha.	Rs. 4600.00
10% solatium	Rs. 759.00

Interest @ 6% per annum from Rs. 510.32 to Rs. 510.32 (1 year)	Rs. 349.14
25-3-73	344.36

GRAND TOTAL	Rs. 5698.14
	6163.36

(Rupees Six thousand one hundred sixty eight
and fourteen only)

(D.B. KUBRA)
LAND ACQUISITION COLLECTOR (NABHA)
JALANDHAR.

Person in
possession of
land
26/3/73

orders of 12/1/73 of the Govt
are not in line to those persons
who are not present. he
26/3/73

कब्जा कार्यवाही माता सिंह

4-16-3

4-5-49

4-3

8-8

आज दिनांक 31-3-82 को आदेशानुसार श्रीम अविग्रह
आदिवासी (नरैला) व मुताबिक प्रोग्राम देने कब्जा श्री चम्पू सिंह
पटवारी (गल 020) श्री मौजी राम चापरासी (गल 020) के साथ
मौके पर पहुँचा। मौके पर महकमा P.W.D की डोर से श्री
S.M Bhandari (AE) व M.R Verma (J.E) हाजिर मिल मौके
पर सम्बरान खसरा 11/2/1 (2-4) जिस पर श्री अविग्रह अने

नियम की धारा 4, 6, 17 लागू है। इस सम्बरान खसरा में गेहूँ
के फसल खेती है। इस सम्बरान खसरा के चारों तरफ कुमा-
फिरकर कुजियात खासक लगाकर कब्जा फसल सहित
वापस हासिल किया और उसी समय फसल सहित श्री S.M
Bhandari (AE) व श्री M.R Verma (J.E) P.W.D के हवाले
कर दिया गया। इन्होंने श्रीम धारान को 15 अप्रैल 1982 को
तक फसल काट लेने की इजाजत दे दी। इस कब्जा कार्यवाही
की सुनारी व सुस्तरी मौके पर व दे हजा में श्री मौजी राम
चापरासी द्वारा कर दी गई। श्रीम धारान में से श्री दीपचन्द
व देवल हाजिर हैं परन्तु उन्होंने हस्ताक्षर करने से इन्कार
कर दिया। पटवारी हलका सरकारी कार्य होने की वजह से
मौके पर हाजिर नहीं हो सका अतः इस कब्जा कार्यवाही
को एक नकल तहसील कार दिवली को कागजात आत्म में
अमल कराने के लिए भिजवा दी जावेगी। कब्जा कार्य-
वाही के समय कोई मजहमत पैदा नहीं आई। कब्जा कार्य-
वाही पूरी हो चुकी है।

Taken over

H. K. Verma
31/3/82

(H. K. Verma Jr)

S. Bhandari
31/3/82

31/3/82
मौके से चापरासी
L.R.

31/3/82

चम्पू सिंह पटवारी
31/3/82

31/3