

21

Award No. - - - 45/82-83

NAME OF THE VILLAGE	TIKRI KALAN
NATURE OF ACQUISITION	PERMANENT
PURPOSE OF ACQUISITION	CONSTRUCTION OF CHECK BARRIER AT TIKARI BORDER ON DELHI ROHTAK ROAD.

26/8
21/8

These are the proceedings for determination of compensation under section 11 of the Land Acquisition Act, 1894 in respect of the land measuring 39 Biswas 03 Biswas, notified u/s 4, 6 & 17 of the Land Acquisition Act vide notification No. F.7(44)/81-L&B(I)(II)(III) dated the 26th November, 1981 in the revenue estate of village Tikri Kalan. The land is required for public purposes namely "Construction of check barrier at on Delhi Rohtak Road in this revenue estate. Notices u/s 9 & 10 were issued to the interested persons as required under the provisions of Land Acquisition Act to file claims and evidence. The notices have been served ~~to the~~ and the claimants filed by the interested persons are discussed under the relevant head in this proceedings.

MEASUREMENT :-

Measurement of the area was conducted at the spot by the Land Acquisition Field Staff. There has been a difference of 19 biswas in the area notified and the measured at the spot. Thus description of the area khasra wise as measured is given below :-

S. NO.	Khasra NO.	Area
1	30/11min	2-16
2	12/2min	3-00
	13/1min	0-12
	13/2	2-08
	14min	1-02
	17min	2-16
	18 ^{19/1}	4-16
	19/2 ^{18/1}	0-06
	19/3	0-06
	19/4	0-06
	19/5	0-06
	19/6	0-06
	20min	4-18
	23min	1-10
	24/1	0-03
	24/2	0-04
	33	1-00
	31/14min	0-07
	15min	3-00
	16	4-00
	17	1-00
	446	0-04
	Total	38-04

OWNERSHIP :-

S.No.	Name & address of the Owner	Name & address of the Occupant	Kh.No.	Area	Kind of soil
1.	Kanwal S/o Sh. Molhar R/o Tikri Kalan	Self	30/33	1-00	Chahi
2.	Chan' Roop S/o Jug Lal R/o Tikri Kalan	Self	30/12/2	2-00	- NO.
3.	Lakshmi S/o Kanta R/o Tikri Kalan	Self	30/18 23 19/1 Total	4-16 1-10 3-18 10-04	- NO. - NO. - NO.
4.	Harmanjit Singh S/o Gurdev Singh R/o C/o Ramdev Han'ra, Man Sarawar Park, Rohtak, Haryana	Self	30/19/2	0-06	- NO.
5.	Lokesh Kumar S/o Ramdev R/o Tikri Kalan.	- NO.	30/19/3	0-06	- NO.
6.	Om Parkash S/o Hakumat Rai, 318 Bahadur Garh, Rohtak, Haryana.	- NO.	30/19/4	0-06	- NO.
7.	Smt. Ram Devi W/o Mahender Singh R/o Ghatalo, Distt. Gurgaon.	- NO.	30/19/5	0-06	- NO.
8.	Pharam Singh S/o Lahri R/o Jhujhan, Bhiwani Haryana.	- NO.	30/19/6	0-06	- NO.
9.	Ramji Singh S/o Gobind R/o Tikri Kalan	- NO.	30/13/1	0-12	- NO.
10.	Virender Singh S/o Mangat Sain R/o Tikri Kalan.	- NO.	30/24/2	0-04	- NO.
11.	Narain Singh, Kishan Singh S/o Sheolal R/o Tikri Kalan.	- NO.	30/17 24/1 Total	1-16 0-03 1-19	- NO.
12.	Nanwal Singh S/o Harnath R/o Tikri Kalan.	- NO.	30/13/2 14 Total	2-08 1-02 3-10	- NO. - NO.
	Munshi, Pharama S/o Man Raj R/o Tikri Kalan	- NO.	30/11 20 31/14/2 15 16 17 Total	2-16 4-18 0-07 3-00 4-00 1-00 16-01	- NO.
	Gaon Sabha		496 min	0-04	G.M.

AND EVIDENCE :-

Name of the Owner

Lokesh Kumar S/o Shri Ramdev Han'ra through S. Choudhary, Adv.

Rate claimed.

He claims Rs. 150/- per y^r. for land with solatium and interest.

2. Haranjit Singh S/o Gurdev Singh through R.S. Choudhary, Adv. As at sl. No. 1
3. Virender Singh S/o Mangal Singh R/o Tikri Kalan, Delhi. He claims Rs.50/- per sq. y^a for land plus solatium & interest
4. Kanwal Singh S/o Mohhar R/o Tikri Kalan, Delhi. He claims Rs.150/- per sq. y^a for land.
5. Lakhi S/o Kanha R/o Tikri Kalan, Delhi. He claims Rs.100/- per sq. y^a for land, Rs.15,000/- per bigha for far^a adverse effect on the remaining plots, Rs.20,000/- for Rasta to the other land, Rs.10,000/- for well, Rs.2000/- for trees (Fikri 7 Kikar & 3 Shisham), Rs.15,000/- for Kotha, Rs.2000/- for crops per bigha, Rs.5000/- for Tamatoe crops (1/2 killa) with 15% solatium & statutory interest.
6. Kishan Singh, Narain Singh S/o Shiv Lal R/o Tikri Kalan, Delhi. - NO- except the claim of well Rs.10,000/-, trees Rs.2000/- Kothas Rs.15,000/- Rs.2000/- per bigha for crops.
7. Mange S/o Sharma Munshi S/o Mam Raj R/o Tikri Kalan, Delhi. ✓ He claims Rs.100/- per sq. y^a for land, Rs.15,000/- per bigha for adverse effect on the remaining land, Rs.2000/- per bigha for damages of crops, Rs.20,000/- for Rasta with solatium and statutory interest.
8. Chandaroop S/o Juglal R/o Tikri Kalan, Delhi. - NO- with Rs.10,000/- for well.
9. Nawal Singh @ Ragbir Singh S/o Harnam Singh R/o Tikri Kalan, Delhi. - NO- except the claim of Rs.10,000/- for well.
10. Kanwal Singh S/o Mohhar - NO- except the claim of well & damages of crops.

DOCUMENTARY EVIDENCE :-

The interested persons have been filed photostatic copies of two sale deeds Nos. 3916 dated 2.12.81 in respect of land bearing khasra No. 32/24 measuring 12 Biswas for a sum of Rs. 25,000/- and other sale deed No. 3802 dated 12.6.81 bearing khasra No. 620 measuring 19 Biswas for a sum of Rs.25,000/-.

MARKET VALUE :-

The market value of the land under acquisition is to be assessed on the basis of the price prevailing on the date of notification u/s 4 and with reference to the genuine sale deed executed on the date of notification or immediately prior to the notification u/s 4 i.e. 26.11.81. Besides this, judicial pronouncement made or award declared in respect of the land parallel in all circumstances ^{are also} being ~~parallel~~ ^{also} taken into consideration. The Nait ^{also} has collected the following evidence besides the photo-

of the sale 'ee's file' by the interested persons. The yearwise details of the sale for the last five years are given below :-

1976 - 77

No.	No. & date of registration	Kh.No.	Area	Consideration amount	Average per bigha
.	5044 dt. 26.8.77	65/5/1	3-12	Rs. 16800/-	Rs. 2000/-
		8	4-16		
		Total	8-08		

November, 1977-78, 1978-79 Nil

November, 1979-80

6085	date 24.12.79	57/12	4-16	Rs. 38400/-	Rs. 2000/-
		13	4-16		
		18	4-16		
		19	4-16		
		Total	19-04		

5043	date 8.5.80	65/2	4-16	Rs. 28800/-	Rs. 2000/-
		3	4-16		
		9	4-16		
		Total	14-08		

November 1980-81

4226	dt. 7.3.81	56/2	4-16	Rs. 15000/-	Rs. 1250/-
		3/2	2-08		
		8/1	2-12		
		9/1	2-08		
		Total	12-04		
2528	date 21.5.81	6/5/2	3-00	Rs. 32000/-	Rs. 3066/-
		70/3/2	2-02		
		4	4-04		
		844	1-02		
		128	0-01		
		Total	10-09		

I have considered the entire evidence brought on record including photostat copies of the sale 'ee's file' by the interested persons. Sale 'ee' dt. 12.6.81 in respect of khasra No. 32/26 file' by the interested person is in respect of the land which is part of abadi & the land situated in phirani. There has always been large difference in the price of agriculture land and that of abadi, therefore, this sale 'ee' can not be considered to determine the market value of the land prevailing in this village. As regards sale 'ee' date 2.12.81 in respect of khasra No. 32/26 measuring 12 Biswas is concerned, the records reveal that the area of this khasra number is 2 bighas 12 biswas. The portion of 12 biswas of land covered by this sale 'ee' is used for purposes other than agriculture, therefore, it also can not be considered fit to determine the prevailing market value of the agriculture land. The date collected by the Naib Tehsildar from the Tehsil register reveals

that the price of the agriculture land during the year 1981 was Rs.3066/- per bigha. This land however at the distance of about 2 kilometers from the main road whereas the land under acquisition is abutting the Rohtak Road and is a better situated. Considering all these aspects, I determine the market value of this land @ Rs.3500/- per bigha and accordingly award the same.

STRUCTURE :-

There exists structures in khasra No. 19/4 cc of measuring 15' x 10' x 12' of bricks. The roof is of wooden, beams and a temporary roof constructed with mud. The total area comes to 600 sq. yds. without any roof. Taking into account the construction and market value of the material value of this structures to Rs.3000/- and accordingly award the same.

WELL :-

There is no well on the land under acquisition.

TREES AND CROPS :-

There is no tree and crops on the land under acquisition. Therefore no compensation is assessed.

SOLATUM :-

15% solatium is allowed on the land under acquisition as admissible under the law.

INTEREST :-

The possession of the land under acquisition has been taken and handed over to the acquiring department on 24.4.82. The interested persons are entitled to get the interest @6% under section 34 of the L.A. Act from 24.4.82 to the date of announcement of the award.

LAND REVENUE :-

The land under acquisition is assessed Rs.12.98 Paise as a land revenue which is to be deducted from the Khalsa Rent Roll of the village i.e. Tikri Kalan.

APPORTIONMENT :-

The compensation of the land under acquisition will be paid according to the latest entries in the revenue records. If there will be any dispute then the payment will be made after amicable settlement or will be forwarded to the court of A.D. District Judge, Delhi under section 30 & 31 of the Land Acquisition Act for adjudication.

SUMMARY :-

The award is summarised as under :-

1.	Compensation of land measuring 38 Bighas 04 Biswas @ Rs.3500/- per bigha.	Rs. 1,33,700-00
2.	Compensation for structure	Rs. 3,000-00 ✓
3.	15% solatium	Rs. 20,505-00
4.	Interest u/s 34 of the L.A. Act w.e.f. 24.4.82 to 30.9.82 @ 6% p.a.	Rs. 4,134.71
Total		<u>Rs. 1,61,339.71</u>

(Rupees One lac sixty one thousand three hundred thirty nine and paise seventy one only).

Sd/-

(S. G. GUPTA) 21.10.82

LAND ACQUISITION COLLECTOR(P): DELHI.

Announced in presence of
in Court before by the 21st Oct
1982
Sd/-
21.10.82

43

1 on

मुल 446 कि मुल लावादा 38-4 का मवजा बुराज यात खाम लखावा अंत
 0-4 बैरजावा
 वालय हासिल जाले मुल के-सा प्रिल A.E के हवाल लि पा गया
 मोरा आराजी मोले पट खामी पाई गई वरक्त मव जाई पाई
 मवजा मोले पट लिहा प्रिल मी नजाहल पैश नही आई/
 इस कार्य पाई मवजा मुलाहली व मुनादे वजीय मोसरवणी सिंद
 चपरासी 2. A से पेह हाजा व मोले पट व अवाज मुलद आलाई गई/
 पटवारी हलवा मवजद दी गल आल सल्ला मोले पट नही आलवा
 लि हाजा इस अमल मी खल नवल वलाप अमल पलापद मागजी व माल
 माहल तहसी खयाल दिलमी रिजवापी जायगी माय वेदु मवजा
 पूरा हो चुका है रिपोर्ट अज है

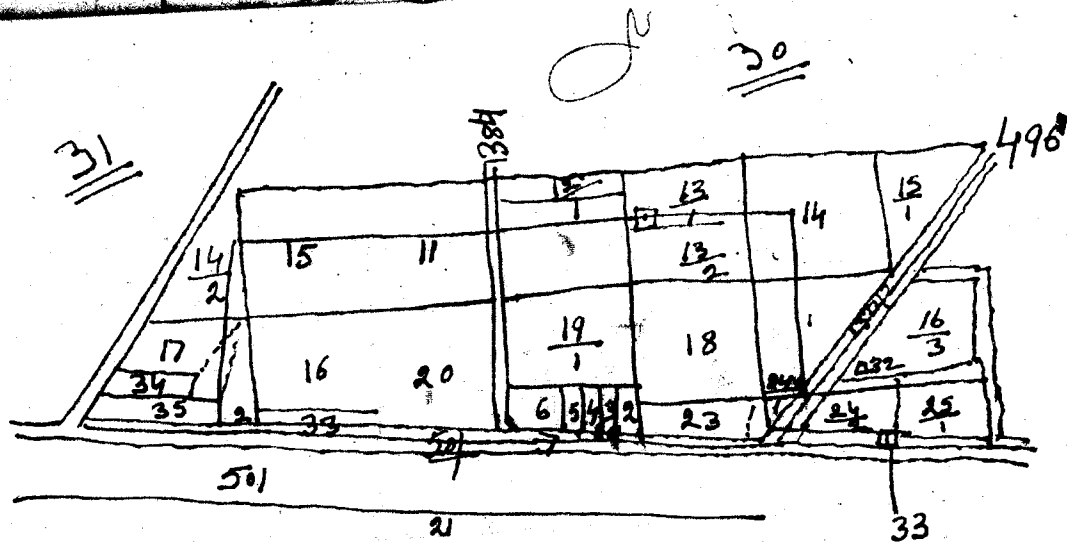
Mural *[Signature]*
2/24/82

AEI
PWWU

Highwell 576
24-4-62

Sum 28
24/4
J.E. P. V. D. V.

मोर्ट मोल पल ववत्त व्याप वाहु नवजा यो ०२ पुता पसि ह्युत भाव
 मा मोल पल हाजल आश, रपला नं. ३० नै मोल पल ववत्त
 उसका मोल ववत्त हासिल नै मोल ववत्त



26/8/87
 26/8/87

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TO BE PUBLISHED IN PART IV OF DELHI EXTRAORDINARY GAZETTE
DELHI ADMINISTRATION : DELHI

* N O T I F I C A T I O N *

Dated the 26th Nov., 1981.

No. F.7(44)/81-L&B.(1) : Whereas it appears to the Lt. Governor, Delhi, that the land is likely to be required to be taken by Government at the public expense for a public purpose, namely, for Construction of Check Barrier at Tikri Border on Delhi Rohtak Road, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894 to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Lt. Governor is pleased to authorise the Officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

The Lt. Governor being of the opinion that provisions of sub-section (1) of section 17 of the said Act are applicable to this land is further pleased under sub-section 4 of the said section, to direct that the provisions of section 5-A shall not apply.

* S P E C I F I C A T I O N *

Name of Village	Total Area Big.- Bis.	Field Nos. or Boundaries		
		Rect No.	Khasra No.	Area Big.- Bis.
Tikri Kalan	39-03	30	11 min	3-00 (54)
			12/2 min	3-00
			13/1 min	0-12
			13/2 min	2-08
			14 min	1-02
			17 min	1-16
			18	4-16
			19/1	3-18
			19/2	0-06
			19/3	0-06
			19/4	0-06
			19/5	0-06
			19/6	0-12
			20 min	5-04 (4-18) (54)
			23 min	1-10

Contd.....p.2/-

1.	2.	3.	4.	5.
Tikri Kalan (Contd.)				
			24/1 min	0-00
			24/2 min	0-00
			33	1-00
			496 min	0-04
		31	14/2 min	0-07
			15 min	3-00
			16	4-00
			17	1-00

By Order,

(BANSI DHAR)
JOINT SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION & DELHI

Contd.....p.3/-

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26th

7(44)/81-L&B(1)/39344 Dated the _____ Nov., 1981.

Copy forwarded to :-

The Deputy Secretary (P.R.), Delhi Administration,
Room No. 62-C, Old Secretariat, Delhi (in duplicate)
for favour of publication in Part IV of Delhi Extraordinary &
Ordinary Gazette.

The Additional District Magistrate (LA), Tis Hazari
Courts, Delhi.

The Officer Incharge (LA), Tis Hazari Courts, Delhi.

The Land Acquisition Collector (P), Tis Hazari Courts,
Delhi.

The Executive Engineer P.W.D. Divn. No. VI, Delhi
Administration, Delhi.

The Tehsildar (L&B), Vikas Bhawan, New Delhi.

The Tehsildar (Notifications), Tis Hazari Courts, Delhi.

The Sub-Registrar, I & II, Delhi.

The Sub-Registrar, Shahdara.

The Sub-Registrar, New Delhi.

P.A. to Joint Secretary (L&B), Vikas Bhawan, New Delhi.

(BANGSI DHR).
JOINT SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION : DELHI

1.M.S./201181.

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(TO BE PUBLISHED IN PART IV OF DELHI EXTRAORDINARY GAZETTE)

DELHI ADMINISTRATION : DELHI

* N O T I F I C A T I O N *

Dated the 26th Nov., 1981.

No. F.7(44)/81-L&B (2) :- Whereas the Lt. Governor, Delhi is satisfied that the land is required to be taken by Government at the public expense for a public purpose, namely, for Construction of Check Barrier at Tikri Border on Delhi Rohtak Road, it is hereby declared that the land described in the specification below is acquired for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

* S P E C I F I C A T I O N *

Name of Village	Total Area Big.- Bis.	Field Nos. or Boundaries			
		Reot No.	Khasra No.	Area Big.- Bis.	
Tikri alan	39-03	30	11 min	3-00	
			12/2 min	3-00	
			13/1 min	0-12	
			13/2	2-08	
			14 min	1-02	
			17 min	1-16	
			18	4-16	
			19/1	3-18	
			19/2	0-06	
			19/3	0-06	
			19/4	0-06	
			19/5	0-06	
			19/6	0-12	
			20 min	5-04	
			23 min	1-10	

Contd.....p.2/-

1.	2.	3.	4.	5.
Tikri Kalan (Contd.)				
			24/1 min	0-06
			24/2 min	0-04
			33	1-00
			496 min	0-04
		31	14/2 min	0-07
			15 min	3-03
			16	4-00
			17	1-06

By Order,

(BRAND DEPT)
JOINT SECRETARY (LAND & BUILDING)
DEPT. & ADMINISTRATION & DELHI

Contd.....p. 3