

1329-B/PS & S/11/85

SUPPLEMENTARY AWARD NO. 1329-B/PS & S/11/85

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

These are the Supplementary proceedings of Award No. 1329-A in respect of land measuring 5 biswa 18 biswas situated in the revenue estate of Vill. Wazirpur. The land is required by the Government, for a public purpose, namely, for the Planned Development of Delhi at public expense.

The land stands notified vide notification No. F15(111)/59-186 dated 13.11.1959 under U/s 4 of the Land Acquisition Act and notification No. F4(14)/61--L&H(11) dated 26.10.1961 made U/s 6 of the aforesaid Act. Due publicity was given to the notifications and notices U/s 9 & 10 of the Act were given to the interested persons. The claims filed by the interested persons have been discussed under the heading 'Claims for Compensation'.

TRUE & CORRECT AREA

The land was measured on the spot by the revenue field staff with reference to the revenue record and correct area with kind of soil available is detailed here under :-

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of soil</u>
678/1	0 - 01	-do-
678/2	0 - 03	-do-
678/3	0 - 01	-do-
678/4	0 - 02	-do-
678/5	0 - 05	-do-
678/6	0 - 01	-do-
678/7	0 - 01	-do-
678/8	0 - 04	-do-
678/9	0 - 02	-do-
678/10	0 - 02	-do-
678/11	0 - 11	-do-

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<u>Khasra No.</u>	<u>Area</u> Less than a Biswa	<u>Kind of soil</u> Geir Munkin Plot
678/12	0 - 08	-do-
678/13	0 - 03	-do-
678/14	0 - 01	-do-
678/15	0 - 01	-do-
678/16	0 - 03	-do-
678/17	0 - 03	-do-
678/18	0 - 05	-do-
678/19	0 - 01	-do-
678/20	0 - 02	-do-
679/1	0 - 03	-do-
679/2	0 - 05	-do-
679/3	0 - 03	-do-
679/4	0 - 02	-do-
679/5	0 - 04	-do-
679/6	0 - 04	-do-
679/7	0 - 04	-do-
679/8	0 - 04	-do-
679/9	0 - 03	-do-
679/10	0 - 03	-do-
679/11	0 - 02	-do-
679/12	0 - 02	-do-
679/13	0 - 08	-do-
679/14	0 - 03	-do-
679/15	0 - 08	-do-
679/16		
Total	5 - 18	

CLAIMS FOR COMPENSATION

The following interested persons have filed their claims for compensation :-

<u>Sr. No.</u>	<u>Name of the claimant</u>	<u>Khasra No.</u>	<u>Substance of claim</u>
1.	Shri Sushil Kumar s/o Bhaswara	678/2 678/3 679	Claims Compensation for land Rs. 250/- & Rs. 2,00,000 for constructions.3/-

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Sl. No.	Name of the claimant	Khasra No.	Substance of claim
2.	M/s Om Choudhary Timber Werks through Ishwar Singh	678min	Claims compensation @ Rs.250/-asyd for land. Rs.1,200,000/- for construction.
3.	Surinder Kumar s/o Bhagwana.	678/6 679	Claims compensat @ Rs.250/-asyd for land. Rs.2,00,000/- for construction.
4.	Smt. Amurasha w/o Om Parkash	678/3 679/1 & 679/4	-do-
5.	Smt. Leela Devi w/o Sh Ishwar Singh	679/2 679/3	-do-
6.	Ishwar Singh s/o Bhagwana	678min 679min	-do-
7.	Om Parkash s/o Kisheri Lal	678/4	Claims compensation @ Rs.250/-asyd for land.
8.	Tulsi Ram Seth s/o Saligram Seth	-	claims compensation @ Rs.500/-asyd for land.
9.	Ruran Chand Bansal s/o Gobind Lal @ Gilu Ram	-	Plot No.53, Sawan Park. Claims compensation @ Rs.5000/-asyd for land & Rs.5,00,000/-for construction.
10.	Gool, Jage ss/o Maan Singh	678 679	Claims compensation @ Rs.500/-asyd for land and Rs.4,00,000 for construction.
11.	P.S.Gueta s/o S.D.Gueta.	679	Seeks exemption from acquisition. If acquired claim compensation @ Rs.250/-asyd for land & demands alternative plot of 100sy
12.	Bhagwat Persad Vined Kumar, Anil Kumar & Manoj Kumar ss/o Chuni Lal. Smt. Maya Devi wd/o Chundi Lal, 41 Sawan Park Extension.	678/17	Plot No.51. Claims compensation for land @ Rs.1000/-asy & Rs.6,00,000/-for construction.
13.	Vishnuw Persad s/o Vijay Narayan	678min (100sy)	Seeks exemption from acquisition Cited photo stat copy of Sale deed Regd. as No.2706 dt.12.11.69 for a consideration of Rs.11500/- for 100 syd.

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<u>Sl.No.</u>	<u>Name of the claimant</u>	<u>Khasra No.</u>	<u>Substance of claim</u>
14.	Bhajan Singh, Tara Singh Mohan Singh, Sohan Singh s/s/e Bali Singh And Tara Singh, Prem Singh s/s/e Indar Singh R/o Sawan Park.	678	Plot No.31, 200 sayas. Claim compensation Rs.6 lakhs; Rs.1500/- as shifting charges & also seeks from acquisition of their land from acquisit- ion. cited extra stat. copy of Sale deed Regd. as No.6611 dt.7.12.61.
15.	Prem Das Rai s/e Ganesh Jas Rai R/o Tilak Gali Kashmir Gate Delhi.	678/1(0-1) 678/2(0-3) 678/3(0-1) 678/4(0-2) 678/5(0-5) 678/6(0-1) 678/1(0-2) 678/2(0-3) 678/3(0-5) 678/4(0-4)	Claims compensation @ Rs.2000/- sayas per land & 30% solatium.

MARKET VALUE

Market value is to be assessed as on 13-11-1959, the date of notification under section 4 of the Land Acquisition Act. Relevant provisions of the Act are to be considered while arriving at the fair and just market value.

The interested persons have not furnished proof in support of their claims which could have helped in assessing the market value. Another important evidence in this regard are the Sale transactions entered in the revenue record relevant to the material date, previous Awards announced in the village and judicial determinations of the market value under those awards. perusal of the record reveals that good number of Awards has been made under the general notification of dated 13.11.59 and judicial judgments available on reference U/s 18 filed against those awards. One instance is the judgment of the Hon'ble High Court in RFA No. 511/1979 - 'Tulsi Ram Seth Vs. Union of India'. The Division Bench of the Hon'ble Delhi High Court has awarded compensation at the rate of Rs.6,200/- per sayas for the land as is in the present proceedings. The land was assessed by the Hon'ble High Court is similar in all respects
....5/-.

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and judicial determination of the High Court in the first appeal is best piece of evidence available to determine the market price of the land in question. In accordance with this judgment the land in question is fixed at Rs.6,200/-per higha.

COMPENSATION FOR WELLS :

There is no well & Tube well on the land presently under acquisition and as such nothing has been assessed on account of these.

COMPENSATION FOR TREES :

There are following trees in khasra No. 678/17, their value assessed is mentioned at column No. 4.

<u>Khasra No.</u>	<u>Kind of tree</u>	<u>Weight in Ontl.</u>	<u>Value assessed</u>
678/17	tepal - 1	1 Ontl.	Rs. 10-00
	Neen - 1	1 "	Rs. 10-00
			Total Rs.20-00

COMPENSATION FOR STRUCTURES :

There are following pucca structures on the land presently under acquisition which are erected after the issue of notification under section 4, without the permission of the Govt. Hence are not worth to any compensation being erected/constructed after the issue of notification II/s 4.

<u>Kh. No.</u>	<u>Nature of construction</u>	
675/18	Makan pukhta	Behaishie
678/20	" "	Commercial
679/13	" "	Behaishie
679/2	" "	Commercial
679/3	" "	Behaishie
679/5	" "	"
679/7	" "	Commercial
679/10	" "	"

...../-

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SOLATUM :

Solatum @ 30% on the market value is allowed U/s 23(7b) of the Land Acquisition Act., 1984.

AMOUNT AS PER SECTION 23(1A) :

Amount equal to 12% per annum on the market value is allowed w.e.f. 13.11.50 till the announcement of the Award U/s 15 of the Land Acquisition Act., 1984.

APPOINTMENTMENT :

Compensation will be paid on the basis of the latest entries available in the revenue record. If there is a dispute which could not be settled here within a reasonable time then the matter will be referred to the court of AJ for adjudication.

DEDUCTION OF LAND REVENUE :

The land is assessed to land revenue amounting to Rs. 4.22 which will be deducted from the Khajur Rent Roll of the village Wazirpur by which time possession under the Award would have been taken by the Govt.

VESTING OF OWNERSHIP :

From the date of taking over possession, the land under acquisition will vest absolutely in Govt. free from all encumbrances.

Subject to the above, the award is summarised as under:-

- 1. Land measuring 5 bigha 1a biswa @ Rs. 6,200/- per bigha. Rs. 36,500-00
 - Add. 30% solatium. Rs. 10,974-00
 - Compensation for trees. Rs. 20-00
 - Addl. compensation @ 12% as required U/s 15 of the Act on the market value of land i.e. on Rs. 36,500-00 w.e.f. 13.11.50 to 20.10.85 i.e. 25 yrs. 342 days. Rs. 1,13,778-04
- Grand Total: Rs. 1,61,352-04

(Rupees One Lakh, Sixty One Thousand, Three Hundred, Fifty Two and Paise Four only).

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(S.S. KUBBA)
Land Acquisition Collector (PA)
Belhi. 14/11/80

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आवृत्ति Award No-1329-B/85-86

ग्राम लक्ष्मीपुर तहसील का निर्माण - दिल्ली

मुताबिक हुआ LAC (PD) महोदय बखराही श्री चामपाल पहल
 कागजात (LA) श्री जलका सिंह बखराही (LA) श्री नमोसह (P.S.)
 LA-कारण कागजात कागजात शोना पर पाई का मुताबिक प्रमाण
 महोदय L.A. कागजात से श्री R.P. Aggallwal H.T. (L.A.B.)
 श्री महोदय कागजात (L.A.B.) श्री सुरेंद्र कुमार वासिष्ठ
 बखराही (L.A.B.) का D.D.A. कागजात से श्री सोहन सिंह H.T. (D.D.A.)
 श्री श्रीवास बखराही (D.D.A.) कागजात पर हाजीर मिले / नमोसह
 बखराही को उपरोक्त Award से Acq. हुआ है की तहसील में रहे।

$\frac{678}{1}, \frac{678}{2}, \frac{678}{3}, \frac{678}{4}, \frac{678}{5}, \frac{678}{6}, \frac{678}{7}, \frac{678}{8}, \frac{678}{9}, \frac{678}{10}, \frac{678}{11}$
 0-1 0-3 0-1 0-2 0-5 0-1 0-1 0-4 0-2 0-2 0-1

$\frac{678}{12}, \frac{678}{13}, \frac{678}{14}, \frac{678}{15}, \frac{678}{16}, \frac{678}{17}, \frac{678}{18}, \frac{678}{19}, \frac{678}{20}, \frac{678}{21}, \frac{678}{22}$
 0-8 0-3 0-1 0-1 0-3 0-3 0-5 0-1 0-2 0-3

$\frac{679}{3}, \frac{679}{4}, \frac{679}{5}, \frac{679}{6}, \frac{679}{7}, \frac{679}{8}, \frac{679}{9}, \frac{679}{10}, \frac{679}{11}$
 0-5 0-3 0-2 0-4 0-4 0-4 0-4 0-3 0-3

$\frac{679}{12}, \frac{679}{13}, \frac{679}{14}, \frac{679}{15}, \frac{679}{16}$ कलवावाडी 5-18 का स नमोसह
 0-2 0-2 0-8 0-3 0-8

श्रीहरि $\frac{678}{1}, \frac{678}{2}, \frac{678}{3}, \frac{678}{4}, \frac{678}{5}, \frac{678}{6}, \frac{678}{7}, \frac{678}{8}, \frac{678}{9}, \frac{678}{10}$
 0-1 0-3 0-1 0-2 0-5 0-1 0-1 0-4 0-1 0-1

$\frac{678}{11}, \frac{678}{12}, \frac{678}{13}, \frac{678}{14}, \frac{678}{15}, \frac{678}{16}, \frac{678}{17}, \frac{678}{18}, \frac{678}{19}, \frac{678}{20}, \frac{678}{21}, \frac{678}{22}$
 0-1 0-3 0-2 0-5 0-3 0-1 0-3 0-5 0-2 0-3

$\frac{679}{5}, \frac{679}{11}, \frac{679}{12}, \frac{679}{13}, \frac{679}{14}, \frac{679}{15}, \frac{679}{16}$ कागजात कागजात
 0-1 0-3 0-2 0-5 0-3 0-8

3-16 माता पर रखा है / कागजात कागजात कागजात कागजात

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बिना नाम के 2011 का कार्य है जिस (दस्तावेज) खाली नाम के साथ
काम है बिना नाम के ही है। इसके कारण ही R-P Appraisal
नाम के तहसीलदार LA B में हवा के लिए नामांकित।

रकम 21 $\frac{675}{9}$, $\frac{675}{10}$, $\frac{675}{15}$, $\frac{675}{18}$, $\frac{675}{20}$, $\frac{675}{2}$, $\frac{675}{3}$, $\frac{675}{5}$, $\frac{675}{6}$
काम के लिए 0-2 0-1 0-3 0-1 0-3 0-5 0-1 0-4

$\frac{675}{7}$, $\frac{675}{8}$, $\frac{675}{9}$, $\frac{675}{10}$, $\frac{675}{13}$, $\frac{675}{14}$ का काम है। 2-2
0-4 0-4 0-4 0-3 0-2 0-3

नाम पर Bill के लिए। जिस का काम के लिए Demolition

का इंतजाम Demolition Square किया गया है। इसके
कारण ही काम के लिए नामांकित किया गया है।

आइ। इस काम के लिए हवा के नाम पर तहसील

में बिना नाम के काम के लिए नामांकित ही नामांकित (P.S.)
LA काम है। पंचायत बिना नाम के काम के लिए नामांकित

होना नहीं आया। इस काम के लिए नामांकित काम के लिए नामांकित

तहसीलदार के नाम पर बिना नाम के काम के लिए नामांकित
नाम के लिए नामांकित। काम के लिए नामांकित ही नामांकित

है। तहसील 18/12/94

Sur Chand
M.P. (L.A.)
17/8/12/95

B. V. Kal
Bgp (L.A.) 18/12/95
काम के लिए नामांकित
काम के लिए नामांकित

काम के लिए नामांकित (L.A.)

काम के लिए नामांकित (L.A.)

काम के लिए नामांकित (L.A.)

काम के लिए नामांकित (L.A.)

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काम के लिए नामांकित (L.A.)