

AWARD No. 19/14-75

Name of the village : Wazirpur.

Nature of acquisition: Permanent.

Purpose of acquisition: Planned Development of Delhi.

AWARD:

This is case for the acquisition of land measuring 20-03 bighas in khasra No. 532/2/1 in village Wazirpur required by the government at the public expense for a public purpose namely for the Planned Development of Delhi. A declaration u/s 4 of the Land Acquisition Act was made vide notification No. P. 15(III)/59-LSG dated 13.11.59. This notification was for an area of about 34 thousand acres situated in various villages. Land is being acquired from this area from time to time by the publication of notifications u/s 6 of the Land Acquisition Act. A declaration u/s 6 of the Land Acquisition Act was made vide notification No. P. 4(25)/64-L&H dated 27th January, 1963 for an area of 36-11 bighas. Supplementary award(s) will be announced in respect of the remaining land separately. Notices u/s 9 & 10 of the Land Acquisition Act in respect of the entire land were served upon known interested parties to file their claims. Most of the interested parties have responded to these notices.

MEASUREMENT & OWNERSHIP

According to the notification u/s 6 of the Land Acquisition Act, the area to be acquired was 36 bighas 11 biswas. The government is, for the present acquiring land measuring 20 bighas 03 biswas in kh. No. 532/2/1. ~~with kh. No. 532/2/1~~ The entire land in kh. No. 532/2/1 which is being acquired consists of Gairanakin Jahar.

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The following claims have been filed:

S.No.	Name of the claimant.	Kh.No.	Amount claimed.-
1.	Sh. Man Raj etc. s/o Tilak Ram.	533/1 (13-00)	Nil
2.	Sh. Ram Swarup s/o Ram Kala Chander Bhan adopted son of Total Humam Chand s/o Ram Kala.	533/1 min. (1-05)	Rs. 150/- per sq. yd. for the land. Rs. 1,50,000/- for struc- ture claimed by Ram Swarup. Rs. 50,000/- for structure claimed by Chander Bhan. Rs. 1,00,000/- for structure claimed by Humam Chand. 15% solatium.
3.	Ram Swarup, Pradhan.	532, 533.	Rs. 5,000/- per bigha for land on behalf of Gaon Sabha.
4.	Dalip Singh s/o Ch. Birbal.	533/1 (400 sq.yds)	Rs. 60/- per sq. yd. for land. Rs. 7000/- for boundary wall.
5.	Onkar Nath s/o Sh. Roop Kishore Seth.	532, 533 & 232.	Rs. 75/- per sq. yd.
	(ii) Sh. Sunder Nath Seth.		
	(iii) Jagat Harain Seth.		
	(iv) Jai Raj Seth alias Kukoo s/o Shri Onkar Nath Seth.		
6.	(i) Jai Gopal (ii) Sat Harain (iii) Gobind Harain	532, 533 & 232.	Rs. 75/- per sq.yd.
7.	Sh. Laxmi Harain s/o Sh. Matu Ram.	533 (125 sq.yds.)	Rs. 30,000/- as market value of the property.
8.	Ramji Lal s/o Ch. Chanda Singh.	533/1 min (13x90ft.)	Rs. 60/- per sq.yd. for the land. Rs. 8,000/- for the value of boundary wall & 15% solatium.
9.	Mangat Ram s/o Nawal Singh.	533/1 min. (111 ft.x90ft-)	Rs. 60/- per sq.yd. Rs. 25,000/- as the value of boundary wall and 15% solatium.
10.	Ram Karan s/o Tej Ram Lamberdar.	533/1 (90x46 sq.ft).	Rs. 60/- per sq.yd. for the land. Rs. 5,000/- for boundary wall and 15% solatium.

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11. Surja s/o Maman 533/1 (36x80 ft & 13x90 ft) Rs.60/- per sq.yd. for the land. Rs.10,000/- for boundary wall & 15% solatium.
12. Jhandu s/o Birdhi  
Har Sarup and  
Har Karan s/o Ram  
Gopal, Har Gian s/o  
Chandru Ram Kishore,  
Baljit, Jaipal, Shamu  
ss/o Bhim Singh, Sis  
Ram s/o Chandru. 533/1 min. (90x48 ft & 70x96ft) Rs.60/- per sq.yd. for the land. Rs.4,000/- for boundary wall & 15% solatium.
13. Hari Singh, Gulab  
Singh, Rajbirsingh,  
Ramesh Kumar,  
Mahesh Kumar sons  
of Ram Chander,  
Harchain s/o Ram Lal,  
Raghnath s/o -do- 533/1 min. (156x90 sq. ft) Rs.60/- per sq.yd. for the land. Rs.30,000/- for boundary wall and 15% solatium.
14. Ch.Maru s/o Sh,di. 533/1 min. (90ftx45ft) Rs.60/- per sq.yd. for the land. Rs.10,000/- for boundary wall & 15% solatium.
15. Kali Ram s/o  
Mangla. Nil (60 sq.yds). Rs.60/- per sq.yd. for the land. Rs.20,000/- as the cost of the double storeyed pucca house & 15% solatium.
16. Ram Kishan s/o  
Udmi. 533/1 min (54x90) Rs.60/- per sq.yd. for the land, Rs.10,000/- for boundary wall & 15% solatium.
17. Har Gian s/o  
Chandto. 533/1 min. (23 x90 sq. ft.) Rs.60/- per sq.yd. for the land. Rs.4,000/- for boundary wall and 15% solatium.
18. Har Sarup, har  
Karan ss/o of Ram  
Gopal. 533/1 min. (62 x 90 sq.ft.) Rs.60/- per sq.yd. for the land. Rs.5,000/- for boundary wall & 15% solatium.
19. Mam Raj s/o Tilak  
Ram, Shiv Lal s/o  
Tirkha. 533/1 min. (70x81 & 35 x 70 sq.ft.) Rs.60/- per sq.yd. for the land. Rs.15,000/- for boundary wall & 15% solatium.
20. Shanker Dass Seth  
s/o Sh. Bansil Dhar  
Seth. 532,533 Rs.70/- per sq.yd. for the land.
21. (i) Sultan s/o Shibban  
(ii) Ram Singh s/o -do- 532/2/1 min.  
(iii) Bhartu s/o -do- (23-9)  
(iv) Bhuppa s/o -do-

22. Bhupan s/o Chibban 533/1 min Rs. 50/- per sq. yd. for the land.
23. Sh. Bhagwaha 533 Rs. 50/- per sq. yd. for the land & Rs. 1000/- for wire fencing.  
 (ii) Sh. Sukhan (1800 sq. yds)  
 (iii) Sh. Nar Lal  
 (iv) Sh. Chander sons of Shri Gutti.
24. Tulsi Ram Seth s/o 532, 533 & Rs. 70/- per sq. yd. for the land.  
 Lala Salig Ram Seth 232 (1/12th share out of 1/8th share).
25. Smt. Kans Devi wd/o 532/2/1 and Rs. 70/- per sq. yd.  
 L. G Gajjo Mal Seth 232  
 (ii) Sh. Ishwer Dass Seth (1/12th share out of 1/8th share)  
 s/o L. Gajjo Mal Seth.

EVIDENCE:

to evidence has been filed by the claimants in support of their claims.

MARKET VALUE

The land under acquisition is adjacent to the abadi of Wazirpur. For determination of the market value of the land under acquisition as on 13.11.59 which is the date of notification u/s 4 either sale transactions or awards in respect of similar land on or about the date of notification u/s 4 have to be looked into. The following awards with the same date of notification u/s 4 have been made:

<u>Award No.</u>	<u>Rate awarded by the L.A.C.</u>	
1329	Bagh Tehri land	Rs. 2200/- per Bigha.
	Tehri land	Rs. 2700/- -do-
	Tehri land	Rs. 2200/- -do-
	Gair Mumkin land	Rs. 1000/- -do-
1443		Rs. 500/- -do-
1580		Rs. 750/- -do-
1632	Bagh Tehri land	Rs. 3500/- -do-
	Tehri land	Rs. 3000/- -do-
	Other kind of land	Rs. 1500/- -do-

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Land acquired in award No.1443, 1580 and 1632 is situated very far away from the land under present acquisition and these awards are therefore excluded from consideration. Land acquired in award No.1329 is not only adjacent to the land under acquisition but part of kh. No.532 <sup>which</sup> was acquired in award No.1329, <sup>was</sup> valued at ₹.1000/- per bigha by the Land Acquisition Collector. This rate has not been enhanced by the A.D.J., Delhi in any of the reference petitions decided so far. I, therefore, assess the market value of land in kh. No.532/2/1(20-03 bighas) which is Johar on the spot, at the rate of ₹.1000/- per bigha.

STRUCTURES:

There are no structures on the land under acquisition.

15% SOLATIUM:

As provided under section 23(2) of the L.A. Act the claimants are entitled for 15% solatium for compulsory nature of acquisition.

APPOINTMENT:

The compensation will be paid according to the latest entries in the revenue record.

INTEREST:

According to the provisions of Land Acquisition (Amendment & Validation) Act, 1967 simple interest at the rate of 6% per annum is allowed on the market value of the land from the date of expiry of three years i.e. from 13.11.62 to 13.6.74 as the declaration u/s 6 in this case was made on 27.1.66 more than 3 years after the date of notification u/s 4.

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Summary:

The award is summarised as under:

Market value @ Rs.1000/- per bigha area measuring 20-03 bighas.	=	Rs.20,150-00
15% solatium	=	Rs.3,022-50
Interest n/s 4(3) from 13.11.62 to 12.6.74 (11 years 212 days) only on the market value Rs.20,150/-.	=	Rs.14,001-21

G. Total

Rs.37,173.71

(Rupees thirty seven thousand one hundred seventy three and paise seventy one only.)

(S.C. Jain)  
Land Acquisition Collector,  
Delhi.

*I have announced the award of this property  
with having to pay the amount  
given in the attached bill.*

Seen on 21/6/74  
*[Signature]*



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