

Name of the village: ZIND PUR
 Nature of acquisition: PERMANENT /
 Purpose of acquisition: CONSTRUCTION OF HAMEEDPUR DRAIN
A V A R D

These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act. The land measuring 6 bighas 16 biswas situate in village Zind Pur now under acquisition was put under notification u/s 4 of the Land Acquisition Act, 1894, vide notification No.F.15(21)/66-L&H(1) dated 16.1.68 at the public expense for public purpose namely for the Construction of Hameedpur Drain. Provisions of sub-section I of section 17 of the said Act were also made applicable to this land and hence the interested persons were not given any opportunity to submit their objections u/s 5-A of the said Act. The Delhi Administration issued a declaration u/s 6 of the Act for the acquisition of the above mentioned area vide notification No.F.15(64)/66-L&H(11) dated 16.1.68. In pursuance of above declaration, notices u/s 9 & 10 were issued to all the interested persons. The claims filed by the claimants are discussed hereafter under the heading 'CLAIMS'.

1. MEASUREMENT

The area under acquisition as given in the declaration u/s 6 is 6 bighas 16 biswas but it has been found as 7 bighas 2 biswas at the time of measurement made by the field staff, of area which is due to wrong calculation/at the time of publication of declaration notification u/s 4.

2. 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:-

S.No.	Khasra No.	Area Bis.Bis.	Kind of Land
1.	Rect.No. Killas		
	7	3/2 0 - 06	Chahi
2.		3/2 0 - 19	"
3.		13/2 0 - 19	"
4.		17/2 0 - 08	"
5.		18/2 0 - 16	"
6.		23/2 0 - 01	"

contd...2.....

7.	24/1	0 - 13	Chahi
8.	16	4/2	0 - 19
		7/2	0 - 19
		14/2	1 - 03
Total:		7 - 02	

The land owners have not raised any objection regarding the measurement and classification of land. At present there is no other alternative left with me except to agree with the classification and measurement as proposed by the Naib Tehsildar (IA) on the basis of entries of Khasra Birdavri and other relevant record. At the time of publication of notification u/s 4 the classification of land is as under:-

Kind of land	Area Big.Bis.
Chahi	7 - 02

3. POSSESSION:

The possession of the area has not so far been taken by the department concerned.

4. CLAIMS

1. Shri Ram Sarup etc.

CLAIM

Claims compensation @ Rs. 6000/- per bigha.

REMARKS

Given ~~his~~ statement to the effect that he would rather prefer to give evidence in support of their claims before the A.D.J. if need be.

2. Shri Chhattar Singh etc.

As at S.No. 1

-do-

5. MARKET-VALUE

The area of this village is governed by the Delhi Land Reforms Act, 1954, and cannot be used for purposes other than agriculture without the prior sanction of the prescribed authority.

Whole of the area now under acquisition is of same quality i.e. Chahi and will be assessed at flat rate.

In calculating the amount of compensation to be awarded, certain points as mentioned u/s 23(1) of the L.A. Act are to be kept in view. In order to determine the market value, many other factors enter into reckoning which are also necessary, for instance, the sale transactions in the village centre...3....

concerned, nearness of the land to any pucca road, the size and shape of the land under acquisition, rise and fall in prices due to demand of it in the market and the market value of the land acquired previously in the village concerned.

No sale has so far been taken place in this village during 5 years preceding the date of publication of notification u/s 4.

In this village land had already been acquired under the following awards. Notification No. with date as well as price assessed is also shown against each.

S.No.	Award No.	Notification No. with date.	Price assessed per bigha
1.	788	F.15(50)/55-LSG 13.3.55	Rs. 340/- Block 'A' Rs. 100/- Block 'B'
2.	2013	F.15(7)/67-L2H(1) 11.5.57	Rs. 300/-
3.	2069	F.15(34)/67-L2H(1) 5.8.57	Rs. 300/-

Area now under acquisition is adjacent to area acquired vide award No. 2069 @ Rs. 300/- per bigha which was based on the price fixed at the time of drawing award No. 2013 against which dis-satisfied persons put up their applications u/s 18 for making reference to the A.D.J. which are still pending. Keeping in view the period in between previous notifications for drawing award for Nos. 2013 & 2069 and the land now under acquisition, the price of land in question can be fixed after giving a margin for this period because prices of agricultural products had a upward trend during this period,

Keeping all the above mentioned facts in view I think that Rs. 350/- is the fair and reasonable price per bigha for the land now under acquisition. I assess the same.

TREES:WELLS & OTHER STRUCTURES:

TREES:- There is no tree over the land now under acquisition.

WELLS:- There is no well over the land now under acquisition.

OTHER STRUCTURES:- There is no structure over the land now under acquisition.

MAUFI AND JAGR :- There is no Maufi and Jagir over the land now under acquisition.

APPORTIONMENT:-

The interested persons shall be paid compensation
contd...4.....

according to the latest entries in the revenue record of the land now under acquisition. If any objection regarding making of payment is received, then it will be paid after any amicable settlement between the parties concerned failing which the matter shall be referred to the competent court for adjudication.

LAND REVENUE DEDUCTION:

Khalsa amount of reduction from the land revenue dues on account of land acquired worked out to Rs.1-55. There will be deduction of this amount from the Khalsa Rent Roll of the village w.e.f. taking over the possession of the land now under acquisition.

INTEREST:

No interest shall be paid at present because the possession has not so far been taken by the department concerned.

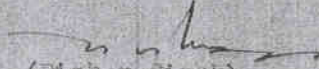
The aforesaid land will vest absolutely in the Govt. ^{date of} free from all encumbrances from the/taking over the possession.

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

1. Compensation for land measuring 7 bighas 2 biswas @ Rs.320/- per bigha.	Rs. 2,272-00
2. 15% for compulsory acquisition.	Rs. 340-80
Total:	Rs. 2,612-80


(Disha Singh)
Land Acquisition Collector:(H):
Delhi.

Forwarded to the Collector, Delhi, for information.


(Disha Singh)
Land Acquisition Collector:(H):
Delhi.

Filed

31/3/69

عقب از این جانب در این روزهای اخیر...

در این روزهای اخیر...

و در این روزهای اخیر...

کتابخانه عمومی و مدرسه علمیه

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(R. C. Man Chandra)

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Shan-Singh

25.4.68

25/4/68