

Locality:
Village of Kikkundi

Sh. Yagya Valak Madhok
on the village map.

Kind of Acquisition:

Permanent.



This is a case for the acquisition of land in the locality required by the Municipal Corporation of Akota for the acquisition of land for a public purpose, namely for the Netermy and Child welfare centre. A declaration under section 3 of the Land Acquisition Act was made vide Notification No. A.15(25)/51- dated 11.1.50. The substance of the notification was given the publicity on 1.3.50 and objections were invited and no objection was received. A copy of the notification was sent in original to the District Collector for his report of the same to the Government after giving notice to the interested parties. A declaration under section 6 of the Land Acquisition Act was made vide Notification of order number dated 17.7.51. Notices under section 9 and 10 of the Land Acquisition Act were served upon almost all the interested parties and most of them have responded to these notices.

MEASUREMENT & OWNERSHIP.

According to the Notification under section 6 of the Land Acquisition Act, the total area to be acquired was 2300 sq.yds. From further measurement made on the spot under section 8 of the Land Acquisition Act, this measurement is found to be correct. None of the land owners or the tenants has raised any objection against this measurement. It is, therefore, held to be correct. According to the register of the Municipal Corporation and the Revenue Record, the ownership of the property vests in Sh. Yagya Valak Madhok 1/2, Sh. Jahangir Chand, Shm.

Mushila Devi & Shri. Shri Bai sons & daughters of Sh. Ishar Das
in equal shares 1/2. According to information received from the
Municipal Corporation of Delhi, Shm. Shanti Devi appears to be a
lessee of 500 sq. yds. of land, On behalf of Sh. Yaga Lal, Sh.
Shanti Devi has made an application and is stating that he is
the owner of whole of this property and that he has filed a civil
suit for possession of the same. According to the statement of his clerk who appeared
in court on 23.7.42, who said, filed by Sh. Jangaraj Chaudhary
the suit. According to the affidavits given by the other 5 owners,
the suit is to be heard by the civil court for the district of Delhi
on the date of hearing 23.7.42.

Statement of Sh. Jangaraj Chaudhary

Sh. Jangaraj Chaudhary has stated that he is the owner of whole
of the 500 sq. yds. of land, the whole of the land is in his
possession. His other 4 sons have stated that Sh. Jangaraj
Chaudhary is the owner of 1/2 of the property while Sh. Jangaraj Chaudhary
Shm. Shanti Devi and Shri Bai are the owners of the other 1/2. They
are so much engaged with their own disputes that they have not
stated any amount or rate of compensation which should be paid to
them. Shm. Shanti Devi has made no claim for compensation. On the
other hand, her husband Sh. Dhani Chaudhary & her sons Sh. Vinod Kumar
have made claims as occupants stating that they are in legal possession
of some area in this land. There are many occupants legal and
illegal on the land under acquisition. They have stated that they
have constructed the structures themselves. Their claims are as
follows:-



1. Mr. Abdul Wahid.

Rs. 5000/- for the structure and alternative accommodation.

2. Mr. Abdul Wahid.

Rs. 12000/- for the structure and alternative accommodation.

3. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Rs. 200/- for the structure, Rs. 1000/- for displacement of business and alternative accommodation.

4. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Unspecified compensation for the construction and alternative accommodation.

5. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Alternative accommodation.

6. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Alternative accommodation.

7. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Alternative accommodation.

8. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Alternative accommodation.

9. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Alternative accommodation.

10. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Rs. 700/- as the cost of structure and alternative accommodation.

11. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Alternative accommodation and compensation for land.

12. Mr. Abdul Wahid s/o Mr. Abdul Wahid.

Rs. 4000/- for the structure and alternative accommodation.

13. Mr. Abdul Wahid s/o Mr. Abdul Wahid. The respondents have led any evidence to justify their claims.

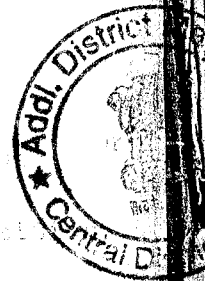
MARKET VALUE.

The land under acquisition is situated on the Rohtak Road around which a slum area has arisen on account of numerous illegal structures. Unauthorised constructions are still going on in that area. Although the situation of the land under acquisition is good from the point of view of its situation on the Rohtak Road, even then it is hardly of any use to the owners. The occupiers are



20/9

The average of these transactions comes to about Rs.15/- per sq.yd. From the perusal of the above data it is clear that this rate is worked for the smaller plots for an area of about 200 sq.yds. The plot under acquisition is of ~~high~~ big area of 2300 sq.yds. It is a well known fact that the average price of bigger plots is less than the average price of small plots. On the other hand, the land under acquisition is situated on the main Bontak Road while the plots for which the ~~sale-transactions are~~



also-unacceptable as the available are situated inside the
 land. The land due to the previous defect is 1/4 of the
 land of 3/4 of the land of the latter dimensions and
 1/4 of the land, therefore, award Rs.15/- per sq.yd. for the 1/4 of the land under
 acquisition, and Rs.15/- per sq.yd. for the 1/4 of the land under
 acquisition.

ANNEXURE II.

The Addl. District, Land Acquisition has assessed
 the following prices of the structures standing on the land
 under acquisition:-

Sl. No.		Kind of structure		Price
1.	Sh. Vish.	Sirkhi hut		Rs. 40/-
2.	Sh. Vish.	-do-		Rs. 40/-
3.	Sh. Vish. and a wall.	A tin shed with a boundary wall		Rs.175/-
4.	Sh. Vish. and a wall.	Sirkhi Chhapar.		Rs. 30/-
5.	Sh. Vish. and a wall.	-do-		Rs. 50/-
6.	Sh. Vish. and a wall.	-do-		Rs. 30/-
7.	Sh. Vish. and a wall.	-do-		Rs. 20/-
8.	Sh. Vish. and a wall.	-do-		Rs. 20/-
9.	Sh. Vish. and a wall.	-do-		Rs. 50/-
10.	Sh. Vish. and a wall.	-do-		Rs. 15/-
11.	Bholla Rolling Factory.	A small cabin		Rs.100/-
				Rs.570/-
12.	Owners.	Boundary wall.		Rs.191/-
		Total.....		Rs.761/-

This does not include the price of the tins which the
 occupiers can remove conveniently at the time of the displace-

Contd....

ment. No other claim is either made or allowed. The possession has not been taken so far, therefore, the question of interest does not arise. In addition to the above compensation, the owner of the land or structure will be liable for compulsory nature of acquisition.

REPORTED WORK.

The compensation will be paid to the respective land owner according to the share in the Revenue Record, unless the Revenue Record brings the stay orders restraining the payment of compensation of the other partners within 15 days of the award of the award. The occupants will be provided with alternative accommodation by the Municipal Corporation before they are displaced from their last present possession.

Estimated Compensation:

Compensation for 2300 sq. yds. of land @ Rs.16/- per sq. yd.	Rs.36,800.00
Compensation for structure.	Rs. 761.00
	Rs.37,561.00
15% on the above as colation for compulsory nature of acquisition.	Rs. 5,634.15
Grand Total.....	Rs.43,195.15

Office of the District Collector

ATTESTED BY TRUE COPY

The land is assessed to no land revenue, therefore, no deduction is to be made from the Revenue Roll.

Signature of the Incharge

ATTESTED ON 28/10/62
PREPARED BY 28/10/62
NAME OF 28/10/62
PAGE..... 6
AMOUNT 10/10/62

(Mand Kishore)
Land Acquisition Collector(I),
D E L H I.
29.10.62.

Submitted to the Collector of District for information and filing.

(Mand Kishore)
Land Acquisition Collector(I),

Seal. Filed
COLLECTOR DELHI
7-7-62