

AWARD No. 1506

Name of the village:

Olden Pur.

Nature of Acquisition:

Permanent.

This is a case for the acquisition of land in the estate of Olden Pur required by the Government at the public expense for a public purpose, namely, for the Planned Development of Delhi. A declaration under section 4 of the Land Acquisition Act was made vide Notification No.F.15(111)/59-L&S dated 13.11.59. Objections were invited from the interested persons against this notification. The objectors were heard and the objections in original were sent to the Delhi Administration for decision. In this notification under section 4 of the Land Acquisition Act, an area of about 34 thousand Acres was notified for acquisition in several villages of Delhi. Area from this notification is being acquired from time to time by publication of notifications under section 6 of the Land Acquisition Act as and when the necessity arises. A declaration under section 6 of the Land Acquisition Act regarding this area was made vide notification No.F.7(27)/61-L&H dated 17.8.1962. Notice under section 9(1) of the Land Acquisition Act was given due publicity inviting claims from all interested persons. Notices under section 9(3) and 10(1) of the Land Acquisition Act were served upon the known interestal persons. All these persons have responded to the notices.

MEASUREMENT & OWNERSHIP.

According to the notification under section 6 of the Land Acquisition Act, the total area to be acquired was 260 Bighas 14 Biswas. From further verifications made on the spot, the total area to be acquired is found to be 249 Bighas. The difference of 11 Bighas 14 Biswas

appears to be due to the mistake in totalling at the time of the drafting of the notification under section 4. The area is held to be correct at 249 Bighas.

For the purpose of assessment, the area under acquisition is divided into 4 parts:-

1. In part 'A' is included the area which is very high and good for agricultural purposes.
2. In class 'B' is included the area which is at a level lower than the area of Block 'A'. It is not so good from the agricultural point of view, but is cultivable.
3. In Block 'C' is included the area which has been dug up in brick-kilns. It is very low lying and is not fit for the agricultural purposes.
4. In Block 'D' is included the area which is very low lying and is in the form of Pond. It is filled with water even now.

The ownership of the land under acquisition is given below according to the Revenue record.

Sl.No.	Name of the owner	Khasra No.	Area Big-Bis	Kind of block.	Claim made.
1. ✓	K.B. Shekh Wahi- uddin s/o Hafiz Abdul Karim.	503/231 504/231	0 - 3 0 - 3 0 - 6	D D	No claim.
2. ✓	Vijay Singh s/o Khazan Singh Owner, Khazan Singh s/o Kotu Non-occupancy Tenant.	140 145 145 150 510/259 275 138	1 - 16 1 - 1 1 - 13 1 - 19 0 - 8 3 - 5 1 - 7	A A A A A A A	R. 40/- per ac
			11 - 10		

Note:- Khazan Singh occupancy tenant is the father of the owner and he has stated that the compensation be paid to his son Vijay.

3.	Raja Ram & Dhan Pal s/o Lekh Raj	177	2 - 2	A	40/-per sq.yd.
		164	1 - 1	A	
		172	3 - 0	A	
			6 - 3		

4.	Munshi & Chanderman sons of Lal Singh.	135/1	0 - 11	A	5-6
			0 - 9	A	
5.	Chanderman s/o Lal Singh & Ram Chander s/o Shmt. Bakhti (in equal shares).	141	1 - 7	A	7 16 11
		142	1 - 10	A	
		137	3 - 6		

Note:- The owner has claimed compensation at Rs.40/- per sq.yd. and Shrimati Hoshiari, Shayama & Ragbir sons of Man Raj non-occupancy tenants have claimed compensation @ -/14/- in the rupee.

6.	Lakshmi Chand s/o Munshi & Chanderman s/o Lal Singh (in equal share).	187	0 - 12	A	12-13 Rs.40/-per sq.yd.	
		188	0 - 12	A		
		200	0 - 3	A		
		163	1 - 13	A		
		167	2 - 8	A		
		168	1 - 13	A		
		169	1 - 10	A		
		170	1 - 16	A		
		171	0 - 12	A		
		173	3 - 6	A		
		178	1 - 4	A		
		179	1 - 1	A		
		189	1 - 19	A		
		199	3 - 3	A		
		219	1 - 13	A		
		192	0 - 6	A		
		176	0 - 3	A		
		157	1 - 4	A		
		162min	0 - 6	A		
		182	0 - 6	A		
		196	0 - 3	A		
		205	0 - 15	A		
		152	2 - 2	A		
		153	2 - 17	A		
		154	2 - 2	A		
		156	1 - 7	A		
		158	1 - 13	A		
		165	1 - 19	A		
		705/174-175	191	2 - 14		A
			197	0 - 12		A
			198	0 - 3		A
			202	1 - 16		A
			203	0 - 15		A
			217	1 - 1		A
			210	1 - 4		A
			218	1 - 4		A
			220	1 - 1		A
181	1 - 19		A			
183	1 - 13		A			
155	1 - 7		A			
	0 - 15		A			
			54 - 12			

7.	Main Singh s/o	246	4 - 10	D	14-15
	Ram Lal & Munshi	247	4 - 4	D	
	s/o Lal Singh.	249	1 - 1	D	
		250	0 - 15	D	
		251	1 - 16	D	
		252	2 - 8	D	
		272	2 - 8	D	
		273	1 - 1	D	
			18 - 3		
8.	Ram Chander s/o	180	1 - 1	A	16 -do-
	Shm. Bakhti.	166	2 - 14	A	
	3 - 15				
9.	Ram Chander s/o	204	4 - 4	B	17. 16 21 -do-
	Shmt. Bakhti 1/2,	206	4 - 16	B	
	Munshi, Chanderman	207	1 - 13	B	
	sons of Lal Singh	208	1 - 13	B	
	1/4, Raja Ram, Dhan	209	4 - 10	B	
	Pal s/o Lekh Ram,				
	1/4.	16 - 16			
10.	Har Charan s/o	215	1 - 7	C	22 16 24
	Bharta 1/2, Ram	216	0 - 18	A	
	Pal & Dharam Pal	221	6 - 0	C	
	sons of Himan 1/2	227	2 - 11	C	
		228	3 - 9	C	
		229	3 - 18	C	
	18 - 3				
11.	M/S D.L.F. Ltd;	160	0 - 9	A	25 16 25 1 - 6
	New Delhi.	161	0 - 15	A	
		194	1 - 1	A	
		195	0 - 12	A	
		186	0 - 3	A	
		159min	2 - 8	A	
		193	2 - 2	A	
		190	1 - 10	A	
		162	0 - 6	A	
	9 - 6				

Note:- D.L.F. has stated that they have sold whole of this area except Khasra No. 362 to Shri Ram Lal Dharam Pal & Piara Singh s/o Harcharan Singh and that the compensation for this land be paid to them. In the record Amir, Harcharan sons of Bharta, Lakshmi s/o Munshi Chanderman s/o Lal Singh, Lekh Ram s/o Bihal & Shm. Bakhti widow of Sh. Mohan Lal have been shown as tenants. They have, however, stated that the whole compensation should be paid to Min & Har Charan for the rights of non occupancy tenants who have been shown as tenants in this land from the D.L.F. Compensation for this land should be paid after further verification.

12. Shm. Malhi wd/o
Khushi Ram, Shm.
Jago & Shmt.
Suresh daughters,
Peer Singh,
Sunchri sons of
Khushi Ram (in
equal share) 1/2,
Duli Ram s/o Het
Ram 1/2.

505/231 1 - 4 D

26 W 31

Rs. 15/- per sq. yd

Note:- Sh. Babu Ram is a non-occupancy tenant in this land and he has claimed compensation for this land. The owners have stated that Shri Babu Ram has been held a tres-passer by the Civil Court and no compensation should be paid to him.

L Chann Si

13. ~~Chanderman~~ s/o
Sh. Sher Singh &
Jaewan Singh s/o
Mehtab Singh, owners
Dharma & Sohan
sons of Mihala &
Shm. Saran wd/o
Rati Ram (in equal
share) occupancy
tenants.

147	4 - 4	A
260	0 - 18	A
261	1 - 10	A
262	1 - 4	A
132	2 - 2	A
133	1 - 10	A
134	1 - 1	A
263	1 - 4	A
264	1 - 4	A
266	1 - 1	A
267	1 - 13	A
268	0 - 18	A

Rs. 40/- by owners

Rs. 30/- by tenant

32 W 36

18 - 9

14. Owners as above,
Lal Chand, Duli
Chand, Hoshiari,
Mahar Mohar,
Risal & Sukhdev
sons of Dhanna
(occupancy tenants)

144	1 - 10	A
148	3 - 3	A
	4 - 13	

32 W 44

-do-

15. Owners as above &
Lal Chand etc.
(non-occupancy
tenants).

145 2 - 11 A

45 W 52

Rs. 40/- per sq.

16. Owners as above,
Raja Ram, Dhanpal
permanent lessees.

131/1 0 - 12 A

53 W 54

-do-

Note:- The lessees claim to be the owners and Lekh Ram s/o Mihala etc. claim to be the occupancy tenants. The compensation regarding this khasra number should be paid after further verifications.

Contd.....6

17. Ram Nath s/o
Kanhya Lal &
Gulzari Mal
s/o Gopal Sahai
owners, Khazan
s/o Potu occu-
pancy tenants.
- 512/269
513/278
- 2 - 13
0 - 3
2 - 16
- A
A
- Rs. 40/- per sq. yd.
- 55657
18. Owners as above,
Lal Chand, Duli
Chand etc. non-
occupancy tenants.
- 276
277
- 0 - 9
0 - 15
1 - 4
- A
A
- Owners @ 20/- per
sq. yd.
Tenants @ Rs. 3/-
per sq. yd.
- 58665
19. Shm. Kalawati d/o
Ram Gopal 1/4,
Daulat Ram s/o
Mohan Lal & Radhey
Shyam in equal
share 1/2, Harish
Chander s/o Chiranji
Lal 1/4, owners
Babu Ram s/o Ganga
Ram, non-occupancy
tenants.
- 501/230
502/230
232
233
234
235
236
237
- 0 - 8
2 - 14
0 - 15
1 - 1
0 - 12
1 - 7
3 - 3
1 - 10
11 - 10
- D
D
D
D
D
D
D
D
- Owners @ Rs. 8/-
per sq. yd.
Tenants @ Rs. 4/-
per sq. yd.
- 66662

Note:- The owners have produced a copy of a judg-
ment of a Civil Court in which Babu Ram has
been declared trespasser.

20. Surat Singh s/o
Kanhya Lal.
- 506/243
- 0 - 12
- D
- Rs. 20/- per sq. yd.
21. Owners as above,
Khazan Singh s/o
Potu occupancy
tenant.
- 515/278
279
280
- 0 - 5
0 - 18
0 - 15
1 - 13
- A
A
A
- Owners as above
Claimants - 14/-
in the rupee.
- 70672
22. Mohd. Idris s/o
Anwarul Hassan
owner,
Khazan Singh s/o
Potu occupancy
tenant (Hon).
- 516/278
- 0 - 16
- A
- 75774
- do-
23. Shmt. Kailash Wati
w/o Mahavir Par-
shad owner,
Khazan Singh s/o
Potu Non occupancy
tenant.
- 517/278
- 0 - 10
- A
- 75776
- do-
24. Custodian.
- 507/243
- 0 - 13
- D
- 77
- No claim.

Note:- According to a note in the Janabandi,
this khasra number appears to have been
sold in favour of Shri Arjan Dass s/o
Anara Mal whose address is not known.
has filed a claim, but has not stated
what actually he wants.

Contd...

25. Mohd. Rashid Khan,
s/o Mohd. Ramjan,
owners, Khazan
Singh s/o Potu
occupancy tenant. 514/278 0 - 1 A No claim by the
owner. 78,79

26. Suresh Khan s/o
Ram Chander owner
Amin & Harcharan
s/o Bharta non-
occupancy tenant. 185 0 - 3 A 80,82 - 80-

27. Owners as above,
Munshi s/o Chander-
man s/o Lal Singh
non-occupancy tenant 184 0 - 9 A 83,85 - 80-

28. Vein Singh s/o Ram 500/230 1 - 2 D 86,87
Lal & Amin s/o 238 1 - 13 D
Bharta in equal 239 2 - 5 D
shares. 240 1 - 16 D
241 2 - 11 C
243 1 - 10 D
244 1 - 13 D
245 1 - 13 D
253 3 - 0 D
254 0 - 12 D
256 1 - 10 D
257 1 - 7 D
258 1 - 10 D
509/259. 1 - 5 D
265 0 - 12 D
155 L 24 - 11

B 1 - 5
C 2 - 11
D 20 - 15

29. Mohd. Hassan 511/269 2 - 5 A No claim by the
s/o Garibullah 270 1 - 19 A owner.
owner, 271 1 - 19 A 88-89
Khazan Singh
s/o Potu
occupancy tenant 6 - 3

30. Owner as above,
Dharma, Sohan
sons of Mihal
& Shm. Saran wd/o
Rati Ram in equal
share, occupancy
tenants. 271 3 - 12 A 90,93
Rs. 40/- per sq. ft.
by the owner

31. Custodian owner 211 1 - 10 B No claim.
Raja Ram & Dhan 149 0 - 15 B
Tal sons of 508/259 1 - 19 B 94,96
Lekh Ram, Non-
Occupancy tenants. 4 - 4

Contd....

32.	Joint ownership of the Village.	139/1 151 281	1 - 0 0 - 9 0 - 18	D D D	No claim.
			<hr/> 2 - 7		97

Note:- Whole of this land is an irrigation channel and is being used for common purposes. No compensation is, therefore, ~~xxxx~~ to be paid for this area.

33.	Raja Ram & Dhan Pal sons of Lakh Ram.	212 1107/213 1043/214 242	1 - 19 0 - 19 0 - 2 3 - 3	B D D C	98, 99
			<hr/> 6 - 3		
					B 1 - 19 C 3 - 3 D 1 - 1
34.	Wain Singh s/o Ram, Dass.	1106/213	0 - 2	D	Rs. 40/- per sq. yd
35.	Munshi & Chander-man sons of Lal Singh.	1042/214	0 - 7	C	101, 102, 103
36.	Ram Pal, Dharam Pal sons of Amin in equal share 1/2, Piarye Singh s/o Marcharan 1/2.	222 201 224 223 225 226	0 - 12 6 - 9 0 - 18 0 - 9 0 - 9 1 - 19	A A A A A A	Sairmankin well. 103 to 105
			<hr/> 10 - 16		

Grand total... 249 - 0

A	144	-	17
B	24	-	4
C	23	-	6
D	56	-	13
	<hr/> 249	-	0

CLAIMS & EVIDENCE.

The claims have already been discussed under the head 'Measurement & Ownership'. In evidence they have produced some registered deeds regarding the sale of plots. These cannot be considered for arriving at the Market value, of the land as the land under acquisition has got only agricultural status. The average prices of small plots are totally irrelevant in the acquisition of big areas. They have also produced 3 registered deeds the details of which are given below:-

Registration number.	Date of registration.	Khasra Nos.	Area Big-Bis	Sale-price	Average per sq.yd.
7168	5.9.59	291,294, 295,296min	1 - 0	3000/-	Rs.3/-
		-do-	0 - 15 $\frac{1}{3}$	2000/-	Rs.2.75
7167	5.9.59	-do-	13 - 4 $\frac{2}{3}$	38500/-	Rs.2.65
7166	5.9.59	-do-			

All these khasra numbers are situated just near Shahdra while the land under acquisition is about one mile from Shahdra. The land is situated on very high level near Shahdra. These transactions, therefore, are also not/a good indication for arriving at the market value of the land under acquisition.

MARKET VALUE.

The land under acquisition is situated about one mile from the Railway Bridge and at about the same distance from Shahdra. There are colonies named Dwarka Purand Rohtas Nagar on the Eastern side of the land under acquisition. The area which is near these colonies is a big pond and it is difficult to make any extension in this pond. On the Southern side, there is the land of the D.D.A. and then the main G.T.Road. There is no passage

through the land of the D.D.A. and it is very difficult to make houses even on the Southern side. In the North and East, there is land which is being used for cultivation purposes. It is totally agricultural and can be used only for this purpose. The situation of the land from the agricultural point of view is, however, good, as it is one mile from Shahdara and about 2 miles from Delhi. The prices from the agricultural point of view are also high. The following transactions have taken place in the land under acquisition or near the land under acquisition.

Mutation No.	Date of trans- action.	Khasra No.	Area Big-Bis	Kind of Block.	Sale value	Aver- age.
478	19.11.54	137,141	3 - 6	A	330/-	100/-
479	20.12.54	1/2 share -do-	1 - 13	A	200/-	130/-
480	19.11.54	153,154,210.	6 - 3	A	600/-	100/-
575	21.9.56	153, 154 etc.	13 - 13	A	2000/-	150/-
595	22.1.58	143,144,148 etc.	61 - 2	A	10387/-	160/-
596	3-6-58	510/230,502/ 230,232-237	15 - 8	D	3000/-	200/-
597	2.1.58	500/117,138, 140,145,146, 150 etc.	8 - 11	A	1000/-	120/-
629	3.9.58	1410/296,297, 293	10 - 0	A	17000/-	1700/-
620	11.6.59	301, 302.	3 - 9	Not in- cluded in the scheme.	7479/-	2000/-
627	16.1.59	275	3 - 6	A	1700/-	500/-
626	5.1.59	485/102/2, 4 294/1	5 - 2	A	7500/-	1500/-
628	17.3.59	492/108, 109 and 118.	5 - 9	A	2725/-	500/-
631	30.3.59	21-24,26 & 102	20 - 11	A	25000/-	1200/-
632	13.6.59	95	1 - 10	A	1500/-	100/-
637	17.3.59	111	2 - 2	B	1000/-	500/-

The market value of the land on the relevant date i.e. 13.11.59 for the Block 'A' is ~~best~~ best shown by Mutation No. 631 in which an area of 20 Bighas 11 Biswas was sold for a sum of Rs. 25000/- (Rupees Twenty-five thousand) yielding an average of Rs. 1200/- per bigha. Transaction No. 632 also indicates the market value of the land on the relevant date, average being Rs. 1000/- per bigha. All other transactions are of lower price than these two transaction and of a date previous to the date of notification under section 4 of the Land Acquisition Act. I, therefore, ^{hold} award that the Market value of the land of block 'A' was Rs. 1200/- per bigha on the relevant date. I, therefore, award this rate for the area of BLOCK 'A'. The land of Block 'B' is pretty inferior to the land of Block 'A' from the agricultural point of view. I, therefore, ^{its} assess this rate at Rs. 800/- per bigha. The area of Block 'C' is unfit for cultivation and is low-lying. It has been dug out for taking earth for brick-kilns. There is a transaction in the area of Block 'D' and its average is Rs. 200/- per bigha which is a pond. The area of block 'C' is slightly better than the area of Block 'B'. I consider a rate of Rs. 500/- per bigha reasonable for Block 'C' and Rs. 200/- per bigha for the Block 'D' and award accordingly.

OTHER COMPENSATION.

There are three wells in this land for which the Naib Tehsildar, Land Acquisition has proposed the following compensation which I consider very reasonable and award accordingly.

Khasra No. 205
Khasra No. 222
Khasra No. 253

Rs. 400/-
Rs. 400/-
Rs. 200/-

Rs. 1000/-

Total....

Contd...12

COMPENSATION FOR STRUCTURE.

There is a Kacha Kotha in Khasra No.205 for which the Naib Tehsildar, Land Acquisition has proposed a compensation of Rs.50/- p I approve it and award accordingly.

COMPENSATION FOR TREES.

The Naib Tehsildar, Land Acquisition has counted 42 (fort-three) trees in the land under acquisition, the total dry weight of which is 400 maunds. I assess Rs2/- per maund and award Rs.800/- on this account.

The possession has not been taken so far, therefore, the question of interest does not arise. The interested persons will get 15% as solatium for compulsory nature of acquisition.

A P P O R T I O N M E N T.

The land has got only agricultural status. The occupancy tenants will get -/14/- of the rupee and the non-occupancy tenants -/13/- of the rupee from the compensation.

THE AWARD IS SUMMARISED AS BELOW.

Compensation for 144 Bighas 17 Biswas of land in Block 'A' @ Rs.1200/- per bigha.	Rs.1,73,820.00
Compensation for 24 Bighas 4 Biswas of land @ Rs.800/- per bigha in Block 'B'.	Rs. 19,360.00
Compensation for 23 Bighas 6 Biswas of land @ Rs.500/- per bigha in Block 'C'.	Rs. 11,650.00
Compensation for 54 Bighas 6 Biswas of land @ Rs.200/- per bigha in Block 'D'.	Rs. 10,860.00
	<hr/> Rs.2,15,690.00
Compensation for structure and wells.	Rs. 1,050.00
	<hr/> Rs.2,16,740.00

B.F.	Rs. 2,16,740.00
15% as solatium for compulsory nature of acquisition.	Rs. 32,511.00
	<hr/>
	Rs. 2,49,251.00
Compensation for trees.	Rs. 800.00
	<hr/>
Grand to tal.....	Rs. 2,50,051.00
	<hr/>

The land is assessed to a land revenue of Rs. 64.79 nP which shall be deducted from the Revenue Roll from Rabi 1963.

(Nand Kishore)
Land Acquisition Collector I,
D E L H I.
31.12.1962.

Submitted to the Collector of District
for information and filing.

Seen
ADMLA
2/3/63
COLLECTOR, DELHI.

(Nand Kishore)
Land Acquisition Collector I,
D E L H I.
31.12.1962.