

Name of the Village:

Ghazipur.

Nature of acquisition:

Permanent.

This is a case for the acquisition of land in the Estate of Ghazipur 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 regarding about 34,000 acres of land situated in various villages was made vide notification NO.F.15(111)/59-LSG dated 13.11.59. The substance of the notification was given due publicity and objections were invited from the interested persons. The objectors were heard and report was made on the objections by L.A.C.III to the Delhi Administration. Areas which are immediately required, are being finally acquired by making notification under section 6 of the Land Acquisition Act from time to time out of the area notified under section 4. A declaration under section 6 of the Land Acquisition Act regarding the area under acquisition was made vide notification No.F.1(54)/62-L&H (1) dated 30.3.1963. Notice under section 9(1) of the Land Acquisition Act was duly published and notices under section 9(3) and 19(1) of the Land Acquisition Act were issued to the interested persons. Almost all the interested persons have responded to the notices.

MEASUREMENT AND OWNERSHIP

According to the notification under section 6, the total area to be acquired was 155 Bighas 8 Biswas. From further measurement made on the spot it is found that no portion of khasra Nos. 711/28, 30, 97, 296, 316, 325, and 602/363 have ~~been~~ ^{acquired} in the scheme. These are, therefore, not being ^{acquired} for the

present. These will be acquired by making further notification under section 6. Khasra No. 379, Ghairmunkin Path was wrongly notified. It should have been khasra No. 279. The total area now being acquired is 148 Bighas 18 Biswas. None of the Land owner has raised any objection against this measurement and I, therefore, hold it to be correct. The ownership of the land under acquisition is given below:

Name of the Bhoomidar.	Khasra No.	Area Big.-Bis.	Kind of land.	Claim Made.
Sh. Bharat Singh s/o Mihal Singh & Harkesh s/o Sh. Kallu. in equal shares.	825/309/1	0 - 06	Bhood Awal.	Rs.10/- per sq. yd.
Tegan and Karam Singh, Alias, Nanva ss/o Sh. Munshi in equal shares.	315/1 676/312/1	1 - 18 0 - 02 2 - 00	Bhood Awal. Bhood Awal.	Rs.10/- per sq.yd.
Dev Karan s/o Ratan Singh.	314/1	4 - 03	Bhood Awal.	Rs.10/- per sq.yd.
Bega s/o Bunti.	134/1 137/1	2 - 01 1 - 08 3 - 09	Rosli Rosli.	Rs.10/- per sq.yd.

Bega has died, and Sh. Ram Bal, and Jugti sons/ have made the above claim.

Daya Ram ad s/o Kallu.	16/1	2 - 01	Rosli	Rs.10/- per sq.yd.
	27/1	4 - 02	"	
	33/1	0 - 04	"	
	92/1	0 - 11	"	
	94/1	2 - 09	"	
	96/1	0 - 09	"	
	121	1 - 07	Chahi	
	128/1	1 - 17	Rosli	
	129	2 - 14	"	
	101/1	1 - 02	"	
	135/1	2 - 12	Chahi.	
	136/1	1 - 00	"	

100	0 - 06	Rosli
15/1	0 - 12	"
	<u>21 - 06</u>	

Note: The area of khasra No.129 is ~~of 2 Bighas~~ 14 Biswas, according to the statement, but actually it is 2 Bighas 4 Biswas according to the land Reform. Therefore, the difference of 10 Biswas is disputed.

6. Hukam Singh s/o Shanker.	29/1	0 - 03	Rosli	Rs.10/- per sq. yard.
	31/1	0 - 13	Rosli	
	119/1	0 - 11	Rosli	
	120/1	2 - 18	Rosli	
	130/1	0 - 14	Rosli	

4 - 19

7. Mehr Chand s/o Shanker	306/32/1	3 - 12	Rosli	Rs.10/- per sq. yard.
	138/1	2 - 00	"	
	25/1	1 - 09	"	
	133/1	1 - 15	"	

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Note: The land was ~~highly~~ ^{hypothecated} for Rs.800/-.

8. Gopi s/o Shanker.	123/1	0 - 07	Rosli	Rs.10/- per sq. yard.
	150/1	0 - 07	"	
	122	5 - 12	"	
		<u>6 - 06</u>		

9. Bahal s/o Dault	805/32	3 - 01	Rosli	Rs.10/- per sq. yard.
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10. Lilla Ram s/o Bhagata	131/1	0 - 13	Rosli	Rs.10/- per sq. yd.
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11. Bahal s/o Dault 1 Bigha 14 Bigha, Lilla Ram s/o Bhagata 1 Bigha 15 Biswas.	152/1	0 - 08	Rosli	Rs.10/- per sq. yd.
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Note: Bhoomidari was declared without preparing tatimas shajra, and compensation will be paid after further verification.

12. Shanker s/o Ghori.	151	3 - 09	Rosli	Rs.10/- per sq. yard.
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13. Himata s/o Ghori	798/710/28/1	1 - 18	Rosli	Rs.10/- per sq. yd.
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14. Tika Ram, Bihari Lal ss/o Pat Ram 3 Bighas 3 Biswas, Assa Ram s/o Mura 3 Bighas 4 Biswas.	811/812/98/1	3 - 06	Rosli	Rs.10/- per sq. yd.
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Note: The tatimas are not available due to burning of the record.

15. Badhu, Munshi, ss/o Gopal, Har Lal s/o Sham Singh in equal shares.	799/710/28/1	2	06	Rosli	Rs.10/- per sq.yd.
16. Bhadu and munshi ss/o Gopal in equal shares.	127/1	0	01	Rosli	Rs.10/- pe sq.yd.
	787/369/	1	06	Rosli	
	370/1	0	16	Rosli	
	373/1	2	11	Rosli	
	673/307	1	07	Rosli	
	674/307	2	08	Rosli	
		8	09		
17. Bhagwana s/o Bhodae	800/710/28/1	5	09	Rosli	Rs.10- per sq. yd.
	132/1	0	18	Rosli	
	99	0	06	Rosli	
		6	13		
18. Charanji Lal, Radha Lal, Dip Chand ss/o Chuni in equal shares.	786/369	1	00	Rosli	Rs.10/- per sq.yd.

Note: Radha Lal has died and Jai Pal has claimed for him.
The compensation will be paid after the attestation
of the mutation.

19. Ram Chander s/o Sham Singh	671/307	1	04	Rosli	No claim.
	672/307	1	04	Rosli	
		2	08		
20. Sant Singh, Lakhi s/o Ram Karan in equal shares 679/367 1 - 07, 681/367 1 - 10, Sarup Singh, Mangal, Risal Singh, Chander ss/o Bhodu in equal shares 680/367 1 - 00, Bhodu, Munshi ss/o Gopal in equal shares, 682/367 2 - 14,	679 to 682/367/1	3	18	Rosli	Rs.10/- per sq. yd.

Note: The tatimas are not available, the compensation
will be paid after further verification.

21. Lakh Pat s/o Mukhatyar.	822/309	1	11	Bhood Aval	Rs.10/- per sq.yd.
	675/312/1/1	3	00	"	
	823/309/1	0	01	"	
		4	12		

22. Captain Biku Ram,
Tek Chand s/o Shri
Ram 4-1 Bis.

366/1

4 - 02 Rosli Rs.10/- per
sq.yd.

Mura s/o Har Bhajan
4 Bighas 1 Biswas.
Harkesh s/o Kallu 4
Bighas 1 Biswas.

Note: In this khasran No. Tegan and Karan Singh s/o Munshi
are also in possession as co-sharers. Compensation to
the Bhoomidars will be paid in their presence.

23. Captain Biku Ram and Tek 371/1
Chand s/o Shri Ram in equal
shares 2 Bighas 5 Biswas,
Harkesh s/o Kallu 6 Bighas 15
Biswas.

0 - 06 Rosli Rs.10/- per
sq.yd.

Note: Tegan and Karan Singh s/o Munshi, and Muna s/o Harbhajn
are also in possession in equal shares as at serial No.
22. The compensation for this land will also be paid
in the presence of all the parties.

24. Sohan Lal s/o Mangal,
1/4, Rama Kant s/o Mir
Singh and Moti Ram s/o
Shamsher in equal shares
1/4. Birbal, Moti Lal and
Bal Krishan s/o Chander,
Kesho s/o Chhatar Pal in
equal shares 1/2, Bhoomi-
dars of 5 Bighas 13 Biswas
in khasra No.95. Monga s/o
Chander, Bhoomidar of 5 Big.
14 Biswas in khasra No.95.

95/1

9 - 13 Rosli Rs.10/- per
sq.yd.

Note: Sita Ram s/o Ghanshyam is in occupation of the whole land
on account of exchange with Nirman Finance Co. Ltd;. He
also claims the compensation for this land. The compens-
ation will be paid after further action. verification.

25. Hari Singh s/o Bikhnan
and Nanva s/o Chajwa in
equal shares, Bhoomidars of
683/372, Bikhnan s/o Gopal,
Bhoomidar of 684/372.

683-684/372/1 2 - 03 Rosli Rs.10/-
per sq.yd.

Note: Although Khasra No.683/372 and 684/372 are parts of
khasran No.372, but there is no tatimas in the record.

26. Devi Sahai s/o
Ghasita.

375/1

0 - 08 Rosli Rs.10/- per
sq.yd.

27. Shmt. Swarupi wd/o
Puran.

374/1

3 - 01 Rosli Rs.10/- per
sq.yd.

Shmt. Chakrat D/o
Puran.

313/1

7 - 15 Bhod-Awal

601/363/1

0 - 013 " "
11 - 09

Note: Shri Changa s/o Ratan Singh has stated that he is the
owner of the land and that he should get the compen-
sation for it. He further states that he has sold this
land for a sum of Rs.4,000/- in favour of Shri Bikhnan

who has made no claim. A civil suit is pending and compensation will be sent to the Additional District Judge for payment.

28. Ram Bal s/o Bega. 11/1 0 - 01 Matyar No claim.

29. Ami Chand s/o Ram Swarup. 21/1 0 - 03 " No claim.

30. Swarup s/o Bhalu 22/1 1 - 10 Matyar Rs.10/- per sq.yd.

Note: Shri Bahal S/o Dault is in occupation on account of sale in his favour. Although No mutation has been entered.

31. Sita Ram ads/o Ram Singh. 14/1 5 - 01 Matyar Rs.10/- per sq.yd.

12/1 0 - 09 Rosli
5 - 10

32. Sukh Chain, s/o Mansukh Bhoodidar of 618/91 and Bhagwana s/o Bhoodidar of 619/91. 618-619/91/1 1 - 9 Rosli Rs.10/- per sq. yd.

Note: Although in the ~~Bhoodidar~~ Jamabandi khasra No. 618/91 and 619/91 have been separately shown, but for these parts of khasra no.91 is no where available.

33. Mangal s/o Bhoodu. 93/1 3 - 05 Rosli Rs.10/- per sq.yd.

Note: According to the record Daya Ram ad. s/o Kallu is in occupation of 1 Bigha 4 Biswas of this khasra No. with the idea that he is the owner. He has also claimed compensation.

34. Champat s/o Durga 1/3, Chaman s/o Dewan 1/3, Charanjit, Rhadau and Dip Chand ss/o Chuni in equal shares 1/3. 826/311/1 3 - 06 Bhood Aval. Rs.10 per sq.yd.
827/311 1 - 00
4 - 06

Note: Shri Chaman s/o Dewan is only in possession of this land on account of partition. It is only he, who has claimed compensation. Compensation to Shri Chaman will be paid in the presence of all the parties.

35. Harkesh s/o Kallu 298/1 0 - 04 Bhood Aval Rs.10 per sq.yd.

Note: Tegan and Karan Singh s/o Munshi are also cultivating this land along with Harkesh.

36. Hukam Singh, Mehr Chand & Chopi ss/o Shanker, in equal shares. 17/1 0 - 08 Rosli Rs.10/- per sq.yd.

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742-743

37. Sh. Surta s/o Gopal
Bhoonidar of 843/306,
Har Lal, Shiv Lal and
Ram Chand ss/o Shame Singh,
Amar Singh s/o Kishan Lal in
equal shares 1/4. Surta,
Bhudu and Munshi ss/o Gopal
in equal shares 3/4, Bhoonidar
of khasra No. 842/306.

842-843/306/1

1 - 06 Rosli Rs.10/-
per sq.yd.

Note: Although in the Jamabandi two khasra Nos. have been shown separately, but notatimas of khasra No. 506 are available. Sohan Lal s/o Surta is in occupation of the whole land.

38. Goan Sabha.

744/90/1

1 - 18 Banjer Kadin No
claim.

279/1

2 - 03 Gm. Path.

13/1

2 - 02 Rosli.

368/1

0 - 06 Rosli.

609/23

1 - 01 Matyar.

24/1

1 - 01 "

8 - 11

Note: Bahal s/o Dault is in illegal possession of khasra No. 15/1 Ghopi s/o Shanker of khasra No. 568/1 and Daya Ram s/o Kallu of khasra No. 609/23 and 24/1. They have claimed compensation at the rate of Rs.10/- per sq.yd.

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CLAIMS AND EVIDENCE.

The claims made by various persons have been discussed above. In evidence they have produced a copy of the sale deed No. 5187 dated 23.4.1963 in which 1 Bigha 4 Biswas of land comprised in khasra No. 696/221 was sold for a sum of Rs.1440/- giving an average of about Rs.1200/- per Bigha. This transaction took place after the date of notification under section 4. This transaction is not therefore, relevant for arriving at the Market Value of the land under acquisition.

MARKET VALUE:

The land under acquisition is situated near no developed colony and has no potential value for building purposes. From the point of view of agricultural produce, the land can be divided into two parts.

Conta 8

Block A

<u>Khasra No.</u>	<u>Area.</u>
618-619/91/1	1 - 09
92/1	0 - 11
93/1	3 - 05
94/1	2 - 09
95/1	9 - 13
96/1	0 - 09
811-812/98/1	3 - 06 ✓
99	0 - 06
100	0 - 06
101/1	1 - 02
119/1	0 - 11
120/1	2 - 18
121	1 - 07
122/1	5 - 12 ✓
123/1	0 - 07
127/1	0 - 01
128/1	1 - 17
129	2 - 14
130/1	0 - 14
131/1	0 - 13
132/1	0 - 18 ✓
133/1	1 - 15
134/1	2 - 01
135/1	2 - 12
136/1	1 - 00
137/1	1 - 08
138/1	2 - 00
130/1	0 - 07 ✓
151/	3 - 09
152/2	0 - 08
742-743/306/1	1 - 06
671/307	1 - 04
672/307	1 - 04
673/307	1 - 07
674/307	2 - 08 ✓
679 to 682/367/1	3 - 18
368/1	0 - 06
786/369	1 - 00
787/369	1 - 06
370/1	0 - 16
371/1	0 - 06
683-684/372/1	2 - 03 ✓
373	2 - 11
374/1	3 - 01
375/1	0 - 08

Block B	Khasra No.	Area	
		Big.	Bis.
	11/1	0	- 01
	12/1	0	- 09
	13/1	2	- 02
	14/1	5	- 01
	15/1	0	- 12
	16/1	2	- 01
	17/1	0	- 08
	21/1	0	- 03
	22/1	1	- 10
	608/23	0	- 18
	609/23	1	- 01
	24/1	1	- 01
	25/1	1	- 09
	27/1	4	- 02
	798/710/28/1	1	- 18
	799/710/28/1	2	- 06
	800/710/28/1	5	- 09
	29/1	0	- 03
	31/1	0	- 13
	805/32	3	- 01
	806/32/1	3	- 12
	33/1	0	- 04
	794/90/1	1	- 18
	279/1	2	- 03
	298/1	0	- 04
	822/309	1	- 11
	823/309/1	0	- 01
	825/309/1	0	- 06
	826/311/1	3	- 06
	827/311	1	- 00
	675/312/1/1	3	- 00
	675/312/1	Less than one Biswa.	
	676/312/1	0	- 02
	313/1	7	- 15
	314/1	4	- 03
	315/1	1	- 18
	601/363/1	0	- 13
	366/1	4	- 02
	Total.	70	- 06

No reliable transaction of land took place in the area of

Block A. One transaction entered in mutation No.419 dated 20.5.55

took place in which the average sale comes to Rs.50/- per Bigha.

This mutation was rejected. From verification made in the village it was found that it was really an exchange with the land of Mandawali Fazal Pur and the sale price was shown low in order to escape the registration fee. Moreover this transaction took place about 4 years previous, the date of notification under section 4. This, is, therefore, not reliable transaction to arrive at the Market Value of land on the relevant date. Two sale transactions of land, similar to the land of Block B took place in the month of May and July 1959. These transactions are true indication of the Market Value of land on the relevant date i.e. 13.11.1959. The details regarding the transactions are given below:

Mutation No.	Date of registration.	Khasra No.	Area	Total sale price.	Average
452	7.7.1959	224	5 - 14	Rs.2000/-	Rs.300
480	25.5.1959	220	9 - 18	Bis. Rs.5000/-	Rs.500
		Total	15 - 12	Rs.7000/-	Rs.450

The average of these two transactions comes to Rs.450/- per Bigha. This is very reasonable price for the Block B. The land of Block A is superior to that of Block B, and is similar as the land of Block A in Village Hasan Pur where I have given the rate of Rs.600/- per Bigha. I consider the rate of Rs.600/- per Bigha to be reasonable for the land of Block A. I, therefore, award the following rate.

BLOCK A	Rs.600/- Per Bigha.
Block B	Rs.450/- Per Bigha.

OTHER COMPENSATIONS.

There are small trees on the land under acquisition. The land owners may remove these small trees from the land under acquisition if they so like. No compensation will be allowed on any other

ground.

Contd11

APPORTIONMENT.

The disputes regarding the ownership have already been discussed under the head 'Ownership'. The compensation will be paid after ^{the} further verification of items No.4, 11, 14, 18, 20, 22 to 25, 27, 32 to 35, 37 and 38.

THE AWARD IS SUMMARISED AS BELOW.

Compensation for 78 Bighas 12 Bis.
of land of Block A @ Rs.600/- per
Bigha. Rs.47,160.00

Compensation for 70 Bighas 6 Biswas
of land of Block B @ Rs.450/- per
Bigha. Rs.31,635.00
Rs.78,795.00

15% of the above as solatium
for compulsory nature of acquisition. Rs.11,819.25

G. Total Rs.90,614.25

The land is assessed to a Land Revenue of Rs.34.11 which will be deducted from the Revenue Roll from Rabi, 1964.

L
(Nand Kishore)
Land Acquisition Collector I,
D E L H I.
31-12-1963.

Submitted to the Collector of District for information and
filing.

Seen
H. M. M. Dey
ADM LA Delhi
With Powers of Collector
28/1/64

L
(Nand Kishore)
Land Acquisition Collector I,
D E L H I.
31.12.1963

COLLECTOR, DELHI.