

Award No. 1850

Name of the village: Chandrawali.

Nature of acquisition:- Permanent.

The land situate in the estate of village Chandrawali(Shahdara) is needed by the Government at the public expense for a public purpose namely for the Planned Development of Delhi(for the construction of a road) vide notification under section 4 of the Land Acquisition Act(I),1924, made vide notification No. F.15(111)/59-LSC dated the 13-11-1959. In this notification a big area of 34000 acres situated in various villages of the Union Territory of Delhi was involved. The substance of the notification was given due publicity and objections were invited from the interested person. The objections were heard and a report alongwith the objections in original was sent to the Delhi Administration for taking a decision. Land out of the area notified under section 4 is being acquired from time to time as and when the necessity arises by making a declaration under section 6 of the Land Acquisition. A declaration under section 6 regarding the land under acquisition measuring 45 bighas 4 biswas was made vide Notification No.F.1(54)/62-LAN(ii) dated the 19-2-1965. Notice under section 9(1) of the Land Acquisition Act was given due publicity and notices under sections 9(3) and 10(1) of the Land Acquisition Act were issued to the interested persons. Almost all the interested persons have responded to the notices.

MEASUREMENT AND CIRCLE SHEET:

According to the notification under section 4 of the Land Acquisition Act the total area to be acquired was 45 bighas and 4 biswas. This area was found correct from further verification on the spot under section 8 of the Land Acquisition Act.

the area under acquisition to be true at 45 biswas and 4 biswas as detailed below:-

Field Nos.	Area Big.Bis.	Kind of soil.
567/1.	0 - 16	Chairmunkin Plot.
569/1.	0 - 09.	-do-
570/1.	0 - 01.	-do-
582.	1 - 01.	-do-
593/1.	2 - 04.	-do-
594/1.	2 - 11	-do-
595/1.	22 - 03.	-do-
597/1.	0 - 14	-do-
598/1.	2 - 07.	-do-
1010-1011/550/1.	0 - 05.	Chairmunkin Hesta.
4312/531/1.	0 - 10	Chairmunkin Serek.
4591/531.	0 - 04.	Chairmunkin Plot.
4677/531.	0 - 04	-do-
4578/531.	0 - 04	-do-
4647/531.	0 - 04.	-do-
4640/531	0 - 04	-do-
4646/531.	0 - 04	-do-
4679/531.	0 - 04	-do-
4690/531	0 - 04	-do-
4652/531	0 - 04.	-do-
4659/531	0 - 04	-do-
4681/531	0 - 04	-do-
4682/531	0 - 04.	-do-
4683/531	0 - 04	-do-
4640/531/1.	0 - 04	-do-
475/531	0 - 15	-do- Serek.
476/531	0 - 02.	Chairmunkin Serek.
481/531	0 - 10	Chairmunkin Plot.
4700/531/1.	0 - 13	Chairmunkin Serek.
4701/531.	0 - 01.	-do-
4702/531	0 - 04	-do- Plot

-3-

4663/631	0 - 02.	Ghairmunkin Plot.
4664/631	0 - 02	-do-
4665/631	0 - 02	-do-
4667/631	0 - 02	-do-
<i>2</i> 4668/631	0 - 02	-do-
562/1.	0 - 06	Banjar Qadin.
563/1.	<i>2</i> 1 - 19.	Banjar Qadin.
564/1.	2 - 01.	-do-
565/1.	1 - 15	-do-
566/1.	0 - 16	-do-
1013/603/1.	3 - 18	Ghairmunkin Grave-yard.
1013/603/1.	5 - 17	-do-
5154/634/7/1.	4 - 17	Ghairmunkin Plot.
5154-5147/634/8/1.	4 - 12	Ghairmunkin Plot & Kotha.
5154/634/22/1.	0 - 11	Ghairmunkin Rasta.
Total:-	45 - 04.	

CLASSIFICATION OF AREA:

Ghairmunkin Plot:-	25 bighas 4 biswas.
Ghairmunkin Rasta:-	00 - 16 Biswas.
Ghairmunkin Sarak:-	2 Bighas 12 biswas.
Banjar Qadin:-	6 bighas 17 biswas.
Ghairmunkin grave.yard:-	9 bighas 15 biswas.

COMPENSATION CLAIMS & EVIDENCE:

The following persons have put in claims for compensation:-

No.	Name of the claimants.	Compensation claimed.	Remarks.
	Amar Nath s/o Siri Ram.	Rs.20/-per sq.yd.	The claim is exorbitant and fabulous.
	Triloki Nath s/o Mushadi Lal.	Rs.30/-per sq.yd.	-do-
	Mulakh Raj s/o Pt.Makund Lal.	-	-
	Guramukh Singh s/o Godha Ram.	-	-
	Chander Bhan s/o Tokan Das.	Requested for the market value of the land.	

Panna Lal s/o Lal Chand	Rs.10,000/-for structures.	The claim is exhorbitant and fabulous.
Kanwar Kulbhushan Singh s/o Manohar Lal.	Rs.40/-per sq.yd.	-do-
Sh.Manohar Lal s/o Khela Ram.	Rs.25/-per sq.yd.	-do-
Ram Lal s/o Dukh Bhajan Lal.	Rs.30-35/-per sq. yd.	-do-
Baldev Krishan s/o Khela Ram.	Rs.25/-per sq.yd.	-do-
	Rs.750/-	for levelling.
1. Prithvi Chand Khemna s/o Mangal Sen.	Rs.30-35/-per sq.yd.	-do-
2. Smt.Om Wati w/o Vidya Bhushan.	Rs.30/-per sq.yd.	-do-
XXXXXXXXXXXX XXXXXXXXXXXX Smt. XXXXXXXXXXXX Kumari w/o Manohar Lal Chadha.	-do-	-do-
Parkash Chand Gupta s/o Babu Lal.	Rs.6600/-	-do-
Jawala Pershad s/o Devi Chand.	Rs.40/-per sq.yd.	-do-
Sadhu Singh s/o Amer Singh.	Rs.25/-per sq.yd.	-do-
Arjan Lal Dua s/o Chetan Das.	Rs.40/-per sq.yd.	-do-
Sham Lal s/o Desant Lal.	Rs.2000/-	-do-
Amer Nath s/o Kanwal Singh.	Requested for the alternative plot.	
Kanwal Lal s/o Bhagat Ram Chadha.	Rs.30/-per sq.yd.	The claim is exhorbitant and fabulous.
Ashok Kumar s/o Munshi Lal.	Requested for the alternative accommodation.	
Smt.Vidyawati w/o J.P. Garg.	Rs.35/-per sq.yd.	The claim is exhorbitant and fabulous.
Smt.Shanti Devi w/o L.P.Gupta.	Rs.40/-per sq.yd.	-do-
Shri Balram Anand C/o Dewan Chand & Sons C/o Siri Ram Anand, General Attorney.	Rs.15/-per sq.yd.	-do-
Chiman Lal s/o Lal Chand. C/o Siri Ram, General Attorney.	Rs.15/-per sq.yd.	-do-
Bulshan Lal, Flight Engineer, Sqn.	Requested for the alternative accommodation.	

Paleo Ram s/o Chhatter Sen.	Rs. 40/- per sq. yd.	The claim is exorbitant and fabulous.
Pearoy Lal Kapoor C/O Shiv Das Mehra. Z	Rs. 30/- per sq. yd.	-do-
Hari Lishan s/o Rullie Ram.	Rs. 40/- per sq. yd.	-do-
Jai Narain s/o Jagat Narain. Shiv Narain, Jagdish Narain, Inder Narain ss/o Jai Narain.	-do-	-do-
Sh. Sukbir Saran.	Rs. 25/- per sq. yd.	-do-
Sh. Devi Saran.	Rs. 100/- per sq. yd.	-do-
Sh. Shanti Narain, Parkesh Narain ss/o Ram Narain.	Rs. 35/- per sq. yd.	-do-
Deputy Nath s/o Manak Chand.	Rs. 35/- per sq. yd.	-do-
Vidyawati w/o Kanshi Nath.	Rs. 30/- per sq. yd.	-do-
Smt. Dakho Devi C/O Holar Mal.	-do-	-do-
Smt. Chawli Devi w/o Holar Chand.	Rs. 25/- per sq. yd.	-do-
Baij Nath s/o Babu Ram.	Rs. 35/- per sq. yd.	-do-
Smt. Sher Singh s/o Hazari Pateh Singh.	Rs. 20/- per sq. yd.	-do-
Sh. Ujager Mal s/o Ram Ditta Mal Kapoor.	Rs. 40,000/- Rs. 12,000/-	-do-
Smt. Cham Kumari w/o Sh. Ganga Dass.	Rs. 40/- per sq. yd.	-do-
M/S Rashtarya Housing Coop. Z	Rs. 30/- per sq. yd.	-do-
Sh. Dama Das. Z	-	-
Sh. Ragan Lal s/o Jai Dayal.	Rs. 30/- per sq. yd.	The claim is exorbitant and fabulous.
Anand Swarup s/o Ram Chander. Z Z	Rs. 30/- per sq. yd.	-do-
Barh Ram s/o Ram Sarup	Rs. 40/- per sq. yd.	-do-
Har Mukh Ram C/O Jivan Lal. Z	Rs. 25/- per sq. yd.	-do-
Abdulah Rehman C/O Lila Dhar Z	-do-	-do-
Masir-uddin s/o Abriheim.	-do-	-do-
M. J. Jazil Secretary Wash Board.	Rs. 30/- per sq. yd.	-do-

The claim is exorbitant and fabulous.

Deulet Ram s/o Mohan Lal.

Rs. 25/- per sq. yd.

-do-

Smt. Bismillah Jahn w/o Mohd. Attarash, Mohd. Yunush, Sultan Ahmad and Abdul Satter. ss/o Smt. Fatmibi and etc.

Rs. 30/- per sq. yd.

-do-

2
5750/-
Rs. 57500/-

-do-

-do-

3. Brahama Devi w/o Sham Lal.

Rs. 10,000/- with structures.

-do-

4. Sh. Dharam Vir s/o Mala Ram.

Rs. 25/- and thereafter Rs. 55/- per sq. yd.

-do-

55. Dev Samaj Regd. Society Mogha, c/o Ratan Lal pleader.

Rs. 25/- per sq. yd.

-do-

56. Sh. Jiwan Lal s/o Dev Mal.

Rs. 1200/- and market rate.

-do-

57. Jagan Nath s/o Shri Sukh Ram.

58. Sh. Chander Bhan Gupta s/o Deulet Ram.

59. Sh. Ramo Mal s/o Prabhu Deyal.

Rs. 50,000/-

-do-

60. Sh. Lalluji Dwarika Das.

Rs. 100/- per sq. yd.

-do-

61. Harbans Lal s/o Tirth Ram.

-do-

-do-

62. Vinod Kumar s/o Amar Nath Bajaj.

-do-

-do-

63. Kisturi Lal s/o Panju Ram.

-do-

-do-

64. Raghbir Das s/o Mathura Singh.

-do-

-do-

65. Smt. Kaileshwati w/o Kalyan Das.

-do-

-do-

66. Smt. Pushpawati w/o Raghbir Das.

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All the claimants have produced nothing in support of their claims. They have only produced some registeries which do not show whether these in support of proof or to show their ownership. the claims are exorbitant and fabulous and do on any reality. Hence the claimants are only market value as determined by me in this award.

contd.... 7.

NOTE: In the notification under section 6 khasra Nos 1010/560 and 1011/560 have been notified separately but ^M but in the shijra there is no mention about this fact. Hence these field numbers have been taken as 1010-1011/560/1 in the present award.

2. / Before partition khasra number 634 was divided into 19 parts beginning from 5137 to 5154. The owners of these field numbers were evacuees and this land was the shamlat deh land; and this khasra number was the composite property which later on was divided into 33 parts by the Competent Authority after ignoring the previous titimas. These 33 parts are as 634/1 to 634/33 and the old titimas have therefore become redundant. Only few titimas have been included in the present acquisition.

3. / Shri Amar Nath Sarvaria has sold some field numbers in the shape of plots to different persons. The payment of these field numbers will be made to him after full verification and subject to the condition that he should file an affidavit with the list that he had sold some in the shape of plots or not. There is no entry in the revenue record of the purchasers who had purchased the in the shape of plots from Shri Amar Nath Sarvaria.

4. / M/S Rashtarya Housing Co-operation has also sold some lands in the shape of plots to different persons. There is no entry in the revenue record. The payment compensation will be made in the presence of the purchaser and on the basis of an affidavit with the list that such plots had been sold.

5. / Field Nos 562/1, 563/1, 564/1, 565/1, 566/1 have been entered in the revenue record in the ownership of Shiv Charan Das but according to the lay-out produced by Shri Amar Nath Sarvaria these field numbers have been entered in the Kanti Nagar Scheme.

contd....8.

Before making the payment of these field numbers it is necessary to have the statement of the owners and an affidavit to the fact that whether these field numbers have been sold or not.

6 Shri Ramu Mal son of Shri Prabhu Dayal has put in application stating that he filed a writ petition in the High Court regarding khasra No. 634 and requested that payment of compensation may not be made to any party till the decision of the High Court on his application.

7 There are two graveyards in the land under acquisition. But on inspection it was found that these graveyards on one corner of the road and no interruption can be caused to the road. The area of these grave-yards is less than one biswa and is left out from the present acquisition.

MARKET VALUE:

The land under acquisition is situated between Shahdara and Krishana Nagar and it has got potential for building purposes and very little agricultural use. Most of the plots have been sold to various persons. Mutations have been recorded in the vicinity of the land under acquisition as detailed below.

Sl. No.	Year	Area sold Bi. Bis.	Consideration money.	Ave price
1.	1954-55.	172 - 18.	Rs. 42,150.20.	
2.	1955-56.	13 - 07.	Rs. 57,315.00.	
3.	1956-57.	16 - 16.	Rs. 63,910.00.	
4.	1957-58.	47 - 02.	Rs. 2,10,572.00.	
5.	1958-59.	50 - 17.	Rs. 1,24,105.00.	
		301 - 00	Rs. 5,64,052.20.	

The average of the five years' average transactions is worked to be Rs. 1273.33. P. 4

contd.....9.

I have inspected the site. Under the award No. 1763, some land was acquired for the same purpose namely for the construction of a road. The land under acquisition is quite adjacent to the land already acquired under award No. 1763. As a matter of fact as discussed in the land under acquisition was originally included in the notification 3 of the Land Acquisition Act and formed the award No. 1763. But the area involved in the said award was covered ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ under Notification under section 4 of the Land Acquisition Act vide Notification No. F.15(245)/59-LSA dated the 24th of August, 1961. The area involved in the present award is covered ^{by 2} notification No. F.15(111)/59-LSA dated the 13-11-1959. Under the circumstances the award of the land under acquisition is being given separately.

During the site inspection, it was found that the khaseere numbers as detailed below are situated on the level ~~xxxxxxxxxxxx~~:-

Kh. Nos. :-	Area
5154/634/7/1,	4 - 17.
5147-5154/634/8/1.	4 - 12.
5154/634/22/1.	0 - 11.
4637/631.	0 - 02.
4636/631	0 - 02.
4634/631	0 - 02.
4663/631	0 - 04.
4665/631	0 - 04.
4660/631.	0 - 10.
4649/631/1.	0 - 0
4675/631.	0 -
4676/631	0 -
4684/631	
4700/631/1.	contd.....10.

4701/631
4646/631
4679/631
4680/631
4658/631
4659/631
4681/631
4682/631
4683/631
4682/631/1.
4661/631
4677/631
4678/631
4647/631
4648/631

0 - 01.
0 - 04.
0 - 04.
0 - 04.
0 - 04.
0 - 04.
0 - 04.
0 - 04.
0 - 10.
0 - 04.
0 - 04.
0 - 04.
0 - 04.
0 - 04.

16 - 01.

Whereas the khasra Nos as detailed below are situated
on a lower level:-

Kh. No.

Area.

1010-1011/560/1.

0 - 05.

567/1.

0 - 16

569/1.

0 - 09.

570/1.

0 - 01.

592.

1 - 01.

593/1.

2 - 04.

594/1.

2 - 11.

595/1.

2 - 03.

597/1.

0 - 14.

598/1.

2 - 07.

562/1.

0 - 06.

563/1.

1 - 12.

564/1.

2 - 01.

565/1.

1 - 15

566/1.

0 - 16

1012/603/1.

5 - 17

1013/603/1.

-11-

3 - 18.

29 - 03.

Hence for the purpose of arriving at a fair market value of the land under acquisition two blocks are to be formed. The lands situated at a higher level are naturally rated as Block 'A' and the lands situated at a lower level are placed in block 'B'.

In the award No. 1763 the rate of Rs. 4000/- per bigha was assessed. The land involved in the said award is situated at the higher level. Considering the fact that the date of notification under section 4 of the Land Acquisition Act in the present award is 13-11-1959, I consider the compensation for the land in block 'A' at the rate of Rs. 3000/- per bigha and the compensation for the land situated in block 'B' at the rate of Rs. 2500/- per bigha to be the fair and reasonable market value of the land under acquisition and award accordingly. The compensation for the plots will be paid to the plot-holders after showing their registered deeds and in the presence of the previous owners. In case of any dispute, the entire compensation will be sent to the Additional District Judge, Delhi for disbursement.

OTHER COMPENSATION:

STRUCTURES: The compensation for the structures has been got assessed from the C.P.W.D. which comes to Rs. 5706/- according to the list prepared by the area officer and assess the same value accordingly. But the compensation will be paid subject to the condition that owners have built their structures before the date of Notification under section 4.

THREE WELLS:

NIL.

contd.....12.

APPORTIONMENT:

Compensation will be paid on the basis of latest entries in the revenue record. ~~XXXXXXXX~~

15% FOR COMPULSORY ACQUISITION:

15% is allowed on account of compulsory acquisition as provided by section 23(2) of the L.A. Act.

SUMMARY OF THE AWARD:

Sl. No.	Block Area	Rate per bigha	Compensation.
1.	(A) 16 - 01.	Rs. 3000/-	Rs. 48,150.00.P.
2.	(B) 29 - 03.	Rs. 2500/-	Rs. 72,275.00.P.
3.	Add price of structures.		Rs. 3,706.00.P.

			Rs. 1,23,731.00.P.
4.	Add 15% for solatium.		Rs. 19,459.65.P.

		G. Total:-	Rs. 1,49,190.65.P.

LAND REVENUE DEDUCTION:

Rs. 4.47.P. will be deducted as land revenue from the Khalsa Rent Roll of village and 0.99P as Musafi of Jagir w.e.f. Rabi, 1966.

(Zal Nowshervanji)
Land Acquisition Collector (M), Delhi.
Dt. 31-8-65.

Submitted to the Collector, Delhi for information and filing.

(Zal Nowshervanji)
Land Acquisition Collector (M), Delhi

31-8-65

31-8-65

Seen.
with Powers of Collector Delhi
10.9.1965

COLLECTOR DELHI

1130/4824/LA
10/9/65