

832
Award No.

: 6A/71-72 *Supplementary*

NAME OF THE VILLAGE : GHARONDA NEEMKA BANGER

NATURE OF ACQUISITION : PERMANENT

PURPOSE OF ACQUISITION: PLANNED DEV.OF DELHI

...

These are proceedings w/s 11 of the Land Acquisition Act, 1894 for determination of compensation in respect of land measuring 59 big. 11 bis. situated in village Gharonda Neemka Banger, Delhi. The land was notified w/s 6 of the Act vide notification No.F.4(19)/65-L&H dated 20th June, 1966 alongwith other land measuring 1545 big. 6 bis. The land forms part of the general notification issued by the Delhi Administration vide No.F.15(III)/59-LSG dated 13.11.1959 for 34070 acres scheme, and the land was required by the Govt. at the public expense for a public purpose namely for the Planned Development of Delhi.

Out of the above notified area w/s 6 of the Act, acquisition proceedings in respect of the land measuring 17 big. 9 bis. were already finalised through A-ward No.6/71-72 announced on 7.5.1971. Hence the present proceedings for acquisition of the land in question are being finalised through this supplementary award.

Notices w/s 9 & 10 of the Act were issued to the persons interested in the land. Claims filed in response to the notices will be discussed under the Heading 'Claims & Evidence'.

MEASUREMENT & TRUE AREA :- The land acquisition field staff carried out necessary measurement of the land at the spot. The area on measurement was found to be correct as 59 big. 11 bis. The present proceedings are confined to this area only.

Contd.....2

831

The details of the land under acquisition are as given below:-

Kh.No.	Area Big. Bis.	Kind of soil
279/2/1	0-01	G.M. Plot
279/3/1	0-04	-do-
279/4	0-11	-do-
279/5	0-02	-do-
279/6/1	0-04	-do-
279/7/1	0-07	-do-
279/8	0-02	-do-
280/1/1	0-04	-do-
280/2	0-01	-do-
280/3/1	0-01	-do-
280/4/1	0-13	-do-
280/5	0-01	-do-
280/6/1	0-02	-do-
281/1	3-17	-do-
282	1-10	-do-
283/1	0-04	-do-
283/2	0-19	-do-
283/3	1-07	-do-
283/4	1-07	-do-
283/5	0-09	-do-
284/1	0-04	-do-
284/2	0-04	-do-
284/3	0-01	-do-
284/4	0-02	-do-
284/5	0-14	-do-

Contd.....3

13-11

828

: 3 :

234/6	0-14	G.M. Plot
234/7	0-04	-do-
234/8	0-05	-do-
235/1	0-04	-do-
235/2	0-04	-do-
235/3	0-03	-do-
235/4	0-02	-do-
235/5	0-02	-do-
235/6	1-00	-do-
235/7	0-07	-do-
235/8	0-04	-do-
236/1	0-01	-do-
236/2	0-02	-do-
236/3	0-02	-do-
236/4	0-02	-do-
236/5	0-02	-do-
236/6	Less than 1 bis.	-do-
236/7	0-04	-do-
236/8	Less than 1 bis.	-do-
236/9	0-09	-do-
236/10	0-11	-do-
236/11	0-11	-do-
236/12	0-07	-do-
236/13	0-07	-do-
236/14	0-04	-do-
236/15	0-14	-do-
236/16	0-06	-do-
236/17	0-07	-do-
236/18	0-13	-do-

Contd....4

✓

8-11

5826

	:	4	:
236/19	0-03	G.M. Plot	
236/20	0-02	-do-	
237/1	0-05	-do-	
237/2	0-07	-do-	
237/3	0-03	-do-	
237/4	0-13	-do-	
237/5	1-00	-do-	
237/6	0-11	-do-	
238/1	0-01	-do-	
238/2	0-07	-do-	
238/3	0-11	-do-	
238/4	0-04	-do-	
238/5	0-10	-do-	
238/6	0-05	-do-	
238/7	0-01	-do-	
238/8	0-05	-do-	
238/9	Less than 1 bis.	-do-	
238/10	-do-	-do-	
238/11	0-01	-do-	
239/1	Less than 1 bis.	-do-	
239/2	0-04	-do-	
239/3	0-01	-do-	
239/4	0-03	-do-	
239/5	0-09	-do-	
239/6	0-03	-do-	
239/7	0-02	-do-	
239/8	0-07	-do-	
239/9	0-10	-do-	
239/10	0-03	-do-	

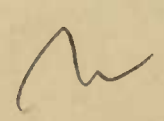
Contd.....5

(25824)

: 5 :

289/11	0-05	G.M. Plot
289/12	0-03	-do-
289/13	0-09	-do-
289/14	0-05	-do-
289/15	0-05	-do-
289/16	0-01	-do-
290/1	0-01	-do-
290/2	0-04	-do-
290/3	0-03	-do-
290/4	0-12	-do-
290/5	0-18	-do-
290/6	0-14	-do-
290/7	0-14	-do-
290/8	0-03	-do-
291/1	0-01	-do-
291/2	0-01	-do-
291/3	0-05	-do-
291/4	0-07	-do-
291/5	0-04	-do-
291/6	0-02	-do-
291/7	0-06	-do-
291/8	0-03	-do-
291/9	0-04	-do-
291/10	0-01	-do-
291/11	0-11	-do-
291/12	0-09	-do-
291/13	0-14	-do-
291/14	0-01	-do-
291/15	0-11	-do-
291/16	0-03	-do-

Contd....



(822)

	:	6	:
291/17	0-04	G.M. Plot	
291/18	0-08	- do -	
291/19	0-06	- do -	
292/1	Less than 1 bis.	- do -	
292/2	0-02	- do -	
292/3	0-06	- do -	
292/4/1	0-02	- do -	
292/5	0-04	- do -	
292/6	0-04	- do -	
292/7	0-02	- do -	
292/8	0-01	- do -	
292/9/1	0-05	- do -	
292/10	0-01	- do -	
292/11	0-04	- do -	
292/12	0-04	- do -	
292/13	0-04	- do -	
292/14	0-01	- do -	
292/15/2	0-05	- do -	
292/16/1	0-02	- do -	
292/17	0-11	- do -	
292/18	0-07	- do -	
292/19	0-01	- do -	
293/1	0-07	- do -	
293/2	0-08	- do -	
293 339/1	0-02	- do -	
339/2/1	0-01	- do -	
339/3/1	0-02	- do -	
339/4/1	0-06	- do -	
339/6/1	0-02	- do -	
339/7/1	0-05	- do -	Contd.....7

W

(82678)

478/390 to 392/1	0-03	G.M. Plot.
478/390 to 392/2	0-05	-do-
478/390 to 392/3	0-09	-do-
478/390 to 392/4	0-01	-do-
478/390 to 392/5	0-09	-do-
478/390 to 392/6	0-09	-do-
478/390 to 392/7	0-01	-do-
478/390 to 392/8	0-09	-do-
478/390 to 392/9	0-09	-do-
478/390 to 392/10	2-10	-do-
397	3-00	Rosli.
398	3-03	-do-
399/1	1-06	-do-
415/399/1	0-17	-do-
	<u>59-11</u>	
G.M. Plot	51-05	
Rosli	8-06	
	<u>59-11</u>	

OWNERSHIP & OCCUPANCY :-

Name of the owner.	Name of occupant.	Kh. No.	Area Bi. Bi. s.	Kind of soil.
Karta Ram s/o Hem Raj Bhalla.	Self	236/12 239/9	0-07 <u>0-10</u> 0-17	G.M. Plot. -do-
M/s Delhi Housing Co. 81/105 share c/o Banwari Lal s/o Shiv Dayal Singh Jain. Mehta Krishan Lal s/o Kashi Ram. General Manager Janta Finance Corporation 24/105 share.	Self	478/390 to 392/5 478/390 to 392/8 478/390 to 392/6 478/390 to 392/9 478/390 to 392/10 min 478/390 to 392/1 478/390 to 392/2 478/390 to 392/3	0-09 0-09 0-09 0-09 1-06 0-03 0-05 <u>0-09</u> <u>3-19</u>	G.M. Plot -do- -do- -do- -do- -do- -do- -do-

Contd....8

14818

Mehta Krishan Lal	Self	233/1	0-04	G.M. Plot
s/o Mehta Kashi Ram		233/5	0-09	-do-
General Manager		234/3	0-01	-do-
Janta Finance Corporation		234/4	0-02	-do-
Delhi		234/5	0-14	-do-
(Mortgager)		234/6	0-14	-do-
Sardar Mangal Singh		234/7-8	0-09	-do-
s/o Sardar Sant Singh		235/1	0-04	-do-
(Mortgagee)		235/5	0-02	-do-
		235/6	1-00	-do-
		235/7	0-07	-do-
		235/8	0-04	-do-
		236/2	0-02	-do-
		236/3	0-02	-do-
		236/6	Less than bis.	-do-
		236/7	0-04	-do-
		236/8	Less than bis.	-do-
		236/13	0-07	-do-
		236/14	0-04	-do-
		236/15	0-14	-do-
		236/20	0-02	-do-
		237/1	0-05	-do-
		237/2-3	0-10	-do-
		237/4	0-18	-do-
		237/5	1-00	-do-
		237/6	0-11	-do-
		233/1	0-01	-do-
		233/2	0-07	-do-
		233/4	0-04	-do-
		233/5	0-10	-do-
		233/6	0-05	-do-
		233/8	0-05	-do-
		233/10	Less than bis.	-do-
		239/3	0-01	-do-
		239/4	0-03	-do-
		239/7	0-02	-do-
		239/10	0-08	-do-
		239/11	0-05	-do-
		239/12	0-03	-do-
		239/13	0-09	-do-
		239/16	0-01	-do-
		290/2	0-04	-do-
		290/3	0-08	-do-
		290/6	0-14	-do-
		291/2	0-01	-do-
		291/4	0-07	-do-
		291/6	0-02	-do-
		291/14	0-01	-do-
		291/19	0-06	-do-
		291/8	0-03	-do-
		291/10	0-01	-do-
		291/12	0-09	-do-
		291/13	0-05	-do-
		339/7/1	0-05	-do-
		291/15	0-11	-do-
		291/17	0-04	-do-
		292/3	0-06	-do-
		292/4/1	0-02	-do-
		292/5	0-04	-do-

* Contd.....9

[Handwritten signature]

3 contd.

389/3/1	0-02	G.M. Plot
389/6/1	0-02	-do-
292/6	0-04	-do-
292/7	0-02	-do-
292/9	0-05	-do-
292/13	0-04	-do-
292/15/2	0-05	-do-
292/19	0-01	-do-
	<u>18-16</u>	-do-

Note:- In this khata an area measuring 1 big. 14 bis. is increased due to the 'Titammajat.' Therefore no compensation will be assessed for the same. The compensation is to be assessed only for 17 big. 2 bis. i.e the 'Bandobasti' area.

4. Mehta Krishan Self	279/5	0-02	G.M. Plot
Lal s/o Mehta	279/2/1	0-01	-do-
Kashi Ram	279/3/1	0-04	-do-
	279/6/1	0-04	-do-
	279/7/1	0-07	-do-
	279/8	0-02	-do-
	280/1/1	0-04	-do-
	280/2	0-01	-do-
	280/3/1	0-01	-do-
	280/5	0-01	-do-
	280/6/1	0-02	-do-
		<u>1-09</u>	-do-
5. Mulakh Raj s/o Self	279/4	0-11	G.M. Plot
Leela Ram			
Anand.			
6. Jamna Das s/o Self	280/4/1	0-13	G.M. Plot
Charan Dass	289/2	0-04	-do-
	290/5	0-13	-do-
		<u>1-15</u>	-do-
7. Delhi Housing Co. Self	281/1min	2-16	G.M. Plot
through Banwari	478/390 to	1-04	-do-
Lal s/o Shiv Dayal	392/10		
Singh Jain.		<u>4-00</u>	-do-
8. Sohan Singh s/o Self	281/1min	0-04	G.M. Plot.
Ram Phal Mehra			
9. Kashi Ram s/o Self	281/1min	0-02	G.M. Plot
Charate Ram c/o			
India Book House			
Connaught Place N. Delhi.			

Contd.....10

1. At. Raj Rani s/o Kashi Ram s/o Indian Book house, Connaught Place N. Delhi.	Self	231/1 min	0-03	G.M. Plot.
2. Ganga Ram s/o Sudama Ram c/o Punjab National Bank Ltd. Connaught Circus N. Delhi.	Self	231/1 min	0-02	G.M. Plot
3. Khem Chand s/o Chiranji Lal	Self	231/1 min	0-02	G.M. Plot.
4. Madho Ram s/o Ami Chand	Self	231/1 min	0-04	G.M. Plot
5. Sukhdev s/o Munshi Ram	Self	231/1 min	0-04	G.M. Plot.
6. Ram Partap s/o Salag Ram Bhandari	Self	233/4	1-07	G.M. Plot.
7. Iqbal Singh s/o Jagat Singh	Self	233/3	1-07	G.M. Plot.
8. Dharampal Puri s/o Lal Amar Nath Puri.	Self	233/2	0-19	G.M. Plot.
9. Herbars Lal s/o Kashimiri Lal	Self	234/2 236/19	0-04 0-08 0-12	G.M. Plot. -do- -do-
10. Brij Lal s/o Nathu Ram	Self	234/1 235/4 236/13	0-04 0-02 0-13 0-19	G.M. Plot. -do- -do-
11. Gopeshwar s/o Gopal Chand Bhattacharya	Self	235/2 235/3 236/16 236/17 233/7	0-04 0-03 0-06 0-07 0-01 1-01	G.M. Plot. -do- -do- -do- -do- -do-
12. Prem Chand s/o Gauri Shanker	Self	236/9 236/10 233/11	0-09 0-11 0-01 1-01	G.M. Plot -do- -do- -do-

Contd;11

(812)

		11		
Jaswant Ram s/o Munshi Ram	Self	286/11	0-11	G.M. Plot.
Khushi Ram s/o Mela Ram	Self	286/4 289/14	0-02 0-05 <u>0-07</u>	-do- -do- -do-
Chanan Ram s/o Ram Nath.	Self	286/5 289/15	0-02 0-05 <u>0-07</u>	-do- -do- -do-
Janki Das s/o Raja Ram Amar Nath s/o Vidhwa Mal Superviser.	Self	286/1 288/9 291/13	0-01 Less than bis. <u>0-08</u> <u>0-09</u>	-do- -do- -do- -do-
Smt. Kaushalya Devi d/o Amarnath Puri.	Self	288/3	0-11	-do-
Banarsi Dass s/o Shadi Ram	Self	289/1 290/4 291/3	Less than 1 bis. 0-12 <u>0-05</u> <u>0-17</u>	-do- -do- -do- -do-
Jassu Ram Halwai s/o Mul Chand	Self	291/5 292/8	0-04 0-01 <u>0-05</u>	-do- -do- -do-
Jagan Nath Kapur s/o Kishan Lal Kapur & Inder Narain s/o Luxmi Narain.	Self	289/5	0-09	-do-
Puran Chand s/o Devi Dayal	Self	289/6 473/390-to 392/4	0-08 <u>0-01</u> <u>0-09</u>	-do- -do- -do-
Jagan Nath s/o Salag Ram	Self	289/8 291/16	0-07 <u>0-03</u> <u>0-10</u>	-do- -do- -do-
Bhagwan Dass Khera s/o Mohan Lal Khera	Self	290/1 291/1 292/2 293/2 292/1	0-01 0-01 0-02 0-08 Less than bis. <u>0-12</u>	-do- -do- -do- -do- -do- -do-

(870)

Smt. Lajwanti w/o Brij Lal.	Self	292/1 293/1	Less than bis. <u>0-07</u> 0-07	G.M. Plot. -do-
Toginder Kaur o Amar Singh & t. Harbajan Kaur o Jaswant Singh.	Self	290/8 389/2/1	0-03 <u>0-01</u> 0-04	-do- -do-
Toginder Singh o Lal Singh	Self	290/7 389/1	0-14 <u>0-02</u> 0-16	-do- -do- -do-
Charan Das s/o Kahan Chand	Self	339/4/1 478/390 to 392/7	0-06 <u>0-01</u> 0-07	-do- -do-
Babu Ram s/o Gairda Ram Sahniwal.	Self	291/11	0-11	-do-
Piara Lal s/o Jagan Nath	Self	291/7 292/14	0-06 <u>0-01</u> 0-07	-do- -do- -do-
Jagdish Chander Ladda Ram	s/o Self	291/13 min	0-09	-do-
Veeranwali w/o Diwan Tehal Chand	self	291/9 292/18	0-04 <u>0-07</u> 0-11	-do- -do- -do-
Smt. Maya Devi w/o Diwan Chand and Faqeer Chand s/o Diwan Singh in equal share	Self	292/10	0-01	-do-
Nathu Ram s/o Labhu Ram	Self	292/11 292/12	0-04 <u>0-04</u> 0-08	G.M. plot. -do-
Ram Nath s/o Sukh Ram Chopra	Self	292/16/1	0-02	-do-

808

		13			
44.	Smt. Sita Devi Khanna w/o Ram Saran Dass c/o Baisakhi Ram Malhotra.	Self	292/17	0-11	G.M. Plot.
45.	Kirpa Ram s/o Sher Singh 1/2 share. Prem Chand s/o Chhattar Lal 1/2 share.	Self	415/399/1 399/1 397	0-17 1-06 3-00 5-03	Rosl -do- -do- -do-
46.	Gaon Sabha.	Self	282 393	1-10 3-03 4-13	G.M. Plot. Rosl.

CLAIMS & EVIDENCE

S.No.	Name of the claimant.	Kh.No. & Area	Rate claimed	Evidence.
1.	Yoginder Pal Singh Alluwalla P.C.S	282	765 sq yds. Rs 40/- per sq yd. (Rs 30,600/-) or alternative plot of land.	Copy of sale deed dt. 31.10.56 1.11.56 indicating ownership.
2.	Janki Das Jain s/o Raja Ram, Amar Nath Gulati s/o Sh. Wadhwa Ram.	1110 Plot No. 19-E	500 sq yds. Rs 15000/- or alternative plot.	Nil.
Note:- There is no such Kh.No. in this village.				
3.	Prem Chand Jain s/o Chhattar Lal	415/399/1 399/1, 397	5-03 (1/2 share) Rs 3/- per sq yd. 11) 15% for compulsory acquisition.	Nil.
4.	Jagan Nath Kapur for self and on behalf of Inder Narain Mehra.	289/5 320	200 sq yds. 500 sq yds.	The owner has requested for release of his land from acquisition or alternative plot may be provided. copy of sale deed dt. 17.2.56.
5.	Smt. Maya Devi w/o L. Diwan Chand Sabharwal.	Plot No. 115-A	200 sq yds. Rs 2000/- for land or alternative plot of land.	Nil.

Contd.....14

896

- | | | | | | |
|--|------------------------------------|---|----------------------------------|---|---|
| ✓ kashi Ram s/o Charat Ram. | 281 min | - | | Demanded no compensation as his plot does not form part of present acquisition. | Nil. |
| ✓ Smt. Rajrani w/o Kashi Ram. | 281 min. | - | | -do- | Nil. |
| ✓ Ganga Ram s/o Sudama Ram. | 281 min. | - | | -do- | Nil. |
| ✓ Sohan Singh s/o Lal Singh. | 281/1 | - | | Rs 30/- per sq yd. or alternative plot of land. | Power of attorney in f/o Sh. Madho Ram s/o Ami Chand. |
| 0. ✓ Dharam Parkash Khanna for Sh. B. D. Khanna. (Father) | 290/1, 291/1, 292/2, 293/2, 292/1. | - | | Rs 50/- per sq yd. Rs 80,000/- total or alternative plot. | Nil. |
| 1. Joginder Pal on behalf of Nath Ram Piranja. | - | | 400 sq yds. | Rs 200/- per sq yd. Rs 80,000/- total or alternative land. | Nil. |
| 2. Khushi Ram Sharma. | - | | -do- | -do- | Attested copy of sale deed dt. 24.7.56 for ownership. |
| 13. ✓ Iqbal Singh s/o Jagat Singh through Sh. Sant Ram Chug Advocate, Delhi. | 283/3 | | 1-07
(1400 sq yds) | 1) Rs 40/- per sqyd.
ii) 16% compulsory acquisition charges.
iii) alternative plot.
<i>15 Interest from no date of acquisition</i> | Attested copy of sale deed dt. 24.7.56 for ownership. |
| 14. Gaon Sabha Patparganj through Hargyan Singh Pradhan. | 282 393 | | 1-10
3-03
<u>4-13</u> | 1) Rs 50/- per sq yd. with solitium & interest. | Nil. |
| 15. Badri Nath s/o Chuni Lal, Manohar Lal s/o Sadhu Ram Batra Kishan Dat Sharma s/o Ram Chand, Shadi Lal s/o Arjan Singh through Badri Nath, | 316/3 | | 1000 sq yds. | 1) Rs 150/- per sqyd.
ii) 15% solitium.
iii) 9% interest.
(iv) alternative plot. | Power of attorney in f/o Sh. Badri Nath.
ii) copy of sale deed dt 5.12.55 for ownership. |

Note:- This Kh.No. does not form part of the present acquisition.

(844)

: 15 :

angat Ram Chopra	330	1000 sq	As at	As at
s/o Mulkh Raj	331	yds.	S.No.15	S.No.15.

alkhi Ram s/o
ata Ram
nt. Rampiari w/o
Chhakanadan Ram
shagat, Khariti Lal
s/o Lachhman Dass
through their
attorney Sh. Badri Nath.

Note:- These Kh.Nos. do not form part of present acquisition.

Joginder Singh	339/1	1000 sq yds.	-do-	1) do-
s/o Lal Singh	290/7			ii) copy of sale deed dt. 23.2.56 for ownership.
through Badri Nath attorney.				

M/s Delhi Housing Co. through their counsel.	473/390 to 392 231	4-01	1) Rs 30/- per sq yd.	List of plot holders.
		0-19	ii) 15% solitium	
		5-00	iii) interest	

Smt. Sarla Jain w/o Om Parkash Jain.	231 min	9-03	-do-	Nil.
--------------------------------------	---------	------	------	------

Brij Lal s/o Nathu Ram. through Sh. B. R. Saini Advocate.	234/1 235/4 236/18	0-04 0-02 0-13 0-19	1) Rs 20/- per sq yd.	Copy of sale deed dt. 24.7.56
			ii) Rs 20000/- total.	
			iii) also claims proportionate share in roads streets & other open space left in the colony.	for owner-ship.

21. Harbans Lal Nanda s/o L. Bishan Dass through Sh. B. R. Saini Advocate.	Plot No. 40-C	200 sq yds.	1) Rs 20/- per sq yd.	Copy of sale deed dt. 2.6.56 for ownership.
			total Rs 4000/-.	
			also claims proportionate share in roads streets & other open space left in the colony.	

22. Pt. Chanan Ram s/o Ram Nath through Sh. B. R. Saini Advocate.	236/5 239/15	0-02 0-05 0-07	1) Rs 20/- per sq yd.	Copy of sale deed dt. 11.6.56 for owner-ship.
			total Rs 8000/-.	
			(400 sq yds) also claims proportionate share in roads streets in open space left in the colony.	

23. Sh. Prem Chand Markanda s/o Gauri Shankar through Sh. B. Saini Advocate.	236/9 236/10 236/11 1-01	0-09 0-11 0-01 1-01	As at S.No. 20	Copy of sale deed dt. 8.3.56 for ownership.
			(1000 sq yds.)	

Contd.....16

802

Ram Partap Bhandari 283/4 1-17 1) Rs 20/- per Nil.
s/o Sahag Ram Bhandari (1400 sq yd. sq yd.
through Sh. B. R. Saini sq yds) ii) total Rs 28000/-
Advocate. iii) Also claims proportionate share in the roads streets & other open space in the colony.

Jagan Nath s/o Plot No. 700 sq 1) Rs 30/- per Nil.
Salag Ram. 26-E yds. sq yd.
& 121-A or alternative plot.

Smt. Satya Devi Plot No. 500 sq -do- Nil.
w/o Om Parkash E. 21 yds. Sharma.

Capt. I.N. Mehra 289/5 - alternative Nil.
plot.

Smt. Virranwali 291/9 0-04 1) Rs 50/- per sq yd. Attested copy
w/o L. Diwan Tehl 292/18 0-07 and alternative of sale deed
Chand. 0-11 plot. dt. 28.3.56
(500 sq yds) for ownership.

Jamna Dass Comar 409/446/10 0-04 1) Rs 60/- per Nil.
s/o C haran Das 410/447/9 0-04 sq yd.
Comar through Sh. 210/447/10 0-04 total Rs 1,92,000/-
B. D. Comar. 210/447/11 0-04 ii) 6% interest.
457/6 0-04 iii) 15% solitium.
480/4 0-18 iv) alternative plot.
489/4 0-04 v) Registration charges.
490/5 0-18
3-00

Note:- These Kh. Nos. do not form part of present acquisition.

Smt. Lajwanti w/o 268/2 650 sq yds. 1) Rs 100/- Copy of
Brij Lal Vasudeva 292/1,) 350 sq yds. per sq yd. sale deed
through Sh. H. R. Bhutani. 293/1) total Rs 25000/- dt. 23.2.57
Advocate. 291/1) ii) 15% solitium. for
iii) 6% interest. ownership

Note:- Only part of land in Kh. Nos. 291/1, 293/1 & 292/1, is under present acquisition.

Mannohan s/o 398 3-03 1) Rs 20/- per sq yd. Nil.
Dindayal.

Charan Dass s/o 457/5 0-04 1) Rs 35/- per sq yd. Nil
Kahn Chand. 458/7 0-04 or alternative land
458/8 0-04 accommodation.
459/15 0-04
476/8 0-07
475/478 - 0-11
477/2
389/4 0-03
~~392/4~~ ~~2x02~~
478/390 to
392/7 0-01
306/18 0-04

Note:- Only Kh. No. 478/390 to 392/7 form part of present acquisition.

(844)

: 17 :

Kirpa Ram etc.	397	3-00	1) Rs 20/- per sq yd	Nil.
	399	1-06	ii) 15% solitium.	
	415/399	0-17	iii) 6% compound interest.	
		<u>5-03</u>	iv) damages as admissible w/s 23.	
			v) alternative land.	

Lekh Raj Malhotra	Plot	500 sq yds.	Alternative	
c/o Malhotra Book Stall.	No. 25-B		plot.	Nil.

1. Leela Ram s/o				
Mul Chand	Plot No.	-do-	-	Nil.
c/o Diwan Chand	21-B			
s/o SaudagarMal.				

2 Leela Ram s/o	Plot No.	400 sq yds.	-	-
Mool Chand.	302 B & 303 B.			

3. Diwan Chand s/o	plot No.	200 sqyds.	-	-
Saudagar Chand.	301B			

4 Sat.Jaswant Kaur	Plot No.	400 sq yds.	-	-
wd/o Basant Ram.	304/B & 305B			

Banarsi. Dass s/o	Plot No.	442A	200 sq yds.	1) Rs 50/-	four
Shadi Ram through	-do-	251A	630 -do-	per sq yd.	copies
Sh R. S. Goel	-do-	243A	839 -do-	ii) 15% so-	of sale
Advocate.	-do-	8E	1000 -do-	litium.	deeds dt.
				iii) 6%	10.12.56
				interest.	for
				iv) alternative ownership	
				plot.	

5. Mehta Krishan	-	-	1) Rs 40/- per	Nil
Lal s/o Mehta			sq yd.	
Kashi Ram. through			ii) Rs 15000/- as cost	
Bakshi Tej Singh Vohra			of roads.	
Advocate.			iii) Rs 25000/- on	
			account of severance.	

7. Dharam Pal puri	283/2	1000 sq yds	1) Rs 50,000/-	
s/o Amar Nath Puri.		(0-19)-	of alternative	Nil
			land.	

Contd.....

(98) (P)

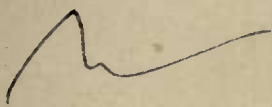
MARKET VALUE

The market value of the land under acquisition has to be determined with reference to the price prevailing at the time of preliminary notification. The value can be determined with reference to the bonafide sales of similar land possessing similar advantages and potentialities. The claimants have not adduced any evidence to substantiate their exorbitant claims of compensation. Efforts were therefore made at this end to evaluate the market value of the land with reference to the previous awards and sale transactions similarly circumstanced. There have been the following awards in this village:-

S.No.	Award No.	Dt.of notification w/s 4	Rate per big.
1.	6/1971-72	13.11.59	Block A Rs 2100/- Block B Rs 1935/-
2.	1932	3.3.64	Block A Rs 1800/- Block B Rs 1700/-
3.	2011	3.3.64	Block A Rs 1700/-
4.	39/1970-71	3.3.64	Block A Rs 1800/- Block B Rs 1700/-

None of these awards serve useful guide since the land covered in these awards has a much higher potentiality than the land under acquisition. It therefore becomes necessary to examine the genuine sale-deeds with a view to evaluate the market value of the land. The record of rights reveal that the following sale transactions took place in the near vicinity of the land under acquisition:-

Contd..... 19



		19					
S.No.	Mutation No.	dt. of Regn.	Kh.No.	Area	Amount Rs	Average per big.	
				Big. Bis.		Rs	Ps
1.	792	10.2.59	351/20 351/19	0-04 0-04	1130/-	2825-00	
2.	880	10.2.59	352/7 351/1	0-06	925/-	3083-38	
3.	881	9.2.59	351/2 352/6	0-06	925/-	3083-33	
4.	980	11.5.59	388/7	0-11	950/-	1727-27	
5.	1031	11.5.59	388/6	0-09	950/-	2111-11	
6.	1052	xx.6.3.59	350/16	0-04	451-25	2256-25	
7.	1129	5.1.59	353/6	0-06	711/-	2370-00	
8.	1130	6.3.59	350/17	0-04	451-25	2256-25	

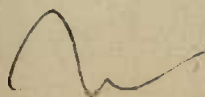
2 A scrutiny of the above sale transactions would reveal that the sale price of the land varied approximately from Rs 1727/- to Rs 3084/- per bigha. None of these sale transactions except sale transactions at S.No. 4 & 5 afford ~~xx~~ a proper exemplar as the land covered in these transactions lie at a reasonable distance from the land under acquisition. A close analysis of the sale transactions at S.No. 4 & 5 would reveal that by and large they would constitute a better exemplar in the valuation of the land for the reason that the land transferred through these two sale transactions is adjoined to the land under acquisition. The conditions and the circumstances of both the lands are similar and therefore, these two sale transactions can be relied upon in evaluating the value of the land.

Before we actually embark on the question of determination of the market value, it would be necessary to have an idea of the land under acquisition. The record of rights reveal that there have been a large number of sale transactions in respect of land under acquisition in the shape of plots presumably for

residential purposes. It appears that these plots were sold with an idea to lay-out a colony. But the actual inspection as made by the field staff reveal that no colony was lay-out physically on the land under acquisition. No roads, lanes have been carved nor any area has been physically earmarked at the spot for public amenities. It therefore, transpires that though these sale transactions took place with a view to lay-out a colony, but the proposal could not materialize at the spot for reasons best known to the persons interested. The entry of 'Gairmumkin' plots in the revenue record is fictitious as no plots have been laid-out and the entire land under acquisition is lying vacant. Even if an attempt would have been made to lay-out a colony it is doubtful if it could have materialized in the context of the Master-Plan.

In the case of U.P. Govt. Vs H.S. Gupta (A.I.R 1967 Supreme Court) page 202, it was held by the Hon'ble Supreme Court that where a block of lands were divided into plots for sale in pursuance of Development scheme before the publication of notification for the acquisition and the scheme is found to be feasible and workable, valuation should be plot-wise and not block-wise. As observed earlier in the context of the Master Plan and the local municipal law, it would not have been feasible to lay-out a workable scheme as pointed by the Hon'ble Supreme Court. In view of the observations of the Supreme Court, the land under acquisition is being evaluated block-wise and not plot-wise.

Contd.....21



As stated earlier the sale deeds at S.No. 4 & 5 have been relied upon in the evaluation of the land under acquisition. An analysis of these two sale transactions reveal that the area transferred is similar, and obviously these sale prices can be deemed reasonable if the land is adjusted against a well lay-out scheme of colonization. The land under acquisition is a big chunk of land and cannot fetch prices of small plots unless a portion of it is set-out for laying roads, lanes, schools, paths and public amenities. There is no hard and fast rule for these deductions and therefore, it would be reasonable to make a deduction of 25% for laying out the land under acquisition into a colony. Relying therefore on sale transactions at S.No. 4 & 5 whose sale prices worked out at Rs 1900/- per big. I award a rate of Rs 1425/- per bighe kham after making a deduction of 25%.

No compensation will be assessed in respect of land measuring 1 big. 14 bis. out of the land, mentioned at S.No.3 under the heading 'Ownership & Occupancy' for the reasons given.

OTHER COMPENSATION

There are no structures, trees or well existing over the land under acquisition and as such no compensation is assessed under this heading.

SOLITIUM

15% solitium will be paid over and above the market value of the land towards compulsory nature of acquisition.

INTEREST

The case falls within the purview of land Acquisition (Amendment & Validation) Act, 1967. Therefore interest will be payable only on the market value

Contd.....

7961

of land from the period on expiry of three years from the date of notification w/s 4 of the Act, which in the present case is 13th Nov, 1959, to the date of announcement of Award which is tentatively fixed as 15.1.1972.

LAND REVENUE

The land under acquisition is assessed to Rs 7-74 Ps which will be deducted from the Khalsa Rent roll of the village from the date of possession.

APPORTIONMENT

Compensation will be paid according to the latest entries in the revenue record. In case of dispute the matter will be referred to the court w/s 30-31 L.A. Act.

SUMMARY :

	Rs	Ps
1. Compensation for land measuring 57 big. 17 bis @ Rs 1425/- per big.	82,436	25
2. Add 15% solatium	12,365	44
3. Interest @ 6% per annum only on the market value of the land w.e.f 13.11.1962 to 15.1.1972 (9 yrs 64 days)	45,382	85
Grand total	1,49,184	54

(Rupees One Lac, forty thousand one hundred eighty four and paise fifty four only).

Announced today on 4.3.72 File

V.K. BHALLA
(V.K. BHALLA)
LAND ACQUISITION COLLECTOR(MSW): DELHI.