

A W A R D No.

1693

Name of the Village:

Khureji Khas.

Nature of the Acquisition:

Permanent.

This is a case for the acquisition of land in the Estate of Khureji Khas required by the Government at the public expense for a public purpose, namely for the Planned Development of Delhi. (For the construction of a road). A declaration under section 4 of the Land Acquisition Act regarding about 34 thousands acres of land was made vide notification No.F.15(111)/59-LSG dated 13.11.1959. The substance of the notification was given due publicity and objections were invited from the interested persons. The objectors were heard and a report was made by the Land Acquisition Collector (III) along with the objections in original to the Delhi Administration. The objections were rejected. The area in this notification is situated in several villages. Final acquisitions are being made out of the area notified by means of 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 the land in this award was made vide notification No.F.1(54)/62-L&H dated 30.4.196. Notice under section 9(1) was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act were ~~have~~ issued to the persons found interested according to the record. Almost all the interested persons have responded to the notices.

MEASUREMENT AND OWNERSHIP

According to the notification under section 6 of the Land Acquisition Act the total area to be acquired was 75 Bighas and zero Biswas. All the numbers which are being acquired are in parts and therefore, there has been an increase in the area. Now the area found to form within the scheme comes to 81 Bighas and 5 Biswas. None of the claimants has raised any objection against this measurement. The area is therefore held to be correct at 81 Bighas and 5 Biswas. Khasra Numbers 3/28 and 31/13 were notified for acquisition, but no portion of these khasra Numbers

Contd.

comes within the scheme. These khasra Numbers will, therefore, be acquired further. The ownership of the land under acquisition is given below.

Name of the owner.	Khasra Number.	Area	Kind of land according to khasra Girdawari of kharif
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Big. - Bis. 1959.

Shri Jagat Ram s/o Uttam Chand.	13/6/4/1	0 - 06	Ghairmunkin Plot.
	15/1/1	2 - 17	Dakar.
	15/2/1	1 - 15	"
	15/8/1	0 - 08	"
	15/9/1	3 - 09	"
	13/10/1	1 - 16	Ghairmunkin Plot.
	13/16/1	1 - 09	"
	13/5/1	1 - 08	"
	13/6/1	1 - 16	"
	13/25/1	0 - 04	"
	14/10/1	0 - 14	"
	14/11/1	1 - 16	"
	14/20/1	3 - 02	"
	14/21/1	4 - 10	"
	14/22/1	0 - 02	"
	31/12/1	2 - 11	"
	31/18/1	0 - 17	"
	29 - 00		

Composite Property in possession of Shri Jagat Ram s/o Uttam Chand.	13/5/2/1	1 - 18	Ghairmunkin Plot.
	13/6/2/1	1 - 04	"
	13/15/2/1	0 - 19	"
		4 - 01	

Note: The compensation regarding these khasra Numbers will be paid when the mutation has been attested in favour of Shri Jagat Ram. Mutation No. 1765 has already been entered in the Revenue Record according to the partition of the composite property made by the custodian, but it has not been attested by the Custodian so far.

Jagat Ram s/o Uttam Chand- son in khana kasht.	13/6/3/1	0 - 07	Ghairmunkin Plot.
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Gevind Ram s/o Meel	15/18/1	3 - 09	Dakar.
Chand - owners, Jagat			
Ram - Occupier accord-	15/23/1/1	0 - 07	"
ing to the sale.			
	15/12/1	2 - 06	"
	15/13/1	3 - 16	"
	3/31/2/1	0 - 17	Gm. Pits.

10 - 15

Grand Total of the
four. 44 - 03

Note: No claim has been made by the custodian or by Shri Gevind Ram from whom Jagat Ram says that he has purchased the land. Shri Jagat Ram has stated that he has converted the whole of the land into the colony and has sold plots to various persons. He has produced a layout plan which has not been authorized by any competent authority. He has however given a list of the persons to whom he has sold the plots, which is not at all reliable. It has been made simply by his memory and no record regarding the sales has been produced by him. He claims compensation @ Rs.6/- per sq.yd. He has further stated that he has sold 8 Bighas and 6 Biswas of land in favour of Shri Banwar Lal s/o Dalmi Chand @ Rs.1050/- per Bigha. The following plots holders have made claims regarding the areas given below.

Name of the Plot holder.	Area purchased in sq.yds.	Area under scheme.	Date of Sale - Purchase.	Price.	Claim- Made.
2	3	4	5	6	7
Arbati Lal s/o Ar Mal.	200	50	Nil	Nil	Market Rate.
Alaki Ram s/o Shan Lal.	102	102	24.10.60	Rs.280/-	Rs.12/- per sq.yd.
Magir Chand s/o Mathara Dass.	175	175	Not known	Not Known.	Rs.15/- per sq.yd.
Ant. Onto Devi d/o Sudu Singh.	400	400	13.4.61	Rs.800/-	Rs.20/- per sq.yd.
Shabir Prashad s/o Shan Lal.	200	200	12.4.61	Rs.400/-	Rs.18/- per sq.yd.
Alu Ram s/o Nathu	293.3	293.3	26.4.61	Rs.300/-	Rs.20/- per sq.yd.

mt. Maruti d/o la Singh.	200	200	30.12.60	Rs.500/-	Rs.20 per sq. yd.
rit Kumari d/o shi Ram.	144	144	26.12.61	Rs.288/-	Rs.10/- per sq.yd.
mitra Devi w/o khu Raj.	286.3	286.3	29.4.61	Rs.686/-	Rs.10/- per sq.yd.
ult Ram s/o shi Ram.	133.3	133.3	17.5.61	Rs.266/-	Rs.10/- per sq.yd.
ha Singh s/o an Singh.	150	150	30.6.61	Rs.300/-	Rs.20/- per sq.yd.
war Singh s/o an Singh & mt. Parbati Devi e Amir Singh in ual shares.	144	144	25.7.61	Rs.288/-	Rs.20/- per sq.yd.
ry Singh s/o an Singh.	193.3	193.3	11.4.58	Rs.290/-	Rs.15/- per sq.yds.
ryan Kumar s/o ta Ram.	200	200	13.8.59.	Rs.300/-	Rs.10/- per sq.yd.
Bihari Lal s/o li Charan.	247	247	8.8.59	Rs.500/-	Rs.10/- per sq.yd.
Raj s/o Ladhu l.	479	300	22.4.59	Rs.1000/-	Rs.10/- per sq.yd.
Brakash s/o et Ram.	200	200	24.11.60	Rs.487/-	Rs.10/- per sq.yd.
han Lal s/o inda Mal.	150	150	12.6.59	Rs.300/-	Rs.10/- per sq.yd.
han Lal s/o khan Dass.	200	100	12.6.59	Rs.450/-	Rs.10/- per sq.yd.
li Charan s/o ta Ram.	450	450	20.6.59	Rs.1000/-	Rs.10/- per sq.yd.
ha Singh s/o Singh.	200	200	not known.	not known.	Rs.10/- per sq.yd.
mt. Janak Rani e Musadi Lal. Hajuri	150	150	19.12.58.	Rs.375/-	Rs.12/- per sq.yd.
mt. Ram Rakhi Sant Ram. Singh	150	150	27.6.61	Rs.300/-	Rs.20/- per sq.yd.
mt. Kaushalya i wd/o Sita Ram.	196/1/2	196/1/2	31.7.61	Rs.750/-	Rs.10/- per sq.yd.
hori Lal s/o ind Ram Sahai.	150	150	not known.	not known.	Alternative accommodat- ion.
Singh s/o der Singh.	193	193	"	Rs.279.50/-	"
mt. Sant Kaur e Lehna Singh.	183	183	"	not known.	Rs.10/- per sq.yd.
Aitita Nand s/o ir Chand.	200	200	18.8.59.	Rs.300/-	Rs.11/- per sq.yd.

Asahar Lal s/o Asahar Ram.	200	200	8.8.59	Rs. 500/-	Rs. 10/- per sq. yd.
Prind Ram, Bhod Raj Ravall Chand ss/o Rahul Chand.	400	400	24.6.60	Rs. 500/-	Rs. 10/- per sq. yd.
Ant. Lilawati w/o Sul Sarup.	200	200	14.9.59	Rs. 600/-	Rs. 12/- per sq. yd.
Arni Niwas s/o Aqir Chand.	400	400	11.9.59	Rs. 500/-	Rs. 12/- per sq. yd.
An Kumar s/o Aqir Chand.	200	200	11.8.59.	Rs. 300/-	Rs. 14/- per sq. yd.
Arpal Singh s/o Akhwar Singh - owner, Sat Pal both owner of Bharat eyes and Pigmentation Co. - Lessees.	700	700	Not known.	not known.	Claims as given below

The owner states that he has built four rooms and boundary wall and getting Rs. 65/- per month from the lessee. He claims Rs. 21,000/- as the price of the land and the structure. The lessee claims Rs. 21,000/- for the machinery and displacement. They also want alternative accommodation.

Arlek Chand s/o Ata Ram.	133	133	not known	not known.	alternative accommodat- ion.
Anna Lal Budwaar	not known.	-	-	-	Rs. 12/- per sq. yd and Rs. 300/- for th structure.
Ant. Kamla Rani w/o Ari Kishan vendee.	150	150	31.7.59	Rs. 338/-	Rs. 10/- per sq. yd.
Ant. Inder Devi w/o Akhwar Dass.	150	150	18.2.59	Rs. 338/-	Rs. 10/- per sq. yd.
An Charan s/o Alyan Singh.	200	200	not known.	not known.	Alternative accommodat- ion.
Ankan Singh s/o Ankan Singh.	160	160	-do-	-do-	Alternative accommodatior
Adi Chand s/o Atam Chand.	1645	1645	-do-	Rs. 440/-	Rs. 30/- per sq. yd.
And Lal	567	567	-do-	not known.	Rs. 6/- per sq. yd.
An Prakash s/o Ant Ram.	133.3	133.3	20.3.59	Rs. 200/-	Alternative accommodat- ion.
Anhan Singh s/o Arter Singh.	450	450	7.5.59	Rs. 1000/-	Rs. 10/- per sq. yd.
Adish Kumars/o Anu Raj.	175 458	175 458	not known.	not known.	Rs. 10/- per sq. yd.

Shri Ram s/o Shri Ram.	458	458	not known	not known.	Rs.10/- per sq. yd.
Shri Lal s/o Kishan Shri.	350	350	-do-	-do-	Rs.10/- per sq. yd.
Shri Charaj Ram s/o Shri Singh.	350	350	-do-	-do-	Rs.10/- per sq.yd.
Shri Dhar s/o Tara Shri, Shmt. Jai Shri s/o Panna Lal.	143.3	143.3	16.5.61	Rs.286/-	Rs.20/- per sq. yd.
Shri Dats/o ^{Gian} Gain Shri.	267	267	not known.	not known.	Reasonable.
Shri Singh s/o Shri Chand.	200	200	-do-	-do-	Rs.10/- per sq.yd.
Shri Chaud s/o Shri Nath.	507	507	-do-	-do-	Rs.10/- per sq. yd.

Total area under scheme...13678 sq.yds.

Note: There are no demarcation of the plots on the spot. It is not, therefore, known from any record as to whether the plots of these people have ^{been} acquired or not. It is also not known as to what area has been left for common purposes and what is the plotted area.

Shri Rudra s/o Shri. Baksh.	31/22/1	0 - 16	Bhairmunkin Brickak plot.	Rs.8/- per sq. yd.
Shri Dayal, Masadi Shri s/o Shiv Narain, Shri Ram s/o Shambu Shri in equal shares.	30/4/1	1 - 12	Gm. Brickak	No claim.
	30/5/1	4 - 12	Bakar 2 - 08 Bri 2 - 04	Rs 7/- per sq. yd
	30/6/1	2 - 15	Gm. Pits.	
		8 - 19		
Shri Singh & Shri Singh s/o Chajju Shri - owners, Shadara Shri Works - Occupier.	15/14/1	0 - 03	Gm. Bits	
	15/17/1	3 - 01	-do-	
	15/24/1	4 - 07	Banjer Kadin.	
	15/25/1	2 - 03	-do-	
		9 - 14		

Note: The land stands in the name of Parbu Singh and Tota Singh on 18.11.1954 by means of registered deed. They sold this land in favour of Bhella Ram. Mutation No.1297 was entered, but it was rejected on account of land reforms. Shri Bhella Ram etc. further sold out this land in favour of Shmt.Radha Bai and Krishana Devi dts/o Shri Sheba Ram on 12.11.1960 by means of registered deed. It is in possession of shmt. Radha Bai and Krishna Devi claimants. The claimants claim compensation on

at the same rate as in the estate of Jagat Puri.

1. Mam Raj, Hari Singh, 31/11/2/1 Sheep Singh, Puran Singh, in equal shares.	1 - 00	Ghairmunkin show room.
2. Abdul Rashid ad.s/o 16/28/1/2/1 Bholi.	2 - 02	Gm. Pits. Rs.10/- per sq.yd. for the land and Rs.4000/- for a well.

Note: The bhoomidar of khasra Number 16/28/1 was declared in parts in favour of Raghunath Prashad, Gaon Sabha, and Abdul Rashid. The mutation No.1728 has now been entered according to which Abdul Rashid ad.s/o Bholi has become bhoomidar of this khasra Number under acquisition. It is in his possession. The compensation will be paid after the attestation of the mutation. The pradhan of Gaon Sabha has also claimed compensation @ Rs.10/- per sq.yd.

1. Custodian of Evacuee property through Takht Ram group - allottee.	31/1/1 31/9/1 31/10/1	0 - 17 0 - 03 3 - 19 4 - 19	Banjer Kdin. -do- Gm. show room.
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Note: The claim has been made neither by the custodian nor by the allottee.

1. Banwar Lal & Dalmi Chand s/o Nanak Chand in equal shares.	31/11/1 31/19/1 31/20/1/1	2 - 02 4 - 10 0 - 13 7 - 05	Gm. show. No claim Gm. Plot. Gm. show.
2. Lila Ram s/o Gurman Ram, Rameshwar Prashad s/o Bishamber Sahai 3/8, Jai Sukh Ram s/o Kharak Singh 1/4.	3/8, 3/31/1/1	1 - 09	Gm. pits. Rs.30/- per sq.yd.
3. Gaon Sabha in possession of Deputy commissioner, Delhi.	15/19/1 73/1	0 - 01 0 - 17 0 - 18	Banjer- Kadin. Gp. Path. Rs.10/- per sq. yd.
Total		81 - 05	

CLAIMS AND EVIDENCE.

The claims made by the various persons have already been discussed above. No evidence has been produced by any claimants except their own sale deeds.

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MARKET VALUE.

The land under acquisition is situated near the colonies of Jagat Puri, Jagat Puri, Radhey Puri and Arjan Nagar. It is not good from the agriculture point of view, but has got some potential value for building purposes. As matter of fact a portion of the land under acquisition falls within the area of Jagat puri. Almost all these colonies are unauthorized. A part of this land has been dug out for the purpose of Brickala. The land is, therefore, be divided into the Blocks. Block A consists of the area which is levelled and has been dug out for the Brickala. Therefore Killa Numbers 6/1, 15/1, 16/1 and 25/1 of rectangle Number 13, Killa Nos. 10/11, 1, 20/1, 21/1, and 22/1 of rectangle Number 14 and Killa Numbers 1, and 2/1 of rectangle Number 15 ^{Killa Nos. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100} are placed in block 'A'. The total area of these khasra Numbers comes to 39 Bighas 14 Biswas. The remaining khasra Numbers are placed in Block 'B', and their area amounts to 41 Bighas and 11 Biswas. The sale transactions of the land under acquisition are available. The following sale transactions have taken place in the area of Block 'A'.

Sl. No.	Date of Registration.	Khasra Numbers.	Total area.	Total sale Price.
14.	13.3.1958	13/5/1, 6/1, 15/1, 14/1 and 10.	8 - 07	Rs. 5000/-
28.	16-6-1959	31/11, 19, and 20.	8 - 06 16 - 13	Rs. 8715/- Rs. 13,715/-

The average of these two transactions comes to Rs. 822-90NP. This average is reasonable and I award Rs. 800/- per Bigha as compensation for the land of Block 'A'. The following transactions have taken place in the area of Block 'B'.

Sl. No.	Date of Registration.	Khasra Numbers	Total Area.	Total sale price
7	18.11.54	15/14, 17, 24, 25.	13 - 14	Rs. 6,825/-
8	1-10.55	30/2/1, and 15/22	4 - 17	Rs. 2500/-
4	18.12.56	15/19/2 & 20	4 - 18	Rs. 1,000/-
3	28.12.56	15/23/2	1 - 04	Rs. 500/-
3	11.6.59	29/6, 30/1 & 2	13 - 01	Rs. 5,000/-
9	29.6.56	30/3, 4, 5, 6, 7,	26 - 10	Rs. 13,000/-
			64 - 04 Contd 9	Rs. 28,825/-

The average of these six transactions works out to about Rs.452/- per Bigha. I, therefore, consider a rate of Rs.450/- per Bigha to be reasonable for the area of Block 'B' and award accordingly.

OTHER COMPENSATIONS.

Compensation for well:

Shri Abdul Rashid claims compensation for the well, but the well has not been acquired under the scheme. There are no trees on the land under acquisition. The P.W.D. has assessed the following compensation for the structure built up on the land under acquisition. This has been communicated to me vide their letter Number. P.W.D. (V)/36/51 dated 16.1.1964.

S.No.	Name of the owner of the structure.	Compensation assessed after deducting the depreciation.
1.	Sh. Pishori Lal s/o Govind Sahai.	Rs.1,068.00
2.	Kirpal Singh	Rs.4,461.00
3.	Foundation laid by unknown person.	Rs. 136.00
4.	Bulaki Ram s/o Mohan Lal.	Rs. 317.00
5.	Om Prakash s/o Chet Ram.	Rs.3,176.00
		<u>Rs.9,658.00</u>

From the record available it is not known as to whether these structures were constructed after the date of notification under section 4 or before. The compensation for the structure will be paid after further verification of this point. M/S Bharat Dyes & Pigmentation Ltd., have installed a factory in the building of Shri Kirpal Singh and they are the tenants on the land. The P.W.D. has recommended that this factory will suffer a damage of Rs.1500/- for removing from there and they should be paid this compensation after they have removed the factory. I agree with this recommendation of the P.W.D. and allow Rs.1500/- as damages to the factory for the removal from the place.

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

The various disputes has been discussed under the head 'Ownership'. The compensation will be paid after the correction of the revenue record has been rightly made. Contd 10.

As regards the payment of compensation at Sl.No.1 to 4, Shri Jagat Ram has not given any fixed layout plan. The compensation to the plot holders and Shri Jagat Ram will be paid after they come to compromise. If no compromise is reached, then the compensation will be sent to the Additional District Judge for disbursement.

THE AWARD IS SUMMARISED AS BELOW.

Compensation for 39 bighas and 14 biswas of land of block 'A' @ Rs.800/- per bigha.	Rs.31,760.00 ✓
Compensation for 41 bighas and 14 biswas of land of block 'B' @ Rs.450/- per bigha.	Rs.18,697.50 ✓
Compensation for the structure.	Rs. 9,658.00 Rs.60,115.50
15% of the above as solatium for compulsory nature of acquisition.	Rs. 9,017.32 ✓ Rs.69,132.82
Compensation for removal of factory.	Rs. 1,500.00
Grand Total	Rs.70,632.82 NP

The land is assessed to a land revenue of Rs.21.15NP, which will be deducted from revenue roll from kharif 1964.

(Nand Kishore)
Land Acquisition Collector (I),
DELHI.
25.2.1964.

Submitted to the Collector of the District for information and filing.

(Nand Kishore)
Land Acquisition Collector (I),
DELHI.
25.2.1964.

Seen. See my
note overleaf also

H. Kumar
AD Mirat Delhi
with Pomer & Co. Secy
COLLECTOR, DELHI. 25/3/64