

AWARD NO.....2203.
NAME OF VILLAGE.....ASALAT PUR KHADUR.
NATURE OF ACQUISITION.....PERMANENT.
PURPOSE OF ACQUISITION.....PLANNED DEVELOPMENT OF DELHI.

Land measuring 16000 acres situated in various villages of Estate of Delhi including land situation in village Asalatpur Khadar was notified for acquisition u/s 4 of the Land Acquisition Act 1894, vide notification No.F.15(245)/60-LSG dated the 24th October, 1961, issued under the authority of the Chief Commissioner, Delhi. Due publicity was given to the notification. Objections received u/s 5(a) of the L.A.Act were heard and report was forwarded to the appropriate Government. Then the declaration u/s 6 in respect of 5 bignas 15 bis of land situated in village Asalatpur Khadar was issued vide notification No.F.4(92)/62-L&H dated the 29th March, 1968. Notices u/s 9 and 10 of the said Act were issued to the persons interested in the land under acquisition. The claims for compensation received will be discussed in this award under head 'Compensation Claims'.

MEASUREMENT AND OWNERSHIP

The verification of the area under acquisition was done from the revenue records and the area notified has been found correct.

'OWNERSHIP'

The ownership, tenancy, field Nos, and area along with classification of soil as per the revenue record is as under:-

S.No.	Name of ownership	Tenancy	Field No.	Area	Kind of soil
			Rect. Killa		
1)	Rup Ram, Jot Ram s/o Pat Ram in equal share of 1/8 shares.	In possession	4 24/1	1-19	G.M.S. snare.
	Chuni Lal s/o Sniv Chand 1/16 shares.	In possession of Harijans.	12 12/2/1	0-5	G.M.S.
	Bhartu, Kure Sultan Singh ss/o Nand Ram in equal shares 1/16 shares.		Shar-aam 32	3-11	G.M.S.
			Total	5-15	
✓	Hari Singh, Deep Chand ss/o Naga Ram in equal share 1/24 shares.				
	Lekh Ram, Zila Singh ss/o Mansa Ram in equal share 1/24 shares.				
	Ram Singh s/o Dharma	1/12 snare.			

Contd.....2

Ram Phal s/o Bhim Singh
1/72 shares.

Kner Singh ss/o Cnnater
~~Meer~~ Singh, Kanwal Singh
in equal share 1/36 share.

Dalip s/o Mohan 1/36 share
Smt. Rajo wd/o Chet Ram
1/24 shares.

Gurdial s/o Hukami 1/24 share.

Moji, Bhim Singh ss/o Kurya
in equal shares 1/4 shares.

Ram Sarup Maha Singh,
Man Singh, Ram Chander,
Set-Bir ss/o Jamna in
equal shares 1/16 share.

Het Ram s/o Natnan 1/16 share.

Lalu s/o Singha 1/16 share.

Ram Pat s/o Singha 1/16 share.

COMPENSATION CLAIMED

The following claims have been filed.

S.No.	Name of claimants	Compen ation claimed.
1)	Dilpat s/o Monan Lal and 2) otheres.	They have claimed @ Rs.50/- per yds for Kh.No.4/24/1,12/12/2/1 32 measuring 5 big. 15 bis.
2)	Bnartu, Kure, Sultan Singh, ss/o Nand Ram, Rup Ram, Jot Ram ss/o Pat Ram. Chuni Lal s/o Sheo Chand.	They have claimed @ Rs.50/- per yds. Kh.No.32,12/12/2/1 and 4/24/1 measuring 5, bigna 15 bis and 11 2 copies of sale deed bearing N 2759 and 3373 dated 12.9.60 and 29.10.60 respectively.
3)	Mauji s/o Kuriya.	Has filed claim @ Rs.30/- per sq for Kh.No.32,12/12/1 and 4/24/1 measuring 5 big. 15 bis to the nt of 1/8 share of land and 1% as solatium. No proof has been - ad. filed.
4)	Bhim Singh s/o Kuriya	- do-
5)	Chandu s/o Mare.	Has filed claim @ Rs.30/- per sq for Kh.No.12/12 measuring 5 big land, Rs.30/- for levelling and Rs.20,000/- for 2 Kothas and 2 Kitchens. No proof has been filed.
6)	Nanar Singh s/o Jug Lal	Has stated that the compensatio respect of Dharma and Bhim Sing sons bedclared disputed and the Court of ADJ, Delhi.

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MARKET VALUE

5 bighas 15 bis are under acquisition in the present scheme in village Asalat Pur Khadur which is an urban village and the Delhi Land Reforms Act 1954 is not applicable to this village.

Out of 5 bighas 15 bis, 1 big. 19 bis is Gair Mumkin Shams 5 bis G.M.Gitwar and 3 big. 11 bis G.M.Rasta.

3 bighas 11 bis G.M.Rasta is shown in the ownership of owners, whose names have been mentioned under head ownership and in the column of occupant is shown as Share-am in the Jamabandi of 1960.61. This Rasta leads from the Pankha Road to village Asalat pur and there is no other approach road from the Pankha road to the village. The villager and the public use the road to go to the village. Thus it is a public thorough fare. No compensation has, therefore, been assessed for it.

In 5 bis a kotha has been put up and it is no longer used as a gitwar. Moreover it is not in the abadi but very close to the abadi. This piece of land will naturally fetch for better price than the G.M. Shamsan measuring 1 bighas 19 bis, which is at a distance of about three furlongs from the abadi. Owing to superstitions and other things no body likes to buy or use it. So it cannot be said to have the same conditions and situation as that of Gitwar. This necessitates grouping of land into two Blocks. The Gitwar measuring 5 bis (Kn.No.12/2/2 of Rect No.12) is placed in block A and Kn.No.24/1 of Rect No.4 G.M.Shamsan in Block B.

The date of notification u/s 4 is 24.10.61. During 1960 and 1961 two transactions in respect of Rect No.28 have taken place. The situation and condition of the said Rect.No is not similar to the land under acquisition. However the awards that have been made in the village provide adequate help in the assessment of market price for the land under acquisition.

The awards are as under:-

S.No.	Award No.	Notification No. u/s 4 with date.	Rate awarded per bi
1)	1781	F.15(245)/60-LSG/L&H dt. 24.10.61	Rosli 0 B.Qadim 0 1000/- G.M.Gitwar. 0 G.M. Rs.500/- Contd.....

- | | | | |
|----|------|--------------------------------------|---|
| 2) | 1685 | F.15(245)/60-LSG/L&H
dt. 24.10.61 | Block A Rs. 1200/-
Block B Rs. 1000/-
Block C Rs. 800/- |
| 3) | 1488 | F.15(285)/61-LSG
dt. 19.3.62 | Rosli Rs. 400/-
G.M. Rs. 100/- |

A portion of killa No.12/2/2 of Rect No.12 was acquired in award No.1781 and the remaining portion 5 bis of G.M.Gitwar is being acquired now. In that award the LAC awarded Rs. 1000/- per bigha kham for Rosli Banjar Qadim and G.M.Gitwar. and Rs. 500/- per bigha kham for G.M.Jonar. The Kh.No.12/2/1 of Rect No.12 G.M.Gitwar according to the said award falls in the fresh category.

The date of notification u/s 4 of the land under acquisition as well as of the award No.1781 is the same. The date of preliminary notification u/s 4 of award No.1685 is also the same. In it the LAC awarded Rs. 1200/- for Block I which was enhanced by the ADJ to Rs. 3050/- per bigha, in the LAC No.277 of 1965 Lalu and Rampat ss/o Singha. The condition and situation are similar to the Block A of this award. Therefore, I award Rs. 3050 per bigha kham for Block A.

Killa No.24/1 of Rect 4 is adjacent to the land acquired in 1685. The LAC awarded for Block I Rs. 1200/- for Block II Rs. 1000/- and for Block III Rs. 800/- according to the blocking the snamshan land falls in Block II which comprised of agricultural and levelled ~~land~~ but is a little away from the ~~Pankha~~ Pankha Road.

The Block III comprised of Banjar and uneven land. In the case of Block II the ADJ enhanced compensation from Rs. 1000/- per bigha to Rs. 3050/- per bigha and in the case of Block III from Rs. 800/- to Rs. 3300/- per bigha. The conditions of killas No.24/1 of Rect No.4 as compared to the land placed in Block II and Block III of award No.1685 have no similarity being snamshan. Deep-rooted belief or fear attached to such lands is a force to reckon with. Such lands have practically no value and can be got for no price. Hence I award Rs. 800/- per bigha kham.

In a net shell I award Rs. 3050/- per bigha kham for Block A and Rs. 800/- per bigha kham for Block B.

Contd.....5

COMPENSATION FOR WELLS AND TREES.

There are no wells and trees on the land under acquisition. Hence no compensation has been allowed.

COMPENSATION FOR STRUCTURES.

Only one Kacha residential house (2 Kothas one kitchen and one store) has been built by Sh. Chandu s/o Mare in Kh.No.12. 1. He has not filed any proof to show the said structure was built prior to the notification u/s 4. According to the entry in the revenue records the said structure was entered in the Khasra Girdawari for the first time in the year 1967. Hence no compensation has been allowed. The owner of the said house can, however, remove the Malba.

POSSESSION AND INTEREST.

The possession of the land under acquisition has not so far been taken and handed over to the Acquiring Department. Therefore, the question of interest does not arise. However interest @ 6% will be allowed from 24.10.64 to 7.11.68 as per the Land Acquisition (Amendment & Validation Act) 1967.

APPORTIONMENT.

- 1) Sh. Kher Singh s/o Chhatar, Het Ram s/o Nathu have died. therefore, the compensation will be kept disputed.
- 2) Sh. Mahar Singh s/o Jug Lal has claimed compensation of the share of Sh. Ram Singh s/o Dharma and ^{Ram}Phal s/o Bhim Singh, therefore, the compensation will be kept disputed and sent to the court of ADJ, Delhi.
- 3) The compensation will be paid according to the latest entries in the revenue record.

LAND REVENUE

The land revenue is reported to be Rs. nil. It will be deducted from the Khakka Rent from the date possession is taken over. The land will vest entirely in the Government.

The award is summarised as under:-

SUMMARY

- | | |
|--|------------------------------|
| 1) Compensation of land measuring 5 big. @ Rs.3050/-per bigha kham | For Block 'A'
Rs. 762-50 |
| 2) Compensation of land measuring 1 big.19 bis @ Rs.800/- per bigha kham. | For Block 'B'
Rs. 1560-00 |
| 3) 3 bighas 11 bis G.M.Rasta. | No compensation. |
| 4) Interest @ 6% P.A. on the Market value from 24.10.64 to 7.11.68(4 years 15 days) | Rs. 563-11 |
| 5) 15% solatium. | Rs. 348-37 |

G.Total

Rs. 3233-98

(Rupees three thousand two hundred thirty three and ninty eight paisa only)

(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

*Announced and filed
by B. S. 12/2*

DELHI ADMINISTRATION, DELHI.

NOTIFICATION

Dated the 27 March, 1968.

No. F.4(92)/62-LAH: whereas it appears to the Lt. Governor, Delhi that land is required to be taken by Government at the public expense for a public purpose, namely for the Planned Development of Delhi, it is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894 to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

SPECIFICATION

Village or locality.	Area Bis. Bis.	Field Nos. or Boundaries.
Asalatpur Khadar.	5 -15	4/24/1, 12/12/2/1, 32.

By order,

sd/-

7

(M.L. GROVER)

Deputy Secretary II (Land & Building)
Delhi Administration, Delhi.

No. F.4(92)/62-LAH.

Dated the 27 March, 1968.

Copy forwarded to the:-

1. Public Relations Department, Delhi Administration (in duplicate) for publication in the Delhi Gazette.
2. Additional District Magistrate (Land Acquisition) Delhi.
3. Land acquisition Collector (Palam Circle) Delhi.
4. Legal Adviser (Land & Building Department) Delhi.
5. Tehsildar (Land & Building Department) New Delhi.
6. Central Record Cell (Land & Building Department) N. Delhi.

(M.L. GROVER)

Deputy Secretary II (Land & Building)
Delhi Administration, Delhi.

-10001-

شماره بایگ شده بخودس دلفه بچونر و پاس بارسند
کامذات حضور دفتر نیاد کرد و پیشین برین
Ran Singh
3/4/68.

بایگ شده بخودس دلفه بچونر و پاس بارسند
کامذات حضور دفتر نیاد کرد و پیشین برین
14/68

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the 24th October, 1961

No.F.15(245)/50-LSG/L&H:- Whereas it appears to the Chief Commissioner, Delhi, that the land is required by the Govt.

at the public expense for a public purpose, namely, for the Planned Development of Delhi.

2. It is hereby notified that the land, measuring about 16000 acres and marked with blocks Nos. 1 to 24, and coloured blue, in the enclosed map (annexure I) and the description of which has been given in annexure II, excepting the following lands in blocks referred herein:-

(a) Government land, ecacuee land and land belonging to the Delhi Municipal Corporation and Delhi Development Authority;

(b) The land already notified either under section 4 or under section 6 of the Land Acquisition Act;

(c) the land in respect of which lay-out plans and service plans have been sanctioned by the Competent authority before 24.10.1961.

(d) the land under graveyards, tombs shrines and the land attached to religious institutions and waqf property;

is likely to be required for the above purpose.

3. This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894 to all whom it may concern.

4. In exercise of the powers conferred by the aforesaid section the Chief Commissioner is please to authorise the officers for the time being engaged in the undertaking with their sergants and workmen to enter upon and survey any land in the locality and do all other acts required for permitted by that section.

5. Any person interested, who has any objection to the acquisition of any land in the locality, may within thirty days of the publication of the notification file an objection in writing before the Collector of Delhi.

6. The map referred to in para 2 above as annexure I may also be inspected at the following places:-

- (1) Office of the Land Acquisition Collector District Courts, Tis Hazari, Delhi.

Contd....

- (ii) Office of the Delhi Municipal Corporation, Town Hall, Delhi.
- (iii) Office of the New Delhi Municipal Committee, Town Hall, New Delhi;
- (iv) Office of the Town Planning Organization, Asaf Ali Road, New Delhi;
- (v) Chief Commissioner's Office, 5 Alipur Road, Delhi.

ANNEXURE II.

Block No. 1. Area bounded in the :-

North West by the boundary of Dilshad Gardens Scheme;

East:- by the boundary of Union Territory of Delhi and by the Northern Western boundary of 'R' Block already notified under section 4 of the Land Acquisition Act vide Notification No. F.15(111)/53-LSG, dated 13.11.59 (published in the Gazette Extra-ordinary dated 13.11.59).

South & West:- by the area already notified for Block 'T' under section 4 of the Land Acquisition Act vide Notification No. F.15(111)/59-LSG, dated 13.11.59 (published in the Gazette Extra ordinary dated 13.11.59) and the nazul land.

BLOCK NO. 2.

Area bounded in the --

West:- by the newly constructed northern bund near Gokalpur escapes --

Norther:- alignment of northern National by pass for Shahdara area as shown in draft Master Plan;

South:- by the northern boundaries of Block 'O' and 'X' covered respectively by the 2 (i) notification No. F.15(111)/59-LSG dated 13.11.59 (published in the Gazette Extra-ordinary dated 13.11.59) and (ii) notification No. F.15(243)/60-LSG dated 10.11.60 (published in Gazette Extra-ordinary dated 10.11.60);

East:- by the north western boundary of Dilshad Gardens Scheme and the eastern boundary of the Union Territory of Delhi.

BLOCK NO. 3. Area bounded on the --

Cont'd.....3.

South:- by the northern boundary of Chandrawal Filter Plant and by a straight line joining the north west corner of the plant to Timarpur Road;

West:- by the Timarpur Road and the eastern boundary of block 'N' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG., dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59);

East; $\frac{3}{4}$ by the river Yamuba.

BLOCK NO. 4. Area bounded on the --

South:- by the northern boundary of Municipal quarters and north western boundary of Model Town upto its junction with a kacha road leading to the firing range near Adarsh Nagar;

West:- by G.T.Karnal Road;

North West:- by a kacha road taking off immediately in front of Ringh Road junction with G.T.Karnal Road going upto the firing range near Adarsh Nagar.

East:- along the Kacha road joining the firing range near Adarsh Nagar to the northern corner of Model Town.

BLOCK NO. 5. Area popularly known as Adarsh Nagar.

BLOCK NO. 6. Area bounded on the --
South West:- by Delhi Ambala railway line;

South East:- by the northern western boundary of Block 'J' already notified under section 4 of the Land Acquisition Act vide notification No. F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra ordinary dated 13.11.59).

North West:- By G.T.Karnal Road upto 7 mile 6 furlong;

North West:- by a pucca road taking off from the G.T.Road from 7 mile 6 furlong meeting the Badli railway station;

BLOCK NO. 7. Starting from the junction of kachha road from near Shakurbasti Railway Station, towards north west, going upto Mogholpur Kalan, thence towards south west along another kacha road starting from Mogholpur Kalan going to Nangloi Railway Station upto its junction with another kacha road leading West, thence along this kacha road upto its junction with Nangloi Drain, thence south along the Nangloi Drain upto its junction with Rehta Railway Line thence along the Railway Line towards West upto the road joining Nangloi Jat,

Contd.....4.

thence towards south along this kacha road upto its junction with Rohtak Road, thence towards east along Rohtak Road upto the western boundary of Block 'F' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG, dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59), thence towards, north, east north and again east, along the western and northern boundaries of Block 'F' and 'Y' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary, dated 13.11.59) and notification No.F.15(245)/60-LSG dated 10.11.60. (Published in Gazette Extra-ordinary dated 10.11.60) respectively and along the same line towards east upto the point of start.

Block No.8.

Starting from the junction of Block 'F' already notified under section 4 of the Land Acquisition Act vide notification No.F.111)/59-LSG, dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) with Najafgarh Road towards north; along the western boundary of Block 'F' upto its junction with Najafgarh Drain, thence towards west and south west along the Najafgarh Drain upto its junction with a kacha road coming from village Hashtsal, thence towards south; along the approach road to village Hashtsal upto its junction with Najafgarh Road, thence towards north east along the northern boundary of Najafgarh Road upto the point of start.

BLOCK NO. 9.

Area bounded by the eastern boundary of Ringh Road, the southern boundary of Ramesh Nagar and also south western boundary of Ramesh Nagar and the north western boundary of industrial area --- Block 'E' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59).

BLOCK NO. 10. Area bounded on the ---

North:- Southern boundary of 1100 acres acquired by the Ministry of Works Housing and Supply, south of Ringh Road; and immediately below the 1000 ft. wide strip already notified for Block 'B' under section 4 of the Land Acquisition Act vide notification No. F.15(111)/59-LSG dated 13.11.59 (published in the Gazette Extra-ordinary dated 13.11.59).

North West:- Manakpura Basant Nagar abadi;

South West:- (1) (upto the western boundary of village abadi Mohammadpur Munirka) by an imaginary line parallel to and at a distance of $\frac{1}{2}$ mile from the northern boundary.

Contd.....5.

notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59).

- West:- by the eastern boundary of Delhi-Mathura Road;
- South:- by the northern boundary of Okhla Sewage Disposal Plant ; and
- East:- by an imaginary line joining the south eastern corner of the already notified Block 'C' under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) with the North eastern corner of Okhla Sewage Disposal Plant.

Block No.16.

A triangular portion bounded by the western boundary of Ringh Road immediately west of village Naraina eastern boundary of railway line going towards Cantonment and northern boundary of the Cantonment Board.

Block NO. 17.

A triangular portion formed by the south eastern boundary of Najafgarh Road from its junction with the Pankha Road upto its junction with the western boundary of Block 'E' already notified under section 4 of the Land Acquisition Act vide Notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) and by the south western boundary of the said Block 'E' and northern boundary of Pankha Road joining Najafgarh Road to the Cantonment Area.

Block No. 18.

Starting from village Magholpur Kalan along with the kacha road towards north upto village Rithala, then towards north east along the kacha road going towards village Badli upto its junction with western Yamuna Canal thence towards north west along the western Yamuna Canal upto its junction with the pucca road joining Sahibabad Daulatpur village with G.T.Road, thence towards east along this pucca road upto its junction with Delhi Amabala Railway line upto its junction with the boundary of Block 'H' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)-59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) thence towards south west south east and south along the boundaries of Block 'H' already notified upto its junction with the Rohatak Railway Line south of Shakurpur village, thence towards west along the Railway line to Rohatak and pucca road leading to Rani Park and thence towards north west along the kacha path going to Magholpur Kalan upto the point of start.

BLOCK NO. 19. Area bounded on the

- North:- by the Wazirpur Road (Extension of Pambri Road to village Wazirpur.).

Contd....7.

South:- by Najafgarh Drain;
West:- by Delhi Ambala Railway Line;
East:- by G.T.Road.

BLOCK NO.20. Area bounded by the Ring Road on the north west, by the Delhi...Mathura Railway Line, the south---west, by the boundary of Friends Colony on the south East by Block No.'C' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazetted Extra-ordinary dated 13.11.59) in the north east, Block No.21.

Area bounded by Link Road joining Lajpat Nagar to Kalkaji Colony on the north - east, property of the Kailash Colony belonging to the D.L.F. on the north-west, south - west and south - east.

BLOCK NO.22

Pockets of land in village zamurdpur lying between developed colony of Kailash and zamrudpur village abadi.

Block No.23. Area bounded on the:-

North:- by the Delhi-Gazebad Railway Line and area of Block 'S' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59

(published in the Gazette Extra-ordinary dated 13.11.59).

South East:- by the area of Block 'T' already notified under sec. 4 of the land Acquisition Act vide notification NO.F.15 (111)/59-LSG dated 13.11.59 (published in the Gazette Extra-ordinary) dated 13.11.59).

South West:- by the Shahdara Bund.

Block No.24. Land measuring approximately 4½ acres on the eastern side of Mehrauli Road just adjacent to south of the road going to Malviya Nagar. On the eastern boundary of this

land is the existing Idgah and the D.L.F.'s Hauz Khas colony.

By order (Jagmohan)
Deputy Housing Commissioner,
Delhi Administration, Delhi.

No.F.15(245)/60-LSG/L&H

Dated the 24th October, 61.

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2. A.D.M. (Land Acquisition) Delhi.
3. Land Acquisition Collector, Delhi.
4. Engineer-Member, Delhi Development Authority, New Delhi.

(Jagmohan)
Deputy Housing Commissioner,
Delhi Administration, Delhi.