

AWARD NO.....9/1969....
 NAME OF VILLAGE..... ASALAT PUR KHADER.
 NATURE OF ACQUISITION.. PERMANENT.
 PURPOSE OF ACQUISITION. PLANNED DEVELOPMENT OF DELHI.

Land measuring 16000 acres situated in various villages of the estate of Delhi including land situated in village Asalat Pur Khader 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. Objection received u/s 5(a) of the L.A.Act were heard and report was sent to the appropriate authority. Then the declaration u/s 6 in respect of 14 bighas 8 bis of land situated in village Asalat Pur Khader was issued vide notification No.F.4(92)/63-L&H dated 2.6.1968. Notices u/s 9 and 10 of the said Act were issued to the persons interested in the land under acquisition. The claims under evidence received will be discussed in this award under head 'CLAIMS'.

MEASUREMENT AND OWNERSHIP

The Verification of the area under acquisition was done at the site and from the revenue record and the area notified has been found correct.

OWNERSHIP

The ownership, tenancy, Kh.Nos, area and classification of soil as per the revenue record is as under:-

S.No.	Name of the owners	Tenancy	Kh.No.	Area	Kind of soil
1)	Roop Ram, Jot Ram ss/o Pat Ram in equal shares 1/8 share Chundi Lal s/o Shiv Chand 1/16 share Bharty Kurey, Sultan Singh ss/o Nand Ram in equal shares. 1/16 shares. Hari Singh 1/4 shares. shares as under. Hari Singh, Deep Chand ss/o Daya Ram in equal shares 1/24 shares. Lekh Ram, Zile Singh ss/o Mansa Ram in equal shares 1/24 shares. Raj Singh s/o Dharma, Ram Phal s/o Bhim Singh in equal shares 1/12 shares. Kehri Singh, Mohar Singh Kanwal Singh ss/o Chhatter in equal shares 1/12 shares Dalip s/o Mohan Lal 1/36 shares.	In possession of owners Education Department	14 1 9 10 G.Total	4-16 4-16 4-16 14-08	G.M.School - do- - do- 14-08

Contd..... 2/

Mst.Rajo wd/o Jit Ram
Gurdayal s/o Hukmi
in equal shares 1/12 shares.
Mouji s/o Kuria 1/8 shares
Bhim Singh s/o Kuria
1/8 shares, Ram Sarup,
Man Singh, Maha Singh,
Ram Chander, Sat Bir
ss/o Jamna inequal
shares 1/16 shares.
Het Ram s/o Nathan 1/16
share, Lalu, Ram Pat
ss/o Singha in equal
shares 1/8 shares.

CLAIMS AND EVIDENCE

The following claims have been filed.

S.No.	Name of claimant	Kh.No.	Compensation claimed.
1)	M.C.D. of Delhi by its law officer through Sh. S.S. Shukla Advocate.	14/9, 10 measuring 9big.12 bis	Claimed Rs. 100/- per sq. yd. and Rs. 15000/- for structure of School Building. He says that no other claimant was entitled to any part of the compensation in respect of t said site and structure. He has produced the copy of Kha oni pamiesh, site plan in res pect of Kh.No.14/9,10. The compensation will remain dis puted.
2)	Mauji s/o Kurey.	14/1,9,10 (area 14/8)	Has filed claim for Rs. 30/- per sq. yd to the extent of 1/8 shares of land 15% sola tium and interest. He has filed two copies of sale dee dated 25.4.67 and 19.9.58.
3)	Roop Ram, Jot Ram ss/o Pat Ram, Chuni Lal s/o Shiv Chand Bharat Singh s/o Nand Ram, Sultan Singh s/o Nand Ram.	14/1,9,10 area(14-8)	They have filed a joint clai for Rs.50/- per sq. yds. No proof have been filed.
4)	Ram Sarup & 21 others		They have claimed Rs. 50/- per sq. yds. and have filed 3 copies of sale deed at 25. 67 and 23.11.66 and 18.4.67.
5)	Bhim Singh s/o Kuria	As at S.No. 2.	As at S.No.2.

MARKET VALUE

14 bighas 8 bis ~~are~~ under acquisition in the present
scheme in village Asalat Pur Khader which is an Urban village
and the Delhi Land Reform Act 1954 is not applicable to this
village.

The date of notification u/s 4 is 24.10.61. During 1960
only two transactions in respect of Rect. No.28 have taken

Contd..... 3/

place. The situation and conditions of the said Rect. No. are 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 of the land under acquisition.

The awards are as under:-

S.No.	Award No.	Notification No. u/s 4 with date.		Rate awarded per bigha.
1)	1781	F.15(245)/60-LSG/L&H dt. 24.10.61	Rosli B.Wadim G.M.Gitwar.	Rs. 1000/-
2)	1685	- do -	G.M. Block A Block B Block C	Rs. 500/- Rs. 1200/- Rs. 1000/- Rs. 800/-
3)	1488	F.15(285)/61-LSG dt. 13.2.62	Block A Block B	Rs. 400/- Rs. 100/-
4)	2203	F.15(245)/60-LSG/ L&H dt.24.10.61	Block A Block B	Rs. 3050 Rs. 800/-

The date of notification u/s 4 of the land under acquisition as well as of the award 1781 is the same. The date of notification u/s 4 of award No.1685 is also the same. In its the LAC awarded Rs. 1200/- for Block 'A' which was enhanced by the ADJ to Rs. 3050/- per bigha in LAC No.227 of 1966, Lalu and Rampat ss/o Singha. The condition and situation are similar to the land under acquisition. Also the condition and situation of the land of award No.2203 in which the LAC awarded for Block A Rs. 3050 is identical. The date of preliminary notification u/s 4 is the same. The land under acquisition is close to the Pankha Road and the land of the other two awards is situated near the Abadi. As such it could be said that the land under acquisition and the land of the other two awards enjoy the same conditions and situation.

The sale deeds filed by the claimants do not relate to the material date.

Hence they are not worthy of consideration. Reference has been made u/s 18 of award No.2203 are pending with the ADJ. After giving full consideration to the sale transactions, awards, demand of claimants, the situation of the land under acquisition and the area involved. I award a flat rate of Rs. 3050/- per bigha kham.

COMPENSATION FOR WELLS AND TREES

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

COMPENSATION FOR STRUCTURE

There is a school Building in the land under acquisition. The valuation officer C.P.W.D. has assessed the valuation of the school building after spot inspection and has given the details in the statement which forms part of the file. The value assessed for the School building is Rs. 3950/- I award the same

POSSESSION AND INTEREST:

The possession of the land under acquisition has not so far been handed over and taken over by the acquiring Department. Therefore, the question of interest does not arise. However interest @ 6% will be allowed from 24.10.64 to 31.5.69 for the land acquisition (Amendment Validation Act 1967).

APPORTIONMENT

- 1) Sh. Kehar Singh s/o Chhater and Het Ram s/o Nathu have died, therefore, the compensation will be kept in dispute.
- 2) The compensation of Dalip Singh s/o Mohan Lal and Smt. Rajo wd/o Jit Ram will be paid after the evidence has been filed warranting the correction of name.
- 3) The compensation will be paid according to the latest entries in the revenue record.
- 4) The Municipal Corporation Department has claimed compensation in respect of the said site and structure in their possession. The compensation will remain disputed

LAND REVENUE

has been
The present land under acquisition is assessed Rs. 4.80P as land revenue and the same will be deducted from the Khalsa Rent Roll of the village from the date of taking over possession of the present land under acquisition by the Acquiring Department.

The Award is summarised as under:-

SUMMARY

Compensation of 14 big. 8 bis Rs. 43920-00
@ Rs. 3050/- per bigha kham.

Compensation for structure Rs. 3950-00

Interest at 6% per annum from Rs. 13220-00
24.10.64 to 31.5.69 i.e.
(4. years 220 days) upon
Rs. 47870/-

Solatium 15% Rs. 7180-50

G.Total Rs. 68270-50

(Rupees Sixty eight thousand two hundred seventy and
paise fifty only)

haver

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

*Approved and
filed to day*

20.6.69.

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~~L. A. C. (P)~~

Seen 3/20/77

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, 8 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)/
59-136, 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)/59-136, 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
Cokai pur, escape:-

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 (i) notification
No. F.15(111)/59-136 dated 13.11.59 (published
in the Gazette Extra-ordinary dated 13.11.59)
and (ii) Notification No. F.15(245)/60-136 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; $\frac{1}{2}$

by the river Yamuna.

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 Amroha 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 Sadli railway station;

BLOCK NO. 7.

Starting from the junction of kacha road from west, going upto Magholpur Railway Station, towards north near Magholpur Station, thence towards south west along another kacha road starting from Magholpur Station 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 Rchta Railway Line thence along the Railway Line towards West upto the road joining Nangloi Jat,

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

Contd.....5.

(11) (from village Munirka to a point meeting a straight line project along the eastern road of 1100 acres area) at a distance of 1 mile and parallel to northern boundary;

East:- by an imaginary line projected towards south along the southern boundary of 1100 acres area.

Block No.11.

Area between Mehpalpur Road and an imaginary line parallel to it towards north eastern side at a distance of $\frac{1}{2}$ mile, from mile stones 14 mile 2 furlong and 15 miles.

Block No.12.

Area bounded on the ---

North:- by the Mehrauli town.

South:- by the Shamsi Talab (upto orchards)

West:- by a line parallel to the western boundary of the town abadi at a distance of 2 furlongs (town abadi excluded)

East:- by the area already notified for Block 'A' 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).

Block No.13.

Area bounded on the ---

North:- by the Mehpalpur Road.

East:- by Gurgaon Road.

West:- by an imaginary line parallel to the Gurgaon Road at a distance of $\frac{1}{2}$ mile.

South:- by an imaginary line parallel to Mehpalpur Road at a distance of $\frac{1}{2}$ mile.

BLOCK NO. 14.

Area bounded by the southern boundary of Friends Colony the western boundary of Delhi Mathura Road: the eastern boundary of Railway Line going to Mathura and northern boundary of Jhwar Industries.

Block No. 15.

Area bounded on the ----

North:- by the southern boundary of Block 101 already notified under section 4 of the Land Acquisition Act vide

Notification No. F.15 (111)/59-LSG dated 13.11.59

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 date 13.11.59 (published in Gazette Extra-ordinary date 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 Bithala, 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 Anabala Railway line upto its junction with the 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) thence towards south west towards east and south along the boundaries of Block 'E' already notified upto its junction with the Railway Line south of Shastri Nagar village, thence towards west along the Railway line to Pohnak 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 Gazette 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.
Dated the 20th October, 61.

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

1. Copy forwarded to the Recruitment and Services Department (induplicate for favour of publication in Extra-ordinary Delhi Gazette 200 spare copies may also be supplied to this Deptt. A.D.M.(Land Acquisition) Delhi.
2. Land Acquisition Collector, Delhi.
3. Engineer-Member, Delhi Development Authority, New Delhi.
- 4.

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