

NAME OF THE VILLAGE

NANGLOI JAT

PURPOSE OF ACQUISITION

PLANNED DEVELOPMENT OF DELHI.

This is a case for the acquisition of land measuring 7 Bighas 04 Biswas in the revenue estate of village Nangloi Jat, required by the Government at a public expense for a public purpose namely for the Planned Development of Delhi. The notification u/s 4 of the Land Acquisition Act was made vide notification No. 10(18)/76-L&S dated 5.10.1978. A declaration under section 6 of the Land Acquisition Act for the land measuring 7 Bighas 04 Biswas was issued vide notification No. F.10(18)/76-L&S dated 22.6.1979. Thereafter notices under section 9 & 10 of the Land Acquisition Act were issued to the interested persons to file their claims. In response to the notices, the interested persons have filed their claims which will be discussed at proper place.

MEASUREMENT :- The land under acquisition is 7 Bighas 04 Bis. on the measurement made by the field staff it was found 7 Bighas 04 Biswas. The details of the area showing khasra numbers, ownership, tenancy and classification of soil as per revenue record are as under :-

S.No.	Name of the owner	Name of the cultivator	Kh.No.	Area	Kind of soil
1,	Chander, Mira Ss/o	Self	19/4/2	2-08	
	Balle in equal share		5	4-16	
	1/2 share, Mir Singh		Total	7-04	
	Surat Singh, Khazan				
	Singh Ss/o Shrinati				
	Shanti Shrinati Chandro				
	Da/o Mader in equal share				
	1/4 share, Chattru,				
	Rattan Singh Ss/o Ghisa				
	in equal share 1/4 share.				

CLAIMS AND EVIDENCE

In response to the notices u/s 9 & 10 of the Land Acquisition Act, 1894. The following claims have been received which are as under :-

S.No.	Name of the claimant	Kh.No.	Area	Compensation claimed
1.	Chander, Mira Ss/o	19/4/2	2-08	Have claimed Rs. 20,000/-
	Mir Singh, Surat S	5	4-16	per bigha Rs. 50,000/- for
	Singh, Khazan Singh	Total	7-04	loss of crop, Rs. 50,000/-
	Ss/o Mader			per year damage from
	Smt. Shanti, Chandro			1975, Rs. 35,000/- for
	Da/o Mader, Shri			tubewell and pump
	Chitray, Rattan			room along with electricity
	Singh Ss/o Ghisa			and interest.
	R/o Vill. Nangloi			
	Jat, Delhi.			

DOCUMENTARY EVIDENCE :- The claimant in support of their claims have not filed any documentary evidence.

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MARKET VALUE :-

The market value of the land under acquisition has to be determined with reference to the prices prevailing at the date of preliminary notification under section 4 of the Land Acquisition Act, with all its advantages and with all its potentialities. The best evidence to arrive at the correct market value of the land would be the evidence of genuine sale effected about the date of notification either in respect of the land under acquisition or portion thereof or sales of land precisely parallel in all circumstances to the land under acquisition. In this village an award of Rs. 5000/- P.B. in respect of the land abutting the Main ~~Road~~ National High Way Road No. 10 ^{not from the award No. 1/82-83} the land under acquisition is at the distance of about 1 kilometer across the Railway line, therefore, the market value of this land cannot be assessed on the basis of award No. 1/82-83. Besides this the land covered by this award was notified in 1981 whereas the land under acquisition was notified on 5.10.1978. Considering the entire aspects available on record I am inclined to consider the award No. 27/76-77 which pertain to Sultanpur Majra. The land covered by award No. 27/76-77 and the land under acquisition ^{farmland} carry the same potentialities and advantages. Therefore, I consider the same most appropriate to determine the market value of the land @ Rs. 4000/- per bigha as this price of land was also accepted by the Union of India as a correct market value of land in this vicinity and accordingly award the same @ Rs. 4000/- per bigha.

STRUCTURE :- There exist one pucca room of 12' X 11' in khasra No. 19/5 which is used for a tubewell installed therein. The claimant has asked for a sum of Rs. 35,000/- as damages and compensation for structure and tubewell. He has not given any documentary proof to support his claim. This room has no pucca roof and no plaster. Only brick and mud are used for construction of this room. Keeping in view the price prevailing of brick and labourer charges and other essential charges upon construction and beams and floor etc. I determine the market value of this structure @ Rs. 2000/-. As regards tubewell, the motor has already ^{been} removed by the claimant persons before they were evicted by N.A. on 20.8.76. Therefore, the claimant persons are only entitled for the cost of pipe-line which was sunk in the land for drawing water and small foundation. Keeping in view the prevailing market value of the used material at the time of taking over possession. I determine the market value of tubewell

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u/s 34 of the L.A. Act w.e.f. 1.5.76 when the interested persons were deprived of their land by the Relm Development Authority and took over possession before the notification of the land.

SOLATUM :-

15% solatium will be paid over and above the market value of the land.

ABETMENT OF LAND REVENUE :-

The land under acquisition is assessed Rs.2.72 as land revenue. The same shall be deducted from the land revenue roll of the village from the date of award.

MODE OF PAYMENT :-

Compensation of land under acquisition will be paid to the Bhamar according to their share entered in the latest revenue record of the village. In case of dispute, the amount of compensation will be remitted to the court of Appeal. District Judge, Relm under section 30 & 31 of the L.A. Act for adjudication.

SUMMARY :-

The award is summarised as under :-

1.	Market value of the land measuring 7 Bighas 04 Biswas @ Rs.4000/- per bigha.	Rs.28,800-00
2.	Structure and Tubewell	Rs. 3,000-00
3.	15 % solatium	Rs. 4,770-00
4.	Interest u/s 34 of the L.A. Act @ 6% p.a. from 1.5.76 to 7.9.82 (6 years 130 days i.e. 6 26/73 years) on Rs.38,570/-	Rs.13,946.70
Total		Rs.50,516.70

(Rupees Fifty thousand five hundred sixteen and paise seventy only).

Shoo
(S. C. GUPTA)
LAND ACQUISITION COLLECTOR (P) RELM.

Announced in presence of

in the presence of

7th Sept 1982

Shoo

7.9.82

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* N O T I F I C A T I O N *

Dated the October ,1978

No. F 10(18)/76.L&B :- Whereas it appears to the Lt. Governor of Delhi that the land is likely to be required to be taken by Government at the public expense for a public purpose, namely, for Planned Development of Delhi, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

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

In exercise of the powers conferred by the aforesaid section the Lt. Governor is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

Any person interested, who has any objection to the acquisition of any land in locality may within 30 days of the publication of the Notification file an objection in writing before the Collector of Delhi.

** SPECIFICATION **

Name of the village	Total Area Big. Bis.	Rect No.	Khasra No.	Area Big. Bis.
Nangloi Jat	7 - 04	19	4/2 5	2 - 08 4 - 16

By order,

(Dharam Dutt)
Deputy Secretary (Land & Building)
Delhi Administration: Delhi

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No. F 10(18)/76-I&B/

Dated the 5-10-78

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4. Executive Officer (NL), Delhi Development Authority, Vikas Minar, New Delhi.
5. The Addl. District Magistrate (L.A.), Tis Hazari, Delhi
6. The Land Acquisition Collector (P), (ME), (N), (DS), (M) Tis Hazari Courts, Delhi
7. The Accounts Officer (Fin) L & B Deptt. Vikas Bhawan, New Delhi.
8. The Legal Adviser (I&B), Tis Hazari Courts, Delhi.
9. Shri H.C. Gupta, Tehsildar, (I&B), Vikas Bhawan, N.D.
10. Shri C.B. Verma, Tehsildar (I&B), Vikas Bhawan, N.D.
11. Tehsildar (Notification), Tis Hazari Courts, Delhi
12. Central Record Cell (I&B), Vikas Bhawan, New Delhi
13. Sub Registrar, Shahdara, Kashmere Gate I/II, Asaf Road, New Delhi.
14. The Tehsildar (Delhi), Tis Hazari Courts, Delhi.
15. The Tehsildar (Mehrauli), New Delhi.
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17. Writ Cell (I&B), Vikas Bhawan, New Delhi.
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(DHARAM DUTT)
Deputy Secretary (Land & Building)
Delhi Administration: Delhi

G.J.S.

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI

**** N O T I F I C A T I O N ****

No. F.10(18)/76-L&B:-

Dated the 22 June, 1979.

Whereas the Lt. Governor, Delhi is satisfied that land is required to be taken by the Government at the public expense for a public purpose, namely 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 provision 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, Collector of Delhi is hereby directed to take order for the acquisition of the said land.

This declaration is with reference to this Administration Notification No. F. 10(18)/76-L&B dt. 5.10.1978 issued under sub-section (1) of Section 4 of the aforesaid act.

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

**** S P E C I F I C A T I O N S ****

Name of the Village	Total Area		Rect. No.	Khasra No.	Area	
	Big.	Bis.			Big.	Bis.
1 Jat	7	04	19	4/2 5	2 - 08 4-16	

By order

(Sharam Dutt)
Deputy Secretary (Land & Building)
Delhi Administration: Delhi.

P.T.O.

Prodict
Shri S. P. S.

20/11
TEHSILDA (NOTIFICATION)
DELHI.

Dated the 22nd

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4. Executive Officer (NL) Delhi Development Authority, Vikas Minar, New Delhi.
5. The Additional District Magistrate (LA), Tis Hazari, Delhi.
6. The Land Acquisition Collector (P), (ME), (N), (DS), (MSW) Tis Hazari Courts, Delhi.
7. The Accounts Officer (Fin) L&B Deptt., Vikas Bhawan, New Delhi.
8. The Legal Adviser (L&B), Tis Hazari Courts, Delhi.
9. Shri H. C. Gupta, Tehsildar (L&B), Vikas Bhawan, New Delhi.
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(Dharam Dutt)
Deputy Secretary (Land & Building)
Delhi Administration: Delhi.

Attested
Phishan
20/11
TEHSILDAR (NOTIFICATION)
DELHI