

Award No. 1099.

Nature of Acquisition:-

Permanent.

Vill-age:-

Razapur Khurd.

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In pursuance of notification No.F.15(156)/60-LSG (xxv) dated the 20th June, 1960 under section 4 of the Land Acquisition Act, 1894 issued by the Chief Commissioner, Delhi 31 bighas 14 biswas of land was notified for acquisition at the public expense, for a public purpose namely for the Resectioning of the Najafgarh Drain Phase II, at Razapur Khurd. Because of the emergent nature of acquisition section 17(1) of the Act was applied and declaration No.F.15(156)/60-LSG(xxvi) of the even date was issued under section 6 of the Act by the same authority for the same purpose and area. An order was also issued for taking over possession of the land specified in the declaration under section 6 vide notification No.F.15(156)/60-LSG(xxvii) of the even date.

MEASUREMENT.

On actual measurement at the spot the area has been found to be correct. Its field wise details are given below.

Field No.	Area		Kind of Soil
	Big.	Bis.	
1.etc./2/1	0	5	Sailab
1.etc./3/1	0	5	-do-
1.etc./4/1	0	5	-do-
1.etc./5/1	1	17	-do-
1.etc./6/1	1	4	-do-
1.etc./12/1	1	4	-do-
1.etc./13/1	1	4	Chahi
1.etc./14/1	0	11	Sailab.
1.etc./15/1	0	4	-do-
1.etc./16/1	0	14	-do-
1.etc./17/1	0	10	-do-
1.etc./18/1	0	10	-do-
1.etc./19/1	0	14	-do-
1.etc./20/1	0	15	-do-
1.etc./21/1	0	16	-do-
1.etc./22/1	0	13	-do-
1.etc./23/1	0	8	-do-
1.etc./24/1	0	8	-do-
1.etc./25/1	0	12	-do-
1.etc./26/1	0	7	-do-
1.etc./27/1	1	4	-do-
1.etc./28/1	0	9	-do-
1.etc./29/1	0	8	-do-
1.etc./32/1	0	10	-do-
1.etc./33/1	0	7	-do-
1.etc./34/1	1	14	-do-
1.etc./35/1	1	8	-do-

Contd.,...2.

1.etc./36/1	1	15	Sailab
1.etc./37/1	0	15	-do-
1.etc./38/1	0	14	-do-
1.etc./39/1	0	16	-do-
1.etc./40/1	0	15	-do-
1.etc./41/1	0	2	-do-
1.etc./42/1/1	0	13	-do-
1.etc./42/2	0	8	-do-
1.etc./43/1	0	4	-do-
1.etc./44/1	0	6	-do-
1.etc./45/1	0	6	-do-
1.etc./46/1	0	12	-do-
1.etc./47/1	0	3	-do-
1.etc./147/1	0	7	Ghairmunkin Path.
1.etc./148/1	2	12	Sailab.

Total:-

31 14

Chahi
Sailab
Ghairmunkin Path

1 4
30 3
0 7

31 14

Satisfaction about the area has been made by the Acquisition Field Staff and it is, therefore, taken as correct.

COMPENSATION.

Inspite of the information to the persons interest for filing their claims about which notices were issued to them, they did not turn up and, therefore, the proceedings were made ex-parte. The Naib-tehsildar Land Acquisition vide his report dated the 25th November, 1960 proposed a rate of Rs. 300/- for Chahi and Sailab lands. He proposed no compensation for the land under the path which is already used as a public purpose.

DEPARTMENTAL REPRESENTATION.

The Executive Engineer, Construction Division No. III, C.P.W.D. New Delhi vide his letter No.C.III/A-1/6108, dated the 1st December, 1960 wrote to say that the rates proposed by the Na-ib Tehsildar appear^{ed} to be reasonable.

FAIR AND REASONABLE VALUE.

I inspected the spot with Shri Tek Chand on the 27th September, 1960. The land under acquisition is a narrow

Contd....3.

s-trip of land along the old Najafgarh Drain from the boundary of village Hastal towards the north ^{of} the boundary of Nawada Mazra Hastal towards the south. To west beyond the old Najafgarh Drain are situated the land of villages Ranhola, Tilangpur and Baprola. The awards of other villages have since been drawn up. The details are given below:-

Name of village	Award No.	Rate awarded.
Ha-stsal	1081	ChahiRs. 3 SailabRs. 25
Ranhola	1082	Chahi & Sailab....Rs. 50
Tilangpur	1070	Chahi & Sailab...Rs. 300
Baprola	1079	Chahi ...Rs. 32 Saila-b...Rs. 240 ChairmunkinRs. 10
Nawada Mazra Hastal	1087	Chahi ...350/- Sailab--Rs. 260/-

The sale transactions took place within a period of 5 years preceding the date of the notification under section 4 of the Act are given below:-

Year.	Locality	Rate per bigha
1955-56	Situated away from the land under acquisition.	Rs. 200.71 nF.
1956-57	Away from the land under acquisition.	Rs. 205.01 nF.
1957-58	--	---
1958-59		
1959-60	Away from the land under Acquisition.	Rs. 366.67 nF.

Average rate per bigha Rs. 278.29 nF.

^{Rs. 278.29} sale transaction took place on the 11th February, 1960. Some of ^{the} area is situated near the abadi in a better position, while the land under acquisition is subject to the drain action in heavy rains. The persons interested belong to village Hastal who had themselves drew a distinction between the Chahi and Sail lands. This estate is situated towards Najafgarh side & it would be very appropriate to apply the rates of Hastal because ^{of} its position and condition are almost the same.

The rates in the surrounding villages vary from Rs. 300 to Rs. ³⁵⁰/~~320~~ of Chahi and from Rs. 240/- to Rs. ²⁶⁰/~~250~~ of Sailab. Keeping in view the material on the file, I think Rs. 300/- per bigha for Chahi and Rs. 250/- per bigha for Sailab as fair and reasonable and award accordingly.

There is no well or tree in the land under acquisition.

CROP COMPENSATION.

Crops were standing at the time of taking over possession on the 11th July, 1960 for which the Naib-tehsildar has proposed Rs. 990.86 nP towards compensation. He has kept in view the yield of the last settlement and the rates given in the Delhi Gazette prevalent during the fortnight in which possession was taken. He has deducted 10% towards watching and nourishment of the crop as well as land revenue and cesses. I have no reason to differ from him and hereby award the amount of Rs. 990.86 nP. Details are given below:-

Person Interested.	Field No.	Area	Kind of Crop.	Compensation
Harhans & Kalu	1.etc./5/1	17	Sugarcane Chahi	Rs. 209.07
Badlu s/o Sher Singh	39/1	0 16	Sugarcane Chahi	Rs. 90.42 nP
Chander Bhan, Hardwari, & Tulsi Ram	28/1	0 14	Sugarcane Chahi.	Rs. 79.11 nP
Atar Singh, Badlu	37/1	0 15	Sugarcane Chahi	Rs. 84.76 nP
Ram Sarup s/o Kadma	 35/1	1 8	Sugarcane Chahi	Rs. 158.11
Ram Chander, Hari Ram, Incha Ram & Daya Ram in equal shares.	36/1	1 15	Sugarcane Chahi	Rs. 197.98 nP
Sahi Ram, Ram Chander, Risal in equal shares...3 shares. Jai Ram s/o Budha.. 5 Shares.	44/1	0 6	Juwar Fodder	Rs. 20.15
Sahi Ram, Ram Chander, Jai Ram & Mst. Brahma Devi.	42/2	0 8	-do-	Rs. 26.84 nP

Gopal Singh	42/1/1	0	13	Juwar fodder	Rs. 111.00
	41/1	1	0	Juwar Fodder.	
Jai Ram s/o	43/1	0	4	Juwar Fodder	Rs. 13.42.
Budha.					

Total:- Rs. 990.86 nF.

SOLATIUM.

As provided in sub-section 2 of s-section 23 of the Land Acquisition Act, 1894 15% will be added to the amount of compensation for the land.

INTEREST.

Interest at the rate of 6% per annum will be added from 11th July, 1960 upto the 10th January, 1961, the anticipated date of payment to the persons interested.

APPORTIONMENT.

Sarvshri Ram Chander son of Kalu, Gopal Singh s/o Tirkha, Ramji Lal s/o Paltu, Kanhi Ram s/o Chet Ram, Ganpat s/o Khubi, Bhoru s/o Net Ram are said to have died. Payment will be stopped till their heirs are brought on record. There are no details of the internal rights of Bhoru, Chhotu, Ghisa son of Kanahaya Ram and Lekh Ram son Bhola. Payment will be stopped unless this is got done through the Mahal staff. Payment will be made in case of others according to the recorded shares in the revenue papers as reproduced in the statement prepared under paragraph 55 of Standing Order No. 28.

The award is summarised as below:-

Kind of soil	Area		Rate per	Amount of
	Big.	Bis.	bigha.	Compensation
Chahi	1	4	Rs. 300/-	Rs. 360.00
Sailab	30	3	Rs. 250/-	Rs. 7,537.50 nF
Ghairmumkin Path (a-lready a public purpose).	0	7	NO COMPENSATION.	

Add 15% towards compulsory acquisition cost:- Rs.1184 .62 nF

Add compensation for damage to crop Rs. 990.86 nF

Add interest @ 6% P.A. from 11.7.60 to 10th January, 1961. Rs. 303.02 nF.

Grand Total:- Rs. 10,376.00

Land Revenue Deduction.

An amount of Rs. 9.62 nP will be deducted from the
Khalsa Rent Roll of village Razapur Khurd from Rabi, 1961.

M
(Murari Singh)
Land Acquisition Collector,
Delhi. 9.12.60.

Submitted to the Deputy Commissioner (Collector of the
District), Delhi for information.

M
(Murari Singh)
Land Acquisition Collector,
Delhi. 9.12.60.

seen - from 13.12.60

Accep
for Mr. Dese *He*
14.12.60.

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI

NOTIFICATION

March ,1972.

No.F.7(69)/70-L&B(i):- Whereas it appears to the Lt. Governor, Delhi, that land is likely to be required to be taken by Government at the public expense for a public purpose, namely for widening of Najafgarh Drain, 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.

The Lt. Governor being of the opinion that provisions of sub-section(i) of section 17 of the said Act are applicable to this land, direct that the provisions of section 5A shall not apply.

SPECIFICATION

Village or Locality	Total Area Sig. Bis.	Field Nos. or Boundaries	
		Rect. No.	Kila Nos.
1	2	3	
1. Mangli Sakrawati	10-3	3	25min
		4	5min, 6min, 15min, 16min, 25min,
		19	5/1min, 5/2min, 6/1min, 6/2min, 15/1min, 15/16min, 25min
		20	5min, 6min
		9	6/2min
2. Kashipur	17-10	8	1/2min
		39	2min
		1	22/2min, 17/2min, 1min, 15/2min, 18/2min, 23/2min
		2	11/2min, 12/2min, 9min, 8/2min, 7/2min, 6/2min
		3	10/2min, 11min, 9/2min, 12/2min, 13/2min, 1min, 17min, 16/2min
		4	20/2min, 19/2min, 22min, 23/2min, 24/2min
			P/2.

1.	2.	3.
	<u>Bl. & Bis.</u>	
3. Shafipur Ranhola	29-9	56 1min
		55 5/1min, 4/1min, 3/1min, 2/2/1min, 2/1/1min, 1/1min
		54 1/1min, 2/1min, 3/1min, 4/1min, 5/1min
		53 6/1/1min, 6/2/1min, 7/1min, 8/1/1min, 8/2/1min, 9/1min, 10min, 11/1min 72/1min
		52 14/1min, 15/1min, 17/1min, 18/1min, 19/1/1min, 21/1min, 22/1/1min, 22/2/1min
4. Bapraula	32-12	51 4min, 5/1min, 7/1min, 8min, 12min, 13/1min
		37 4min, 7/1min, 8/2min, 13/1min, 12min, 19/1min, 20/1min, 21/1min
		34 25min
		38 5/1min, 6/1min, 15/1min, 15/2min, 16/1min, 25/1, 24mi
		41 4/1min, 7/1min, 14/1min, 17/1min, 24/1min 70/1min
		42 5/1min, 4min, 6/1min, 15/1min, 16/1min, 25/1min
		66 5/1min, 4min, 7/1min, 14/1mi 13/1min, 18/1min, 20/1min
		67 2/1min, 10/1min, 11/1min

1.	2.	3.
5. Tilangpur Kotla	11-11	12 12min, 19/1/1min, 19/2/1min, 20min, 21/1min
		11 25min
		13 5/1min, 5/2/1min, 7/1min, 13/1min, 19/1/1min, 19/3min, 21/1min,
		14 5/1min
6. Razapur Khurd	20-17	2/2min, 3/2min, 4/2min, 5/2min, 6/2min, 12/2min, 13/2min, 14/2min, 15/2min, 16/2min, 17/2min, 18/2min, 19/2min, 20/2min, 21/2min, 22/2min, 23/2min, 24/2min, 25/2min, 26/2min, 27/2min, 28/2min, 29/2min, 32/2min, 33/2min, 34/2min, 35/2min, 36/2min, 37/2min, 38/2min, 39/2min, 40/2min, 41/2min, 42/2min, 43/2min, 44/2min, 45/2min, 46/2min, 47/2min, 147/2min, 148/2min
7. Hastal	39-19	13 11min, 14/2min, 15/1/2min, 15/2/2min, 17/2min
		12 10/2/2min, 9min, 2/2min, 3/2min
		1 23/2min, 24/1/2min, 24/2min, 25/1min, 25/2min, 16/2min
		2 20/2min, 19/2min, 13/2min, 18min, 14/2min, 15/2min
		113/2min
		3 11/2min, 12/2min, 8min, 13min, 7/2min, 6/2min, 14/1min
		4 10/2min, 9/2min, 8/2min P/4.

1.	2.	3.
		7/2min,14/2min,15/2min
	5	11/2min,12/2min,13/2min, 18min,17/2min,24min,25/1/2 min,25/2/2min,25/3/2min, 25/4min
	8	5min
	6	21/2min
	7	1/2min,10/2min,9/2min, 12/2min,13/1/2min,13/2/2 min,18/2min,24/2min
		94/2min
	20	5/2min,4min,6/2/2min, 15/2min,16/2min,25/2min
	22	5/1/2min,5/3/2min,6/2min, 15/2min,16/2min,25/2min
	32	5/2/2min,6/1/2min,6/2/2min
	33	11/1/2min,11/2/2min,19/2min 23/1/2min,23/2/2min
8.Nawada Majra H.atsal	17-8	Khasra Nos:-1/2min,2/2min, 10/2min,11/2min,19/2min,20/ min,23/2min,24/2min,34/2min 33min,35/2min,46min,47/2mi 48/2min,51/2min,52/2min, 59/2min,60/2min,66/2min, 67/2min,68/2min,77/2min, 78/2min,87/2min,88/2min, 97/2min,98/2min,109/2min, 112/2min,126/2min,127/2min 140min
9.Nilothe	73-19	37 2min,3min,7min,8min,14min, 15min,16
		36 20min,21/2,22/1min,22/2min
		P/5.

1.	2.	3.
	38	2min, 3min, 7min, 8min, 14min, 15min, 16min
	58min	
	39	21min
	47	1/1min, 1/2min, 9min, 12min, 19min, 22/1min, 22/2min
	48	2min, 9min, 11min, 20min, 21min
	52	1min, 2min, 9min, 12min, 13min, 14min, 15min, 6/2min
	51	10min, 1min, 2min
	49	6min, 22min, 23min, 17min, 18min, 14min, 15min
	50	10min, 1min, 2min
	45	22min, 23min, 18/1min, 17min, 14min, 15min, 6min
	44	10/2min, 1min
	55min	
	42	21min, 22min, 18min, 19min, 13min, 14min, 6min, 7min, 5min
	43	1min
	31	21min, 22min, 19min, 18min, 13min, 7min, 4min, 5min
	28	25min
	30	21min, 20min, 19/2, 12min, 9min, 8/1min, 8/2min, 3min

By order,

(R.N. PURI)
DEPUTY SECRETARY (LND & BLDG.)
DELHI ADMINISTRATION: DELHI.

P/6.

March, 1972,

No.F.7(69)/70-L&B

Copy forwarded to:-

1. Public Relation Department, Delhi Administration,
(in duplicate), for publication in part IV of
Delhi Gazette.
2. The Additional District Magistrate(La), Delhi.
3. The Land Acquisition Collector(P), Delhi, w/r to
his letter No.F.2(57)/71-Tch(N)/2251-52 dtd.15.2.72.
4. The Executive Engineer, Flood Control and Drg.Div.
No.I, Delhi Admn., Curzon Road, New Delhi, w/r to
his letter No.NB-23(L)/1031 dtd.17.2.72.

(R.N. PURI)
DEPUTY SECRETARY(LAND & BLDG.)
DELHI ADMINISTRATION: DELHI.

L.N