

AWARD NO. <sup>1100</sup>2000.

Nature of Acquisition:-  
Village:-

Permanent.  
Nawada.

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The Chief Commissioner, Delhi was pleased to issue notification No.F.15(130)/60-LSG, Dated the 31st May, 1960 under section 4 of the Land Acquisition Act, 1894 for the acquisition of 1 bigha of land for providing house sites for harijans in the rural areas of Delhi at villa-ge Nawada. He was further pleased to issue a declaration vide notification of the even number dated the 26th October, 1960 under section 6 of the said Act for the same area and purpose.

TRUE AREA.

By a-ctual measurement at the spot the area of 1 bigha has been found to be correct. It comprises field numbers 706 part North. Satisfaction about the measurement has been by the field staff and there is no objection about its area by the persons interested. Therefore, it is taken as correct.

COMPENSATION.

Shri Dalel Singh himself and on behalf of Jagmohan demanded compensation at the rate of atleast Rs. 10/- per sq. yard. He stated in this office on the 28th November, 1960 that a Co-operative Society purchased land at the rate of Rs. 6/- per sq. yard in village Nawada 4 years ago. That his land adjoins the land of the Co-operative Society. Villa-ge Nawada had been served by the electricity where the prices were towards increase day by day and he might be given compensation at the rate of Rs. 10/- per sq. yard. That he produced copy of registered deed as an evidence in connection with the acquisition of land for the Najafgarh Drain which might be read in case.

The Naib-tehsildar, Land Acquisition

a rate of Rs. 550/- per bigha vide his report dated the 30th November, 1960 with whom the departmental officer agreed on the 12th December, 1960 saying that it seemed to be reasonable which might be considered for fixing finally the compensation to be paid.

FAIR AND REASONABLE VALUE.

I inspected the spot on the 29th January, 1960 with Sarvshri Pyare Lal, Harijan Welfare Officer, Amin Lal Naib-tehsildar, Land Acquisition, Krishan Lal, Kanungo and Munshi Ram patwari. Shri Surju the village patwari was also there. The land in question is situated just outside the circular road towards the south of the village. As given in the note of the Agricultural Officer the field in which this piece of land is situate has got one well for irrigation purposes and is just opposite the Harijan basti across the Circular road. It has got suitability for building purpose because of its situation between the village abadi of Nawadn and the Delhi Najafgarh pucca road. Of all the transactions that took place in this village the most relevant, because of the nearness to the place under acquisition, are given below:-

S. No. with date.	Field No.	Area		Total area		Rate per bigha.
		Big	Bis.	Big.	Bis.	
7.2.57	716 Situating just outside the Circular road towards the West of the abadi.	0	12			Rs. 833.33 nP.
3.57	768, 769, 771 & 772 on Najafgarh road.	16 19	14 out of 14			Rs. 299.67 nP.
1.60	672 with other field number situated afar.	0	18	12	12	Rs. 150.00.

The person interested showed <sup>2</sup>/<sub>q</sub> registered deed No. 2562 dated the 13th June, 1956 comprising field numbers 922 min transferred for Rs. 3000/- in favour of the Nawada Co-operative Multipurpose Society on behalf of Tirkha. This field number is situated far from the

Contd... 5.

under acquisition. Recently award No. 1087 has been drawn up in respect of the acquisition of 26 bighas 10 biswas of land for the Resectioning of Najafgarh Drain, Phase II whereby rates of Rs. 350/- per bigha for Cha-hi and Rs. 260/- per bigha for Sailab were awarded. The relevant date was the 20th June, 1960 while in the present case the relevant date is the 31st May, 1960. There is no material difference in time but there is a vast difference in the land acquired through award No. 1087 and the one under acquisition. That land is situated along the old Najafgarh Drain which is inundated at the time of heavy rains and is, therefore insecure while the one under acquisition is situated in the close proximity of the abadi and can be well utilised for residential purposes. Of all the transactions available in this village the most relevant is through mutation No. 370 having a rate of Rs. 833/- per bigha, but this is in respect of a very small piece of land transferred for abadi purpose and, therefore, it should not be wholly adopted as a criteria for the valuation in this case. Mutation No. 371 is in respect of a land which is situated on the Najafgarh Road about a distance of one furlong from the abadi. There is less of similarity between the situation of this land and the one under acquisition which is in a more advantageous position. Field No. 922 purchased by the Nawada Co-operative Multipurpose Society is situated on the Najafgarh Road just in front of the approach road to the village. The rate is abnormally high because no sale transaction took place in this village at this rate. It is because of the reason that this is a very small plot of land to the extent of 10 biswas purchased by the Society whose members were perhaps not so serious about the valuation than about the place. About mutation No. 407 field No. 672 is no doubt comparatively better situated than the land in question but their field numbers are situated far away and therefore, it is not truly representative. The demand of the present

interested are very high and is <sup>not</sup> unsupported by any oral or documentary evidence. Transaction through mutation No. 370 in respect of a piece of Resli land situated in a less advantageous position about a transaction took place over 3 years ago cannot be lost sight of altogether. Keeping in view the demands of the persons interested, the evidence produced by them, the Chief data provided by the Naib-tehsildar, the departmental representation, the material on the file and my own observation of the spot, I consider a rate of Rs. 700/- per bigha as fair and reasonable and award accordingly.

There is no well, tree or structure in the land under acquisition and no case of severance is made out.

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

As possession has not been taken so far, therefore, the question of interest does not arise.

APPORTIONMENT.

Sarvshri Dalel Singh and Jagmohan sons of Bhag Mal in equal shares are the persons entitled to the amount of compensation as they have been declared bhumidhars under the Delhi Land Reforms Act, 1954.

The award is summarised as below:-

Kind of soil	Area		Rate per Bigha	Amount of Compensation.
	Big.	Bis.		
Chahi	1	0	Rs. 700/-	Rs. 700/-
Add 15% for compulsory acquisition cost:-				Rs. 105/-
Total:-				Rs. 805.00

LAND REVENUE DEDUCTION.

An amount of Rs. 0.32 MP will be deducted from the Khalsa Rent Roll of village Nawada from the Harvest next following the one in which possession is taken by the requiring department.

(Murari Singh)  
Collector, Land Acquisition, Delhi

Submitted to the D.C. (Collector of the District), Delhi for information.

(Murari Singh)  
Land Acquisition Collector, Delhi

published in part IV of Delhi Gazette)

Delhi Administration, Delhi.

### NOTIFICATION

7.15(130)/50-150.

Dated the 31 May, 1950.

Whereas it appears to the Chief Commissioner, Delhi, that it is likely to be required to be taken by Government at the expense for a public purpose namely for, providing house sites for Harijans in the rural areas of Delhi, it is hereby notified that land in the locality described below is likely to be required for 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 Chief Commissioner is pleased to authorise the officers for the being engaged in the undertaking with their servants and survey any land in the locality and do other acts required or permitted by that section.

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

### SPECIFICATION

Total Area  
High Ris  
1-0

Field No. or boundaries.  
706 Part (North)

By Order,

sd

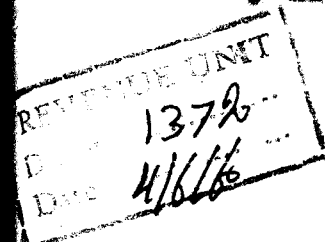
(M.L. BHARGAVA)  
OFFICER ON SPECIAL DUTY (FINANCE),  
DELHI ADMINISTRATION, DELHI.

Dated the 31 May, 1950.

Copy forwarded to the:-

Recruitment and Services department (in duplicate) for favour of collection in part IV of Delhi Gazette.

Land Acquisition Collector, Delhi with reference to his letter 4/LAB/Rev/50, dated the 6th May, 1950.



(M.L. BHARGAVA)  
OFFICER ON SPECIAL DUTY (FINANCE),  
DELHI ADMINISTRATION, DELHI.

PK

ACQUISITION BRANCH

2379 dated 8.6.

Recd. today at 4 PM  
H/8/6