

A W A R D

No.

1505

Name of the Village:

Khampur Raya.

Nature of Acquisition:

Permanent.

This is a case for the acquisition of land required by the Government at the public expense for a public purpose namely, for the Planned Development of Delhi. A declaration under section 4 of the Land Acquisition Act was made vide Notification No.F.15(111)/59-LSG dated 13.11.59. The substance of the notification was given due publicity and objections were invited from the interested persons. Objections were received and heard and a report was made to the Delhi Administration by Land Acquisition Collector III along with the objections in original. A notification under section 6 of the Land Acquisition Act was ~~is~~ issued vide Notification No.F.15(46)/62-LSG dated 25.9.62. Notice under section 9(1) of the Land Acquisition Act was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act were issued to the interested persons.

MEASUREMENT & OWNERSHIP.

According to the notification under section 6 of the Land Acquisition Act, the total area to be acquired was 6 Bighas. From further measurement, it was found that the area to be acquired is 6 Bighas 9 Biswas. Out of this area Khasra No.903/755/24/1 is the property of the Government and is under the possession of the Municipal Corporation. The area of this Khasra Number is 9 Biswas. There is no need to make any award regarding this area as it already belongs to the Government. The remaining area for acquisition thus comes to 6 Bighas. One biswa of area has been taken jointly from Khasra No.752/21/1 and 801/50/1. The area taken from Khasra No.801/50/1 is less than half a biswa. It is, therefore, neglected.= The ownership of the land under acquisition is given below:-

Contd.

Sl.No.	Name of the owners.	Khasra No.	Area Bigha-Biswa.
1.	Shamlat Pati Udey Ram 1/2, Shamlat Pati Koore 1/2.	752/21/1	0 - 1
		754/21/2/2/2/2/1	5 - 19
		Total....	6 - 0

CLAIMS & EVIDENCE.

Some of the land owners have claimed compensation @ Rs.30/- while others @ Rs.80/- per square yard. In evidence they have produced a copy of the judgement of the Additional District Judge in which he enhanced the compensation of some land acquired in Award No.890 to Rs.21/- per sq.yard. They have also produced a copy of sale-deed of a plot of 1200 sq. yds. in Khasra No.797/46 @ Rs.23/- per sq.yd. All these transactions pertain to developed plots. These rates are, therefore, not applicable for the land under acquisition.

MARKET VALUE.

No sale-transaction of sale took place in the area of Khampur Raya during the year 1958-59. Transactions of sale of similar land in better situation for the year 1957 are available. The area under acquisition although situated near Road No.34, ^{yet} but it is all hilly. It is full of pits and no sale transaction from this khasra number which has got a very big area ~~has~~ taken place. As a matter of fact no private purchaser is willing to purchase land from this mountainous region as he will have to spend a lot of money in levelling the land. The pits are very big and somewhere they are as large ^{deep} as 10 feet deep. The land owners have themselves given evidence that the rates of the plots in the area are about Rs.23/- per sq.yd. If an area of 1000 sq.yds. is developed into plots then 1/2 the area is to be left for common purposes i.e. the plot area is 500 sq.yds.

Contd.

A sum of Rs.8/- per sq.yd. has to be spent on development. In this way the price of gross level land works out to about Rs.7.50 nP per sq.yd. There will be atleast charges of about Rs.2.50 nP per sq.yd. on the levelling of the present land. In this way the price of the land under acquisition works out to about Rs.5/- per sq.yd. Assuming that the Coloniser gets 20% profit from the investment of his money, I do not think he would be prepared to pay more than Rs.4/- per sq.yd. for the land under acquisition. There is a case of one Shri Munna Lal who purchased hundreds of bighas of land in Khasra No.729/596/2 situated in this very village in the year 1957. The land which he purchased is situated between Karol Bagh and East Patel Nagar while the land under acquisition is situated at a much greater distance from the Railway Station, Delhi and is on the border of West Patel Nagar. From this transaction also, it is clear that the market value of the land on the relevant date was not more than Rs.4/- per sq.yd. I, therefore, award Rs.4000/- per bigha for the land under acquisition.

OTHER COMPENSATION.

There only 3 temporary huts, in the land under acquisition. The Naib Tehsildar, Land Acquisition has assessed the price of their mulba as follows:-

1. Sh. Sri Ram s/o Gokal.	Rs.25/-
2. Sh.Sagar s/o Mangu.	Rs.20/-
3. Sh.Shish Ram.	Rs.15/-
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	Rs.60/-

The structures are totally temporary and unauthorised.

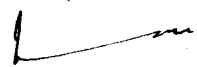
A P P O R T I O N M E N T.

The compensation for jhugees will be paid to the squatters while the compensation for the land will be paid to the land owners.


THE AWARD IS SUMMARISED AS BELOW.

Compensation for 6 Bighas of land @ Rs.4000/- per bigha.	Rs.24,000.00
Compensation for jhagees.	Rs. 60.00
	<hr/> Rs.24,060.00
15% on the above as solatium for compulsory acquisition.	Rs. 3,609.00
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Total.....	Rs.27,669.00
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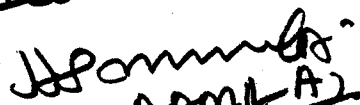
The land is Gairmumkin and is assessed to no Land Revenue. The question of deduction, therefore, does not arise.


(Nand Kishore)
Land Acquisition Collector I,
DELHI.
11.2.1963.

Submitted to the Collector of District for information and filing.


(Nand Kishore)
Land Acquisition Collector I,
DELHI.
11.2.1963.

Seen


Asst. Secy.
Collector, DELHI

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مکتبہ اہل بیت علیہ السلام

قرص مسکن نام یی، رزید ۱۵۰

کہ یہاں کچھ جنوبی حکمرانوں کا یہ دعویٰ ہے کہ وہ اس سرکاری زمین پر کھیتی باڑی کرتے ہیں۔
 یہ سب ۱۹۵۸ء میں ہونے والی سرکاری زمینوں کی فہرست میں شامل ہے۔
 یہاں پر زمینوں کی تفصیلی کارروائی ۱۹۵۸ء - ۱۹۶۰ء کے درمیان
 ۱۹۵۸ء کی سرکاری زمینوں کی فہرست میں شامل ہے۔
 اس کی مزید تفصیل یہاں سے ملے گی کہ زمینوں کی سرکاری
 زمینوں کی تفصیلی کارروائی ۱۹۵۸ء - ۱۹۶۰ء کے درمیان
 ۱۹۵۸ء کی سرکاری زمینوں کی فہرست میں شامل ہے۔

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12/4/63

Taken over ^{as} above

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12/4/63

12/4/63

12.4.62

2/2/22

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OFFICE OF THE CHIEF COMMISSIONER, DELHI.

NOTIFICATION.

Dated, Delhi the _____

Whereas in pursuance of section 199 of the Municipal Corporation Act of 1957 (Act 66 of 1957), the Municipal Corporation of Delhi has requested the Central Government to acquire under the provisions of the Land Acquisition Act 1894, at Corporation expenses the site described in the specification below for a public purposes namely **for construction of Booster -- Pumping Station; And**

Whereas it appears to the Chief Commissioner that the site is likely to be needed for the said public purpose, notice is hereby given that the said land is likely to be needed for the said public 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 of Delhi is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey the land in the locality and do all other acts required on permitted by the said section.

Any person interested who has any objection to the acquisition of the said land may within thirty days of the publication of this notification file an objection in writing before the Land Acquisition Collector, Delhi, appointed to perform the functions of a Collector under the Land Acquisition Act, 1894.

SPECIFICATION.

of age.	Tehsil.	District.	Approximate Area.	Boundaries.	Place where plan can be inspected.
ampur	Delhi.	Delhi.	About 6 Bighas & 4 Bhuwas.	Khasra No. 254 min. 21	Land Acquisition Collector's Office.

[Signature]
Deputy Commissioner
Lands & Estate Officer,
Municipal Corporation of Delhi.
No. 514

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7447 Date: 27/7

5. Assistant Housing Commissioner II, Delhi Administration, Delhi.
6. Assistant Finance Advisor, Land and Housing Department, Delhi Administration, Delhi.
7. Legal Advisor, Land and Housing Department, Delhi Administration, Delhi.
8. Tehsildar, Land and Housing Department, Delhi Administration, Delhi.

J. M. S.
(Signature)
Deputy Housing Commissioner,
Delhi Administration, Delhi.

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