

Award No. 1538

Name of the village:

Khampur Raya.

Nature of acquisition:

Permanent.

Purpose of acquisition:

For the Planned Development of Delhi.

A W A R D:

Land measuring 9 bighas 16 biswas comprising of field Nos. 680/70, 681/70, 682/70-min, 71min, 72min, and 73 min, situated in village Khampur, was notified for acquisition under-section 4 of the Land Acquisition Act, 1894, vide Notification No.F.15(III)/59-LSG., dated the 13th November, 1959, issued under the authority of the Chief Commissioner, Delhi for a public purpose namely for the Planned Development of Delhi. Due publicity was given to this notification and objections under-section 5(a) of the Land Acquisition Act, 1894, ~~were~~ received were duly considered by the Delhi Administration, Delhi and were rejected. On this a declaration under-section 6 of the Land Acquisition Act, 1894, was issued bearing Notification No.F.4(1)/62-L&H dated the 27th February, 1962. Notices under-sections 9 and 10 of the Land Acquisition Act, 1894, were issued to all the persons interested in the land under acquisition inviting claims for compensation. These claims are discussed in this award under a separate heading 'Compensation claims'.

TRUE AND CORRECT AREA:

The land was measured at the spot by the Land Acquisition Field Staff, in conjunction with a representative of the requiring department. On measurement the true and correct area was found as follows:-

Field Nos.	Area		Kind of soil.
	Big.	Bis.	
73/1.	0	- 9.	Rosli.
72/1.	1	- 16.	Rosli.
681/70.	2	- 19.	Ghairmumkin.
680/70.	1	- 10.	-do-
682/70/1.	1	- 6.	-do-
71/1.	2	- 3.	-do-
	10	- 3.	

CLASSIFICATION OF AREA:

ROSLI: 2-5.  
GHAIRMUMKIN: 7-18.  
10- 3.

contd....2.

The excess in area is due to sub division of all the field numbers and due to measurement of sub-divided field numbers.

COMPENSATION CLAIMS: The following persons filed claims for compensation:-

Sl.NO:	Name of the claimant.	Compensation claimed.	Remarks
1.	Sukhbir and others.	Rs.40-per sq.yd. The claim is exorbitant and is not based on reality.	
2.	Munshi, Balu, Jitu, Chhatar Singh, Phul Singh.	Rs.80/-per sq.yd.	-do-
3.	Ram Chander etc.	-	-
4.	Chatar Singh s/o Shadi Ram.	-	-
5.	Shanker, Pearey, Ram Kishan, Kanwar Singh, Pritam Singh, Bidhi Chand, Beg Ram, Smt.Niadi, Mam Chand, Naresh Kumar.	Rs.80/-per sq.yd. The claim is exorbitant and is not based on reality.	

The claimants have put in exorbitant and fabulous claims for compensation which are not based on any reality. They are only entitled to the market value as determined by me in this award.

MARKET VALUE: We have to assess the market value as prevailing on the date of Notification under-section 4 of the Land Acquisition Act, 1894, namely 13-11-1959. No sale is entered in the mutation register during the year <sup>1958 and</sup> ~~1955-56~~. *However the sales during the year 1955, 1956 & 1957* are not relevant as those sales took place in the other directions and far away from the land under acquisition. I have inspected the land under acquisition. It is far away in the interior and is not accessible by any road. On the spot there are deep pits wherefrom earth has been removed for making bricks and the land is lying as waste. There are no constructions even in the close vicinity of the land under acquisition.

contd.....3.

On one side there is a refuse dump and on the other side there is deep channel for sullage water. The land is lying deserted.

The following awards were recently drawn up in this village which are in respect of land which is better situated than the land under acquisition:-

Sl.NO.	Award No.	Date of Notification U/S 4.	Rate per bigha.
1.	849	3 - 1 - 1956.	Rs. 3500/-
2.	943	29 - 6 - 1959.	Rs.3.70.nP per Sq.yd.
3.	1142	8 - 8 - 1959.	Rs.3500/-per bigha for Banjar Qadim. Rs.2500/-per bigha for Pahar.
4.	1145	10 - 2 - 1960.	Rs.3500/-per bigha for Banjar Qadim.

The land under acquisition is lying waste and are deep pits. The owners have already derived some benefits by selling the earth for making bricks. Hence considering the situation as already discussed earlier and also taking into account the previous awards recently given in this village, I am of the firm view that the market value for the land under acquisition should be Rs. ~~2000~~ <sup>3000</sup>/-per bigha kham. The claimants have produced irrelevant evidence by quoting irrelevant evidence of sales which are in respect of land which are generally on the metalled road and are situated in a good position. Hence considering all these factors I award Rs.3,000 per bigha kham for the land under acquisition.

TREES, WELLS AND OTHER STRUCTURES: NIL.

APPORTIONMENT: Compensation will be paid on the basis of award statement prepared from the latest revenue records.

15% FOR COMPULSORY ACQUISITION:

As required by section 23(2) of the Land Acquisition Act, 1894, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD:

The award is summarised as under:-

Sl.NO.	Area Big.Bis.	Rate per bigha.	Amount of compensation.
1.	10 - 3	Rs.3,000/-	Rs.30,450.00.nP.
2.	Add 15% for compulsory acquisition: <u>Rs. 4,567.50.nP.</u>		
G.TOTAL:			<u>Rs.35,017.50.nP.</u>

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.3.05.nP as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from the harvest Kharif, 1963.

*Mahinder Singh*  
(Mahinder Singh)  
Land Acquisition Collector(II),  
Delhi.  
Dt. 26.3.1963

Submitted to the Collector, Delhi for  
information.

*Mahinder Singh*  
(Mahinder Singh)  
Land Acquisition Collector(II), Delhi  
Dt. 26.3.1963

Seen  
H. S. Mulla  
ADMCA  
with Principal Collector  
28/3/63

17

( TO BE PUBLISHED IN PART IV OF DELHI GAZETTE )

DELHI ADMINISTRATION, DELHI.

NOTIFICATION

27/2

Dated, the February, 1962.

No.F.4(1)/62-L&H.- Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Government at the public expense for a public purpose, namely, for the 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 provisions 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, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

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

SPECIFICATION.

Locality or village.	Total area.	Field Nos. or boundaries.
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1.	2.	3.
	Btg.    Bis.	

1. Naraina.	1905 - 17	1104M, 1105M, 1106M, 1107M, 1108M, 1109M, 1111M, 1113M, 1114, 1115, 1118, 1119, 1120, 1121, 1122, 1123, 1133, 1134M, 1139M, 1140M, 1141M, 1142M, 1144, 1146, 1147, 1148, 1149, 1150, 1152, 1155, 1156, 1159, 1160, 1165, 1176M, 1177M, 1181M, 1182, 1183, 1184, 1185, 1195, 1214, 1215, 1221, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1994/ 1241, 1995/1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 2101/1279, 2102/1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 2060/ 1301, 2061/1301, 1302, 1303, 1304, 1305, 1306, 1307, 2010/1308, 2011/ 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 2103/1332, 2104/1332, 2105/1332, 1333, 1334, 1335, 1336, 1841/1337, 1842/1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1828/ 1347, 1829/1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 2088/ 1356, 2089/1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1847/ 1365
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1507 1/3

1. 2. 3.

1848/1365, 1366, 1367, 1368, 1369,  
1370, 1371, 1372, 1373, 1374, 1375,  
1376, 1377, 1378, 1379, 1380, 1381,  
1382, 1383, 1384, 1385, 1386, 1387,  
1388, 1389, 1390, 1391, 1392, 1393,  
1394, 1395, 2106/1396, 2107/1396,  
1397, 1398, 1399, 1400, 1401, 1987/  
1402, 1988/1402, 1810/1403, 2062/✓  
1811/1403, 2090/2063/1403, 2091/  
2064/1403, 2064/1811/1403, 1404,  
1849/1405, 1850/1405, 1851/1405,  
1406, 1407, 1408, 1409, 2065/1410,  
2066/1410, 1411, 1412, 1413, 2092/  
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1517M, 1518M, 1511M, 1547M, 1621,  
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1765, 1766, 1767, 1768M, 1769,  
1770, 1771, 1772, 1773, 1774, 1775,  
1776, 1778, 1791M, 1670.

1.  
2. Basai Dara  
Pur.

2.  
585 - 2

3.

1180 1182 1183 1184 1185  
1186 1187M 1190M 1191M  
2566/1192 2567/1192M 1193  
1194 1195 1196 1197 1198  
1199 1200 1201 1202 1203  
1298/1204 1299/1204 1205  
1206 1207 1208 1209 1210  
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1216 1217 1218 1219 1220  
1221 1222 1223 1224 1225 1226  
1227 1228 1229 1230 1231  
1232 2887/1233 2888/1233 1234  
1235 1236 1237M 1238M 1245M  
1246 1247M 1248 1249 1250  
1251 1252 1253 1254 1255  
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2405 2406 2407 2408 2409  
2410 2411 2412 2413 2414  
2415 2416M 2419M 2420M  
2421M

3. Khampur  
Raya.

9 - 16

680/70, 681/70, 682/70M, 71M,  
72M, 73M.

By order,

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

No.F.4(1)/62-L&H.

Dated, the 9<sup>th</sup> February, 1962.

Copy forwarded to the:-

1. R&S Department (in duplicate) for favour of publication in Part IV of the Delhi Gazette. (25 spare copies may also be supplied to this Department).
2. Addl. District Magistrate (L.A), Delhi.
3. Land Acquisition Collector (IV), Delhi.
4. Engineer-Member, Delhi Development Authority, New Delhi.
5. Legal Adviser, Delhi Administration, Delhi.

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