

Name of the Village:

Shadipur.

Nature of acquisition:

Permanent.

This is a case for the acquisition of land in the estate of Shadipur required by the Municipal corporation of Delhi at the public expense for a public purpose, namely for the widening of a lane. A ^{notification} ~~declaration~~ under section 4 of the Land Acquisition Act was made vide notification No.F.15(35)/62-LSG dated 15.10.1962. The substance of the notification was given due publicity and objections were invited from the interested persons. No objection was, however, received and a declaration under section 6 of the Land Acquisition Act was made vide notification No.F.15(35)/62-LSG dated 21.5.1963. Notice under section 9(1) was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act were issued to the persons interested. Almost all the interested persons have responded to the notices.

MEASUREMENT AND OWNERSHIP:

According to the notification under section 6 of the Land Acquisition Act the total area to be acquired consisted of khasra Numbers 291/16/2 and 400/7/2 total measuring 10 biswas. According to the old Jamabandi the ownership of khasra No. 409/400/7/2 vests in shamlat thok Ganga Ram. None of the owners of Thok have made any claim. As a matter of fact this is no longer a shamlat land. This land including the whole area round about has been divided into plots and the previous ownership entered in the Revenue Record has become redundant. This khasra Number is in possession of Shri Kanwar Lal s/o Harari Lal and he claims to be the full owner of the land. He has also constructed a house on this land and is paying the House Tax for this property to the Municipal Corporation of Delhi. The compensation for this land will be paid only if he produces a copy of the record of the Municipal Corporation of Delhi regarding the ownership of the land. As regards khasra No.291/16/2 measuring 6 biswas, the ownership according to the Revenue Record vests in Shadipur. As per the Jamabandi, this land is owned by Shadipur.

ss/o Chela in equal shares 1/3. They have claimed compensation for the land under acquisition but actually on the spot it is in possession of one Shri Ashutosh Moitra and others. They have produced a copy of Registered Deed according to which they purchased this land from Sarvshri Hardawari Lal, Hazari Lal etc. the previous owners. According to this Registered Deed the land has been purchased by Shmt. Manorama Devi w/o Shri Ashutosh Moitra, Manotosh Moitra, Paritosh Moitra, Benitosh Moitra ss/o Ashutosh Chakarvarti Moitra. They have purchased only a part of khasra Number 291/16. In their claim they stated that they purchased some part of khasra Number 291/16 and for some part they had an agreement of purchasing this land. It is, not, therefore, clear even from their own claim if the land under acquisition is the undisputed property of the petitioners or not. The compensation will be paid after taking further statement from the parties concerned. The Moitras have claimed ^{no} compensation for the land and they claimed compensation for the boundary wall, door, filling of the earth, value of the trees and removal of the ~~sewer~~ sewer line. Shri Kanwar Lal has claimed compensation of Rs.80/- per sq.yd for the land and Rs.6000/- for the structure. Sarvshri Shis Ram, Naranjan Singh, Man Singh, Dal Chand, Bhajan Singh and Than Singh tenants of Shri Kanwar Lal have claimed compensation for themselves @ Rs.80/- per sq.yd. They do not claim any compensation for the structure. From this it is clear that the structure has been raised by Shri Kanwar Lal. From verification made on the spot it is found that they have constructed khokhas in front of the rooms in which they are tenants.

MARKET VALUE:

The land under acquisition is situated in the developed colony of Ranjit Nagar. Roads have been constructed and there is sewerage and also electricity in this colony. The land is, therefore, developed in the form of plots, and has got value as plots and not as agricultural land. As a matter of fact houses have already been constructed on the land under acquisition.

The owners themselves have produced several deeds regarding the sale of this land. The Moitras purchased this land from Hardawari Lal, Hazari Lal etc. by means of a registered deed dated 18-1-1954. According to this sale deed an area of 996 sq.yds. was sold for a sum of Rs.3500/- yielding an average of Rs.17.50 per sq.yd. The date of notification is, however, 15.10.1962, after 8 years of this transaction. This transaction, therefore, is not relevant for arriving at the market value of the land on the relevant date. They have produced another sale deed dated 12.2.1961., according to which 350 sq.yds. of land in khasra No. 73 was sold for a sum of Rs.7700/-. Rs.200/- were paid as earnest money and the remaining sum of Rs.7500/- was paid at the time of Registration. The land was, therefore, about 7 biswas and the average rate comes to Rs.1100/- per biswa or Rs.22/- per sq.yd. This is very reasonable rate and I, therefore, award Rs.1100/- per biswa for the land under acquisition.

OTHER COMPENSATIONS.

The Asstt. Engineer (Valuation) P.W.D. has assessed the price of the structure as follows :-

The price of the wall and Barbared fancing belonging to M/S Moitras.	Rs.292.00 NP
Prices of the three rooms in the house of Kanwar Lal.	Rs.924.00 NP
Price for four khokhas belonging to the tenants.	Rs.172.00 NP
	<u>Rs.1388.00 NP</u>

The Naib Tehsildar (LA) and I inspected the site and we found that the price assessed by the Asstt. Engineer (Valuation) P.W.D. is very reasonable and I, therefore, award Rs.1388/- as cost of the structure in the land under acquisition. There are trees on the land under acquisition and therefore no compensation is allowed for the trees.

APPORTIONMENT.

The payment of compensation has already been discussed under the head 'Ownership'. The compensation will be paid after taking further evidence from the owners. The compensation

for the khokhas will be paid to the tenants. The Municipal Corporation of Delhi will provide them with alternative accommodation. No other compensation is either assessed or allowed.

THE AWARD IS SUMMARISED AS BELOW:

Compensation for 10 biswas of land @ Rs.1100/- per biswa.	Rs.11,000.00 NP
Compensation for the structure.	Rs. 1,388.00 NP
	Rs.12,388.00 NP
15% of the above as solatium for compulsory nature of acquisition.	Rs. 1,858.20 NP
G.Total...	Rs.14,246.20 NP

The land is assessed to no land revenue.

(Nand Kishore)
Land Acquisition Collector (I),
D E L H I.
28.7.1964.

Submitted to the District Collector of Delhi for information and filing.

(Nand Kishore)
Land Acquisition Collector (I),
D E L H I.
28.7.1964.

Summary checked

blu

M.T. (C.A.)

Seen
Nand Kishore

Collector, Delhi

Under The Land Acquisition Act 1894.

30. 10. 64

Shri T.R.C. Das,

Pl. Prepare Nagda Municipality

and 'A' Statement. The award

will be submitted on 6.11.64

23.10.64

Deputy L.L.R. Officer

- 18702

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION DELHI.

NOTIFICATION

Dated the Oct., 62.

No.F.15(35)/62-100. Whereas at the request of the Commissioner, Municipal Corporation of Delhi, made under section 199 of the Delhi Municipal Corporation Act, 1957, read with notification of the Govt. of India, Ministry of Home Affairs No.57/60/59-Delhi, dated 2.12.59, it appears to the Chief Commissioner, Delhi that land is likely to be required to be taken by Govt. at the expense of the Municipal Corporation for a public purpose, namely, for widening of lane, it is hereby notified that the land in the locality described below is likely to be required 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 Chief Commissioner 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 the locality may within 30 days of the publication of the notification file an objection in writing before the Collector of Delhi.

DESCRIPTION

Name of village or locality.	Total Area Ac. Rs.	Fields No. or Boundaries.
Dan Pur	0-3 25-3	449/1
Shadi Pur	50 10 50-13	291/16/2, 400/7/2.

By Order,

sd

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION DELHI.

Dated the 15 Oct., 62.

Copy forwarded to:-

1. Recruitment & Services Department (In duplicate) for favour of publication in Part IV of the Delhi Gazette.
2. Land Acquisition Collector I, Delhi, with reference to his endorsement letter No.F.7(2)/62/7729-30/LAR/Rev, dated the 15th August, 1962.
3. Lands & Estate Manager, Municipal Corporation of Delhi, with reference to his letter No.1(145)-61/Asq-LAR/2445 dated the 31st August, 62.

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ctor,

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION DELHI.

RK

Deir. 8083

19/X

(To be published in Part IV of Delhi Gazette.)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the May, 63.

No.F.15(35)/62-LSG:- Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Government at the expense of the Municipal Corporation of Delhi, for a public purpose, namely, for widening of Lane, 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.

<u>Locality or Village</u>	<u>Total Area Hrs. Bis.</u>	<u>Field Nos. or Boundaries</u>
SEADIPUR	00.10	291/16/2, 400/7/2.

By order,

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION: DELHI.

No.F.15(35)/62-LSG.

Dated the 21/5 May, 63.

Copy forwarded to the:-

1. Recruitment & Services Department (in duplicate) for favour of publication in part IV of Delhi Gazette.
2. Land Acquisition Collector I, Delhi, with reference to his letter No.F.7(2)/62-LAB/Rev/1688, dated the 6th February, 1963.
3. Lands & Estate Manager, Municipal Corporation of Delhi, with reference to his letter No.1(143)-61/Acq.-LSG/4179, dated the 30th January, 1963.

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION: DELHI.

LAND ACQUISITION BRANCH

Date 22/5/63