

Award No.....1830.....

Name of Village.....Kashipur.

Nature of Acquisition...Permanent.

Purpose of Acquisition...Planned Development of Delhi.

In pursuance of notification No.F.15(245)/64-189/LAH dated the 26th October, 1961, 16000 acres of land including the land in V. Kashipur was notified for acquisition u/s 4 of the Land Acquisition Act, 1954. The hearing and consideration of the objections is confirmed by the issue of another notification u/s 6 of the Act vide No.F.4(29)/64/LAH dated the 17th August, 1964, for an area of 200 Bg. 8 Bis. in village Kashipur. Due to the urgency of acquisition, Section 17 of the said Act was made applicable to an area of 155 Bg. 19 Bis. (actual 155 Bighas), the acquisition proceedings of which were drawn separately. This file, has, therefore been prepared in respect of an area of 200 Bg. 8 Bis. comprising of the following Khasra Nos.

Khasra Nos.

Killa Nos.

17

1 to 4, 7 to 14, 20/1, 20/2, 21.

18

1 to 12, 13/1, 13/2, 14 to 22, 23/2, 24, 25.

19

3 to 9, 12 to 25.

20

1 to 5, 6/1, 6/2, 7/1, 7/2, 8 to 10, 12 to 17, 23, 24, 25.

21

1 to 3, 4/1, 4/2, 5 to 8, 9/1, 9/2, 10 to 21

22

1 to 3, 8, 9, 10/1, 10/2, 11 to 13, 18 to 21

23

1, 2, 3/1, 3/2, 4, 5/1, 5/2, 10 to 13, 18, 20/1, 20/2, 21, 22/1, 22/2, 23.

27

1 to 15, 16/1, 16/2, 17 to 19, 20/1, 20/2,

28

4 to 6, 15.

29

3 to 7, 15/1, 15/2.

30

1, 2/1, 2/3, 3, 8 to 13, 19/1, 19/2, 20.

34

35

39/2/2/1

41/1

Due publicity was given to the aforesaid notification u/s 9 and 10 of the Act were issued to the known

persons. The claims received in this connection will be discussed under the heading "Claims for compensation".

Measurement & Nature of Soil

Verification of the above area was carried out by the Land Acquisition Field Staff with reference to the revenue record and on site. As a result of this checking an increase of 3 Bis. was found in Khasra No. 23/3. An area of 5 Biswas out of Khasra No. 24 and 2 Biswas out of Khasra No. 12/17^{min} is being left out on account of built up portion and Humia. Thus the area under acquisition in the instant case comes to 290 Bighas 4 Biswas.

Nature of soil of this land is as under:-

Chahi	301 Bighas 12 Biswas
Koali	508 Bighas 19 Biswas
G.Munkin	21 Bighas 12 Biswas
Total:	<u>830 Bighas 4 Biswas</u>

Ownership & Tenancy etc.

The details of Khasra No.s, Ownerships, tenancy, area and classification of soil are as under:-

No.	Name of owner	Name of the occupant	Khasra No.	Area	Soil
				Bigh. Bis.	
1.	Sh. Bakmi, Patch w/o Mwachi r/o Badhela, in equal shares.	Self	29/6 7 15/1 Total:	4-16 2-10 1-15 8-01	Roni Roni Roni Rc
2.	Sh. Manglu s/o Gopal, r/o Badhela.	Self	29/15/2 29/11 19/1 Total:	0-15 4-16 1-08 5-09	Roni Rc No Rc
3.	Sh. Barwari s/o Chunni, r/o Keshopur.	Self	22/12 23 Total:	4-16 4-16 8-32	Rc Rc Chh
4.	Sh. Bosti Ram, Bhooj Raj s/o Neel Raj in equal shares. 2/3. Sohan Lal, Sunder Lal, Baldev Kumar, Bishamber Lal, Ram Lal, Hori Lal, sons, Smt. Krishna Kumari daughter and Smt. Chumno Devi wd/o Sh. Hakim Rai, s/o T-224/4 Pahari Dhiraj, Delhi, all in equal shares in.....1/3.	Self	26/2/2	2-08	Rc
5.	Sh. Ghant Ram s/o Pooran Ghand, r/o Tilak Nagar.	Self	26/2/1 ^{min}	1-15	Rc

		Net.	Rs.	Rs.	
G.S/Sh. Mulikhan Singh, Uddal Singh, Asa Raj Singh, Nishampaj Singh s/o Jagat Singh in equal shares.	Self	25	22/2	2-18	Rsali
			19	4-16	Chahi
			20/2	0-07	G.M. Chah.
			21	4-16	Rsali.
			22/1	1-18	Rsali
			20/1	4-08	Chahi
		30	1	4-16	Rsali
			2/1	1-18	Rsali
Total:			<u>12-04</u>		

7. Ram Raj, Kishan Chand s/o Hancheru in equal shares.....1/2. Moslar s/o Kallu...1/2 r/o Keshopur.	Self	21	14	4-16	Rsali.
		22	15	4-16	Rsali
			16	4-16	Rsali
			17	4-16	Rsali
			24	4-16	Rsali
			25	4-16	Rsali
		22	10/1	2-08	Chahi.
			11	4-16	Chahi
			12	4-16	Chahi
			19	4-16	Chahi
			20	4-16	Chahi
			21	4-16	Chahi
			22	4-16	Chahi
		23	1	4-16	Chahi
			2	4-16	Chahi
			3	4-10	Chahi
			9/1	4-01	Chahi
			9/2	0-18	G.M. Chah.
			10	4-16	Chahi
			11	4-09	Chahi
			12	4-09	Chahi
			13	4-09	Chahi
		27	4	4-16	Rsali
			5	4-16	Rsali
			6	4-16	Rsali
			7	4-16	Rsali
			14	4-09	Rsali
			15	4-09	Rsali
		17	2	4-16	Rsali
			3	4-16	Chahi
			4	4-08	Rsali
			7	4-08	Chahi
			8	4-11	Chahi
				0-08	G.M. Chah.
			9	4-16	Chahi
			12	4-14	Chahi
			13	2-10	Chahi
			14	2-07	Chahi
		Total:		<u>12-04</u>	

8. Parnal s/o Ghet Ram, Bakh Ram s/o Bahal, Net. Asi wd/o Hirday Ram, Jai Parkash s/o Kesho Ram, all in equal shares, r/o Keshopur.	Self	17	1	4-16	Rsali
			10	4-16	Rsali
			11	4-16	Chahi
			20/2	4-11	Chahi
			21	4-16	Chahi
		18	3	4-16	Rsali
			4	4-16	Rsali
			5	4-16	Rsali
			6	4-16	Chahi
			7	4-16	Chahi
			8	4-16	Chahi
			13/1	4-11	Chahi
			13/2	0-05	G.M. Chah.
			14	4-16	Chahi
			15	4-16	Chahi
			16	4-16	Chahi
			17ain	2-04	Chahi
			18	2-09	Chahi
			24	4-16	Chahi

Karan

		Post.	No.	Reg. No.	
		18	25	4-16	Chahi
		20	12	4-07	Rosli.
			13	4-16	Rosli.
			14	4-16	Rosli
			15	4-16	Rosli
			16	4-16	Rosli
			17	4-16	Rosli
			18	6-01	Rosli
			23	3-16	Rosli
			24	4-16	Rosli
			25	4-16	Rosli
		21	11	4-16	Rosli
			12	4-16	Rosli
			13	4-16	Rosli
			18	4-16	Rosli
			19	4-16	Rosli
			20	4-16	Rosli
			21	4-16	Rosli
			22	4-16	Rosli
			23	4-16	Rosli
		26	12	4-16	Chahi
			23	4-16	Rosli
		27	1	4-16	Rosli
			2	4-16	Rosli
			3	4-16	Rosli
			8	4-16	Rosli
			9	4-16	Rosli
			10	4-16	Rosli
		28	4	5-19	Rosli
			5	4-16	Rosli
			6	4-16	Rosli
		30	3	4-16	Rosli
			8	4-00	Rosli
			9	4-16	Rosli
			10	4-16	Rosli
			12	4-16	Rosli
			13	3-06	Rosli
			19/2	3-08	Rosli
			2/2	3-04	Rosli
			Total:	116-08	
9. Met. Kirpa Dai wd/o	Self	18	2	4-16	Rosli
Munshi, s/o Kachapur			9	4-16	Chahi
			10	4-16	Chahi: 2-16
					Rosli: 2-00
			21	4-16	Chahi
			11	4-16	Chahi
			12	4-16	Chahi
			19	4-16	Chahi
			20	4-16	Chahi
			21	4-16	Chahi
			22	4-16	Chahi
			23/2	3-07	Chahi
		19	6	4-16	Rosli
			8	4-16	Rosli
			12	4-16	Rosli
			13	4-16	Rosli
			14	4-16	Rosli
			15	4-16	Chahi
			16	4-16	Chahi
			17	4-16	Chahi
			18	4-11	Chahi
				0-08	G.M. Chah.
			19	4-16	Chahi
			20	3-08	Chahi
			21	4-06	Chahi
			22	4-16	Rosli
			25	4-16	Rosli
			Total:	116-18	

Contd.,

		Rest.		Fig. Hrs.	
10. Tek Chand, Neel Chand	Self	20	2	4-16	Rosli
ss/o Bhagwan Sahai in			3	4-16	Rosli
equal shares, r/o			4	4-16	Rosli
Keshopur.			7/1	3-18	Rosli
			8	4-16	Rosli
			9	4-13	Rosli
			10	3-07	Rosli
		22	2	3-09	Chahi
Mst. Kirpa		19	22	4-16	Rosli
Devi wd/o Munshi		24	24	4-16	Rosli
Self		22	3	0-17	Chahi
			8	4-16	2 Chahi
			9	4-16	Chahi
			13	4-16	Chahi
			Total:	11-11	
11. Ganeshi Lal, Bal Mukand	Self	27	16/2	1-08	Rosli
ss/o Baldev in equal 1/2.			20/1	1-03	Rosli
Mst. Parsandi wd/o Ram			22	2-10	Rosli
Richhpal, 1/4.			23	4-16	Rosli
Girraj Singh, Rajbir			24	4-16	Rosli
Singh ss/o Sukh Lal 1/4.			25	4-16	Rosli
r/o Keshopur.		29	3	2-12	Rosli
			4	4-16	Rosli
			5	4-16	Rosli
		27	16/1	3-08	Rosli
			17	4-16	Rosli
			18	4-16	Rosli
			19	4-16	Rosli
			Total:	11-09	
12. Ram Singh s/o Khacharu,	Self	20	5	4-16	Rosli
r/o Keshopur.			6/1	2-04	Rosli
			6/2	2-12	Rosli
			7/2	0-18	Rosli
		21	1	4-16	Rosli
			2	4-16	Rosli
			3	4-16	Chahi
			4/1	4-10	Chahi
			4/2	0-08	G.N. Chah.
			5	4-16	Chahi
			6	4-16	Chahi
			7	4-16	Chahi
			8	4-16	Chahi
			9/1	2-03	Rosli
			9/2	2-12	Rosli
			10	4-16	Rosli
		22	1	4-16	Chahi
			10/2	2-08	Chahi
			Total:	11-14	
13. Nanda s/o Shibba r/o	Self	27	20/2	0-16	Rosli
Budhela.		28	15	2-05	Rosli
			Total:	3-01	
14. Nanda, Richhpal, Khazan	Self	27	11	4-15	Rosli
ss/o Shibba r/o Budhela					
in equal shares.					
15. Nanda, Richhpal, Khazan	Self	27	12	4-08	Rosli
ss/o Shibba r/o			13	4-08	Rosli
Budhela, in equal shares.			Total:	8-16	

		Acct.		Big. Bis.	
16. Gram Sabha.	Self		34min	3-15	G.M. Johar
			35	5-17	G.M. Johar
			29/2/		
			2/2	1-08	G.M. Rasta
			41/1	2-12	G.M. Rasta
			Total:	15-00	
	Mst. Kirpa Devi	18	1	4-16	Rosli
	N.O. Tenant.	19	3	4-10	Rosli
			4	4-16	Rosli
			5	4-16	Rosli
			7	4-16	Rosli
			9	2-01	Rosli
			Total:	28-15	
	Tek Chand, Neel Chand				
	as/o Bhagvan Sahai	20	1	3-17	Rosli
	illegal occupants.				
	Chamaran of village	17	20/1	0-05	G.M. Chah.
					(No well on site)

Claims & Evidence:

In response to the notices issued u/s 9 and 10 of the Act the following claims were received.

Name of claimant/ Shiastors	Khasra Nos.	Details of Claim	Details of Evidence adduced
1. Sh. Kishan Chand s/o Khacharu, on his behalf and on behalf of Sh. Mohar s/o Kallu and Ram Rha; s/o Khacharu.	17/2 to 4, 7 to 9, 12 to 14, 21/14 to 17, 24, 25, 26/2 10/1, 11, 12, 19 to 22, 23/1, 2, 3, 9/1, 9/2, 10 to 12, 27/4 to 7, 14, 15.	Rs. 30/- per sq. yd. for land & Rs. 8000/- for 2 wells and Rs. 11000/- for trees. They have also sta- ted that they spent Rs. 10000/- on the const- ruction of drain from Sewage Plant to their field Nos.	(A) copy of s deed dt. 27.9. which goes to show that an area of 100 sq yds. was sold out by the claimants for Rs. 1000/- only (b) Copy of s deed dt. 29.12. showing that another plot of land measuring 150 sq. yds. was sold for Rs. 142 (c) A rough site plan showing the location of the land. No proo for expenditure in- curred on constructio of drain was given.
2. Richhpal s/o Shibba, s/o Budhela.	27/11, 12, 13,	Rs. 15/- per sq. yard.	No evidence filed.
3. Khasan & Bega as/o Shibba s/o Budhela.	-do-	Have filed two separate claims for their shares @ Rs. 15/- per sq. yard.	-do-
4. Mohinder Singh s/o Nanda s/o Budhela.	27/11, 12, 13, 20/2, and 25/13.	Has claimed compen- sation according to his share @ Rs. 15/- per sq. yd.	-do- Contd.....7

5. Gairaj Singh, Bagbir Singh s/o Sukh Lal, Ganesha Lal s/o Baldev, Hst. Parsandi wd/o Ram Michpal, Balvukand s/o Baldev Singh r/o Badhola.	27/18/1, 16/2, 17, 18, 19, 20/1, 22, 23, 24, 25 and 29/2, 4, 5.	@ Rs.15/- per sq. yard.	--
6. Malkhan Singh, Udai Singh, Asa Raj Singh, Bishanraj Singh s/o Jagat Singh.	23/22/2, 19, 20/1, 20/2, 21, 22/1, & 20/1, 2/1, (25-12 Bis.)	@ Rs.20/- per sq. yd. and Rs.4000/- for a well in Kh. No.26/20/2.	--
7. Sohan Lal, Baldev Kumar, Ram Lal, Hari Lal, Bishamber Lal & Sunder Lal sons, Smt. Krishna Kumar d/o Late Hakim Rai through Bishamber Lal.	25/2/2.	Have claimed compensation according to their share @ Rs.15/- per sq. yd. or plot be allotted instead.	--
8. Smt. Ghine Devi wd/o Hakim Rai.	26/3/2.	She has claimed compensation upto the extent of 1/8 share @ Rs.15/- per sq.yd. or a plot be allotted instead.	--
9. Ram Singh s/o Khachera, r/o V. Kachapur.	20/5, 6/1, 6/2, 7/2, 21/1, 2, 3, 4/1, 4/2, 5, 6, 7, 8, 9/1, 9/2, 10 and 22/1, 12/2.	He has claimed the compensation Rs.8000/- per bigha for land, Rs.5000/- for a well and Rs.2000/- for trees 15% solatium, interest @ 6%.	--
10. Parmal, Both Ram Jai Parkash & Hst. Asi.	Entire land of Khawat.	Rs.8000/- per bigha for land, Rs.3000/- for trees & Rs.5000/- for a well. Solatium @ 15% and Interest @ 6%.	--
11. Tek Chand & Mool Chand s/o Bhagwan through Jai Ram Singh, Advocate.	20/2, 3, 4, 7/1, 9, 19/23, 24 and 22/2, 3, 8, 9, 12. (62-08 Bis.).	Rs.8000/- per bigha plus usual solatium and interest.	--
12. Sawari s/o Channi	22/18, 23.	Has requested that he should be given compensation @ Rs.9/- per sq. yd. and one bigha of land be released for temple which is alleged to be under construction.	A copy of ss. deed dt.27.2 according to which only 4 yds. of land sold for 4.4 His request release of 1 is not just as no temple under construction.
13. Smt. Kirpa Devi wd/o Manshi.	120-08 Bis. of his entire Khawat and 25-15 Bis. comprising of Khasra No. 18/1, 19/3, 4, 5, 7, 9.	Rs.8000/- per bigha for land, Rs.5000/- for each well, Rs.2000/- for trees, Solatium @ 15%, Interest @ 6%.	No proof has filed, K.V. 18/1, 19/3, 7, 9, are in ownership of Gram Sabha claimant is tenant. Contd....

14. Naley s/o Lalji.	34/1	Has claimed Rs.15000/- for his house said to have been standing for the last 15 yrs.	No proof filed.
15. Mai Ram s/o Jhundia.	200 sq.yds. out of K.No.	Has claimed Rs.5000/- as compensation of his house.	No proof has been filed. has been shown as an illeg. occupant.

The above claims have been filed on the ground that the land is very productive and fertile but the claimant objectors have failed to substantiate claims with documentary evidence. The evidence adduced in respect of very small plots of land. The claims filed are obvious exaggerated and fabulous.

Market Value:

The Naib Tehsildar (Land Acquisition) has furnished the following data for the purpose of determining the market value of the land under acquisition as on 24th October, 1951, i.e. the date of notification u/s 4 of the Act.

Year	Area Sold	Consideration	Average per bigha
1955-57	9-09	Rs.8411-25 paise.	Rs.930-08 Paise.
1957-58	0-02	Rs. 200/-	Rs.2000/-
1958-59	0-11	Rs.2200/-	Rs.4182-84 paise.
1959-60	8-13	Rs.12400/-	Rs.1549-13 Paise.
1960-61	0-02	Rs.1000/-	Rs.2500-00 Paise.
Total:	18-04	Rs.22601-25 paise	Rs.1249-02 Paise.

The above year-wise break up will show that an area of 18-04 B of land was sold during the preceding five years, the average price per bigha of which comes to Rs.1249-02 paise. It will also be seen that comparatively higher price was paid when the transaction related to small plots of land. Thus the sale transaction in respect of small plots of land cannot be considered a true index of the market price of such a large area of land as in the instant case nor its price can be assessed on the basis of such sale deeds. Similar is the position with regard to the evidence adduced by the interested parties in this case. The only two mutations which pertain to somewhat higher prices of land are Nos. 447 and 472 sanctioned in the year 1953 and 1960 respectively. The former relates to the sale of 2-09 Bhs. for Rs.2000

and the latter pertains to a transaction of 7-04 Bis. of land for Rs. 9000/-. The purchasers carved out plots out of this land and sold them to different persons. It has generally been seen that large number of purchasers are always available for small plots or areas of land and are even prepared to pay higher price. For a small plot of 9 Bis. or 11 Bis. of land the purchaser paid Rs. 3555/55 paisa and Rs. 4163/63 paisa per bigha respectively but when there was a transaction of comparatively bigger area of land, the consideration amount was reduced to about 1/3 of the price paid for small plots of land. However these two transactions can be taken into consideration for determination of fair compensation.

The following awards have so far been announced in this village.

S.No.	Award No.	No. & date of Notification u/s 4 of the L.A.Act.	Area required & kind of soil	Amount awarded per
1.	807	F.15(146)/54-LSG dated 2.2.55	Chahi 3-11 Rosli 16-06 B.Qaddim 253-00 G.Mumkin 5-13	Rs. 590/- Rs. 490/- Rs. 245/- Rs. 150/-
2.	1069	F.15(156)/60/189(X) dated 20.6.60	Chahi 17-17 Sailab 19-06 G.Mumkin. 0-05	Rs. 600/- Rs. 600/-
3.	1788	F.15(37)/59-LSG dated 13.11.59	85.08 Block A 27-16 Block B 57-12	Rs. 600/- Rs. 300/-
4.	1787	F.15(245)/60-LSG dated 24.10.61	156.00 Block A 75-19 Block B 74-13	Rs. 750/- Rs. 300/-

I have seen the land under acquisition, the land pertaining to the evidence adduced by the interested parties or referred to in the Chief data. The land under acquisition is situated on the three sides of V. Abadi. On the east of the land under acquisition are two very ordinary type of unauthorised colonies. The land is situated in the interior about more than a mile from Najafgarh Road. The land pertaining to mutation Nos. 447 and 472 is situated in ~~xxxx~~ unauthorised colonies referred to above.

The land under acquisition can be conveniently divided into four blocks viz. Block A, B, C and D.

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Block A:

The land in this block is near to village Abadi, its level is somewhat higher than other lands and quality of soil is quite good. It will comprise of the following K.Nos. measuring 355 Big. 16 Bis.

Rect. No.	Kila Nos.
17.	1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 20/1, 20/2, 21.
18	2, 3, 4, 5, 6, 7, 8, 9, 13, 13/1, 13/2, 14, 15, 16, 17 min 18, 19, 22, 23/2, 24, 25.
21	2, 3, 4/1, 4/2, 5 to 8, 9/1, 9/2, 12 to 19, 22 to 25.
22	1 to 3, 8, 9, 10/1, 10/2, 11 to 13, 18 to 23,
26	1, 2, 3/1, 3/2, 8, 9/1, 10 to 13. and 9/2 ✓

Block B:

Quality of land in this block is of inferior quality as compared to that of Block A and far from the village Abadi. It is a bit low levelled also. Its area is 459 Big. 08 Bis. consisting following Khasra Nos.

Rect.No.	Kila Nos.
18	1, 10, 11, 20, 21,
19	3 to 9, 12 to 25
20	1 to 5, 6/1, 6/2, 7/1, 7/2, 8 to 10, 12 to 18, 23 to 25.
21	1, 10, 11, 20, 21.
26	18, 19, 20/1, 20/2, 21, 22/1, 22/2, 23.
27	1 to 15, 15/1, 16/2, 17 to 19, 20/1, 20/2, 22 to 25.
28	4 to 6, 15.
29	3 to 7, 15/1, 15/2.
30	1, 2/1, 2/2, 3, 8, to 18, 19/1, 19/2, 20.

Block C:

The G.Mumkin Johars which always remain under water have been put in this block. The area included in it is 9 big. 13 comprising of Khasra No. 34 min an 35.

Block D:

Gair Mumkin Rastas of Khasra No. 39/2/2/1 and 41/1 min 5-07 bis. which are already in public use are included in the

Taking into consideration the quality of land, its suitability, evidence adduced by the claimants, other awards

in this village, other relevant factors and my own observation, I think the following rates would be most fair and reasonable:

Block A @ Rs. 1000/- per bigha.

Block B @ Rs. 600/- per bigha.

Block C @ Rs. 400/- per bigha.

No compensation is assessed in respect of Block D for the reason already given above.

WELLS: TREES & STRUCTURES etc.

The following are the details of the wells, trees and structures existing in the land under acquisition. The compensation assessed is shown against each item.

WELLS

S.No.	Khasra No.	Details of wells.	Compensation Assessed
1.	17/8	It is made of bricks and cement. It is in good condition but is not in use. Diameter 7½ ft. Nal 23 ft.	Rs. 1000/-
2.	18/13/2	It is made of bricks & lime with a Khaml of about 15 ft. long. width 3½ ft.	Rs. 1000/-
3.	19/18	It is made of bricks and cement. Size same as at No.1. It is not in use.	Rs. 800/-
4.	21/4/2	It is made of bricks and lime. It is a very old well and is in dilapidated condition. It is lying unused. Diameter 7 ft., Nal 21 ft.	Rs. 600/-
5.	26/9/2	It is made of bricks and cement. Size same as at No.1	Rs. 600/-
6.	26/20/2	It is very old well and is in dilapidated condition. Is made of bricks and cement. Size same as at No.1. It is in good condition but is lying unused.	Rs. 800/-

TREES:

The following trees have been found standing on the land under acquisition. The price proposed by N.T. is quite fair. I therefore, see no reason to differ it and award the same price proposed by him:-

Khasra No.	Name of tree	No of trees.	Approximate Wt. in Dtls.	Rate per Dtl
1	2	3	4	5
17/8	Jaman	10	-	Rs. 2/- per tree
	Mangoes	4	-	Rs. 5/- "
	Neem	1	-	-
	Shehtoat	3	2	Rs. 7/- "

Khasra No.	Name of tree.	No. of trees.	Approximate wt. in Qtls.	Rate per Qtl.	Price
1	2	3	4	5	6
18/13/2	Peepal	1	12	Rs. 7/-	Rs. 84/-
	Neem	3	10	Rs. 7/-	Rs. 70/-
	Lehsua	1	1/2	Rs. 7/-	Rs. 3.50
18/17	Keekar	2	1	Rs. 8/-	Rs. 8/-
	Peepal	1	20	Rs. 7/-	Rs. 140/-
	Shehtoot	1	1/2	Rs. 7/-	Rs. 3.50
18/23/2	Peepal	1	6	Rs. 7/-	Rs. 42/-
	Neem	1	2	Rs. 7/-	Rs. 14/-
18/24	Keekar	1	2	Rs. 8/-	Rs. 16/-
19/19	Keekar	1	1/2	Rs. 8/-	Rs. 4/-
21/4/2	Keekar	4	6	Rs. 8/-	Rs. 48/-
22/1	Beri.	1	1/2	Rs. 7/-	Rs. 3.50
26/9/1	Sheesham	1	2	Rs. 8/-	Rs. 16/-
	Neem	4	6	Rs. 7/-	Rs. 42/-
28/4	Keekar	1	1	Rs. 8/-	Rs. 8/-
35	Keekar	24	24	Rs. 8/-	Rs. 192/-
	Neem	1	2	Rs. 7/-	Rs. 14/-

Structure.

There is an ordinary room of 19' X 10' made of bricks and mud in Khasra No. 18/13/2. It is unplastered from inside. On 19 wodden shafts have been used in the roof. The N.T. has sugges Rs. 250/- as its compensation. The price proposed is quite fair. therefore, award Rs. 250/- as its compensation.

Solatim & Interest.

As required u/s 23 of the Act, 15% solatim is allowed compulsory acquisition charges on the price of land, ~~wells and structures~~. The possession of the land under acquisition has not taken. The question of payment of interest, therefore, does not

Apportionment

The compensation will be paid strictly in accordance with the entries in the latest revenue records. If any party intereste has challanged any entry, compensation amount in respect of such item will be kept disputed.

In addition to the above general instructions, compensation in respect of the following items will also be held disputed in view of the report of Naib Tehsildar (Land Acquisition).

(a) There is a difference of share as recorded in the revenue records and as claimed by the owners in respect of Khasra No. 26/ Compensation will be paid to the owners according to the shares entered in therevenue record provided they would give in writing that they have no objection to the recorded shares.

(b) Sh. Chet Ram s/o Sh. Pooran Chand is reported to have out various plots out of Khasra No. 26/3/1.

(c) Khasra No. 19/23,24 are in the ownership of Tek Chand and Mool Chand ss/o Bhagwan Sahai Whereas Mst. Kirpa Devi is in possession of the same. As it is not clear in what capacity she is in possession of the land, compensation amount is held disputed.

(d) Khasra No. 17/20/1 is in the joint ^{possession} ~~ownership~~ of 'Chamara'. compensation amount in respect of this Khasra No. will be remitted to the Addl. District Judge, Delhi for payment to the interested parties found entitled to receive it.

(e) Smt. Kirpa Devi has been shown in possession of Khasra No. 19/3, 4, 5, 7, 9 and 18/1 while the same are in the ownership of Gram Sabha. It is not known ^{what} ~~that~~ basis and how Smt. Kirpa Devi came in possession of this land particularly when she is not entitled to any relief under the Delhi Land Reforms Act 1954. Its compensation will be remitted to the D.D.J. Delhi for adjudication of claim and disbursement to the rightful claimants.

(f) Khasra No. 20/1 belonging to Gram Sabha is in illegal possession of S/Shri Tek Chand and Mool Chand. Its compensation is held disputed and will be remitted to the A.D.J. for adjudication of claim and disbursement of compensation to the rightful claimants.

(g) An attachment order in case No 412 of 1961 has been received from the Court of Shri K.C. Dewan Sub-Judge, 1st Class, Delhi for withholding compensation in respect of Khasra Nos. 18 and 23 of Rect. No. 22 belonging to Shri Barwari Lal son of Chunni resident of V. Kesho Pur.

Religious places.

There is no religious place (except a Bhunia in Khasra No. 18/17 min which has been left out of acquisition) trust of Wakf property or Govt. land in the land under acquisition.

Land Revenue:

The land under acquisition is assessed to Rs. 229.68 paise a land revenue. This amount will be deducted from the Khalsa Rent Roll of the Village from the next harvest after taking over possession of the land.

Subject to the above, the award is summarized as under:-

Contd...14

Compensation for 355 bighas 16 biswas of land forming part of Block 'A' @ Rs. one thousand (Rs. 1000/-) per bigha.	Rs. 3,55,800-00
Compensation for 459 Big. 8 Bis. of land comprising of Block B @ Rs. Six hundred (Rs. 600/-) per bigha.	Rs. 2,75,640-00
Compensation of 51 9 Bighas 13 Biswas of land forming part of Block 'C' @ Rs. four hundred (Rs. 400/-) per bigha.	Rs. 3,860-00
Add 15% salarium as compulsory acquisition charge.	Rs. 95,295-00
Compensation for wells	Rs. 4,800-00
" for structures.	Rs. 250-00
" for trees.	Rs. 762-50
	Rs. 7,36,407-50

(Rs. Seven Lakhs, Thirty six thousands, four hundred seven and paisa fifty.)

Seen Karan
22/5
 (Sham Karan)

Land Acquisition Collector, Delhi.

Forwarded to the Deputy Commissioner (Collector of the District) for information and filling the award.

Seen Karan
22/5
 (Sham Karan)
 Land Acquisition Collector, Delhi

Seen
Ushindur Singh
A.D.M. (L.A.)

With powers of Collector, Delhi
21.6.1965.

COLLECTOR, DELHI.

Prepare and Submit Notice Kuntajun
and Statement A. and
21/6

[illegible]

Defiance
11.7.65
H.T. (L.A.).

— Fred

24/7/65

کالی رتھ کا قصد و مقصد اور نتیجہ رتھ کا مقصد میں مل گیا۔ ۱۴

14/7/65

His Honor
Judge
151765

محمد رفیع بن محمد رفیع

DELHI ADMINISTRATION:DELHI.

NOTIFICATION

Dated the 24th October, 1961.

No.F.15(245)/60-LSG/L&H:- Whereas it appears to the Chief Commissioner, Delhi, that the lands required by the Government at the public expense for a public purpose, namely, for the Planned Development of Delhi.

2. It is hereby notified that the land, measuring about 16000 acres and marked with blocks Nos.1 to 24, and coloured blue, in the enclosed map (annexure I) and the description of which has been given in annexure II, excepting the following lands in blocks referred herein:-

(a) Government land, evacuee land and lands belonging to the Delhi Municipal Corporation and Delhi Development Authority;

(b) the land already notified either under section 4 or under section 6 of the Land Acquisition Act;

(c) the land in respect of which lay-out plans and service plans have been sanctioned by the Competent authority before 24-10-1961.

(d) the land under graveyards, tombs shrines and the land attached to religious institutions and waqf property;

is likely to be required for the above purpose.

3. This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894 to all whom it may concern.

4. 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.

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

6. The map referred to in para 2 above as annexure I may also be inspected at the following places:-

(i) Office of the Land Acquisition Collector District Courts, Tis Hazari, Delhi.

(ii) Office of the Delhi Municipal Corporation, Town Hall, Delhi.

(iii) Office of the New Delhi Municipal Committee Town Hall, New Delhi;

(iv) Office of the Town Planning Organization, Asaf Ali Road, New Delhi;

(v) Chief Commissioner's Office, 5 Alipur Road, Delhi.

contd.....2.

17
-2-
ANNEXURE II.

Block No. 1. Area bounded on the :-

North West:- the boundary of Dilshad Gardens Scheme;

East:- by the boundary of Union Territory of Delhi and by the Northern Western boundary of 'R' Block already notified under section 4 of the Land Acquisition Act vide Notification No. F.15(111)/59-LSG, dated 13-11-59 (published in the Gazette Extra-ordinary dated 13-11-59).

South & West:- by the area already notified for Block (T) under section 4 of the Land Acquisition Act vide Notification No. F.15(111)/59-LSG., dated 13-11-1959 (published in the Gazette Extra ordinary dated 13-11-59) and the nazul land.

BLOCK NO. 2.

Area bounded on the --

West:- by the newly constructed northern bund near Gokal pur escape;-

North:- alignment of Northern National bypass for Shahdara area as shown in draft Master Plan;

South:- by the northern boundaries of Blocks 'O' and 'Z' covered respectively by the (i) notification No. F.15(111)/59-LSG dated 13-11-59 (published in the Gazette Extra-ordinary dated 13-11-59) and (ii) notification No. F.15(245)/60-LSG dated 10-11-60 (published in Gazette Extra-ordinary dated 10-11-60);

East:- by the north western boundary of Dilshad Gardens Scheme and the eastern boundary of the Union Territory of Delhi. .

BLOCK NO. 3.

Area bounded on the --

South:- by the northern boundary of Chandrawal Filter Plant and by a straight line joining the north west corner of the plant to Timarpur Road;

West:- by the Timarpur Road and the eastern boundary of Block 'N' already notified under section 4 of the Land Acquisition Act vide notification No. F.15(111)/59-LSG., dated 13-11-59 (published in Gazette Extra-ordinary dated 13-11-59);

East:- by the river Yamuna.

BLOCK NO. 4.

Area bounded on the --

South:- by the northern boundary of Municipal quarters and north western boundary of Model Town upto its junction with a kacha road leading to the firing range near Adarsh Nagar;

- West:-** by G.T. Karnal Road;
- North West:-** by a kacha road taking off immediately in front of Ring Road junction with G.T. Karnal Road going upto the firing range near Adarsh Nagar.
- East:-** along the kacha road joining the firing range near Adarsh Nagar to the northern corner of Model Town.

BLOCK NO.5.

Area popularly known as Adarsh Nagar.

BLOCK NO.6.

Area bounded on the -

- South West:-** By Delhi Ambala railway line;
- South East:-** By the northern western boundary of Block 'J' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13-11-59 (published in Gazette Extra ordinary dated 13-11-59)
- North East:-** By G.T. Karnal Road upto 7 mile 6 furlong;
- North West:-** by a pucca road taking off from the G.T.Road from 7 mile 6 furlong meeting the Badli railway station.

BLOCK NO.7.

Starting from the junction of kacha road from near Shakurbasti Railway Station, towards north west, going upto Mogholpur Kalan, thence towards south west along another kacha road starting from Magholpur Kalan going to Nangloi Railway Station upto its junction with another kacha road leading west, thence along this kacha road upto its junction with Nangloi Drain, thence south along the Nangloi Drain upto its junction with Rohtak Railway Line thence along the Railway Line towards west upto the road joining Nangloi Jat, thence towards south along this kacha road upto its junction with Rohtak Road, thence towards east along Rohtak Road upto the western boundary of Block 'F' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG, dated 13-11-59 (published in Gazette extra-ordinary dated 13-11-59), thence towards north, east, north and again east, along the western and northern boundaries of Blocks 'F' and 'Y' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13-11-59 (published in Gazette Extra-ordinary, dated 13-11-59) and notification No. F.15(245)/60-LSG dated 10-11-60. (Published in Gazette Extra-ordinary dated 10.11.60) respectively and along the same line towards east upto the point of start.

Block No.8.

Starting from the junction of Block 'F' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG, dated 13-11-59 (published in Gazette Extra-ordinary dated 13-11-59) with Najafgarh Road towards north: along the western boundary of Block 'F' upto its junction with Najafgarh Drain, thence towards west and south west along the Najafgarh Drain upto its junction with a kacha road coming from village Hashtsal, thence towards south: along the approach road to village Hashtsal upto its junction with Najafgarh road, thence towards north east: along the northern boundary of Najafgarh Road upto the point of start.

15

-4-

BLOCK NO.9.

Area bounded by the eastern boundary of Ring Road, the southern boundary of Ramesh Nagar and also south western boundary of Ramesh Nagar and the north western boundary of industrial area --- Block 'E' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13-11-59 (published in Gazette Extra-ordinary dated 13.11.59).

BLOCK NO.10. Area bounded on the ---

North:- Southern boundary of 1100 acres acquired by the Ministry of Works Housing and Supply, south of Ring Road; and immediately below the 1000 ft. wide strip already notified for Block 'B' under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in the Gazette Extra-Ordinary dated 13.11.59).

North West: Manakpura Basant Nagar abadi;

South West:- (i) (upto the western boundary of village abadi Mohammadpur Munirka) by an imaginary line parallel to and at a distance of $\frac{1}{2}$ mile from the northern boundary.

(ii) (from village Munirka to a point meeting a straight line projected along the eastern road of 1100 acres area) at a distance of 1 mile and parallel to northern boundary;

East:- by an imaginary line projected towards south along the southern boundary of 1100 acres area.

Block No.11.

Area between Mehpalpur Road and an imaginary line parallel to it towards north eastern side at a distance of $\frac{1}{2}$ mile, from milestones 14 mile 2 furlong and 15 miles.

Block No.12.

Area bounded on the ---

North:- by the Mehrauli town.

~~North~~
South:- by the Shamsi Talab (upto orchards)

West:- by a line parallel to the western boundary of the town abadi at a distance of 2 furlongs (town abadi excluded)

East:- by the area already notified for Block 'A' under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in the Gazette Extra-ordinary dated 13.11.59).

Block No.13. Area bounded on the ----

North:- by the Mehpalpur Road.

East:- by Gurgaon Road.

West:- by an imaginary line parallel to the Gurgaon Road at a distance of $\frac{1}{2}$ mile.

South:- by an imaginary line parallel to Mehpalpur Road at a distance of $\frac{1}{2}$ mile.

contd.....5.

BLOCK NO.14.

Area bounded by the southern boundary of Friends Colony, the western boundary of Delhi Mathura Road, the eastern boundary of Railway Line going to Mathura and northern boundary of Ishwar Potteries Industries.

Block No.15.

Area bounded on the ---

North

by the southern boundary of Block 'C' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13-11-59 (published in Gazette Extra-ordinary dated 13.11.59).

West:-

by the eastern boundary of Delhi-Mathura Road;

South:-

by the northern boundary of Okhla Sewage Disposal Plant ; and

East:-

by an imaginary line joining the south eastern corner of the already notified Block 'C' under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG., dated 13-11-59 (published in Gazette Extra-ordinary dated 13.11.59) with the North eastern corner of Okhla Sewage Disposal Plant.

Block No.16.

A triangular portion bounded by the western boundary of Ring Road immediately west of village Naraina, eastern boundary of railway line going towards Cantonment and northern boundary of the Cantonment Board.

Block No.17.

A triangular portion formed by the south eastern boundary of Najafgarh Road from its junction with the Pankha Road upto its junction with the western boundary of Block 'E' already notified under section 4 of the Land Acquisition Act vide Notification No.F.15(111)/59-LSG dated 13-11-59 (published in Gazette Extra-ordinary dated 13.11.59) and by the south western boundary of the said Block 'E' and northern boundary of Pankha Road joining Najafgarh Road to the Cantonment Area.

Block No.18.

Starting from village Magholpur Kalan along with the kacha road towards north upto village Rithala, then towards north east along the kacha road going towards village Badli upto its junction with western Yamuna Canal thence towards north west along the western Yamuna Canal upto its junction with the pacca road joining Sahibabad Daulatpur village with G.T.Road, thence towards east along this pacca road upto its junction with Delhi Amabala Railway line ~~xxxx~~ upto its junction with the boundary of Block 'H' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) thence towards south west south east and south x along the boundaries of Block 'H' already notified upto its junction with the Rohtak Railway Line south of Shakurpur village, thence towards west along the Railway Line to Rohtak and pacca road leading to Rani Park and thence to-

contd....6.

13
-6-
wards north west along the kacha path going to Magholpur Kalan upto the point of start.

BLOCK NO.19. Area bounded on the

North:- by the Wazirpur Road(Extension of Pambri Road to village Wazirpur.).
South:- by Najafgarh Drain;
West:- by Delhi Ambala Railway Line;
East:- by G.T.Road.

Block No.20. Area bounded by the Ring Road on the north west, by the Delhi-Mathura Railway Line, the south west, by the boundary of Friends Colony on the south East & by Block No. 'C' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59(published in Gazette Extra-ordinary dated 13.11.59) on the north east.

Block No.21.

Area bounded by Link Road joining Lajpat Nagar to Kalkaji Colony on the north - east, property of the Kailash Colony belonging to the D.L.F. on the north - west, south - west and south - east.

BLOCK NO.22. Pockets of land in village Zamurdpur lying between developed colony of Kailash and Zamurdpur village shadi.

Block No.23. Area bounded on the :-

North:- by the Delhi-Ghaziabad Railway Line and area of Block 'S' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59(published in the Gazette Extra-ordinary dated 13.11.59).

South East: by the area of Block 'T' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59(published in the Gazette Extra-ordinary dated 13.11.59).

South West:- by the Shahdara bund.

Block No.24. Land measuring approximately 4¹/₂ acres on the eastern side of Mehrauli Road just adjacent to south of the road going to Malyia Nagar. On the eastern boundary of this land is the existing Idgah and the D.L.F.'s Hauz Khas colony.

By order,
(JAGMOHAN)

Deputy Housing Commissioner,
Delhi Administration, Delhi.

No.F.15(245)/60-LSG/L&H

Dated the 24th October 61.

Copy forwarded to the:-

- 1) Recruitment and Services Department(in duplicate) for favour of publication in Extra-ordinary Delhi Gazette. 100 spare copies may also be supplied to this Department.
- 2) A.D.M.(Land Acquisition)Delhi.
- 3) Land Acquisition Collector, Delhi.
- 4) Engineer-Member, Delhi Development Authority, New Delhi.

(JAGMOHAN)

Deputy Housing Commissioner,
Delhi Administration, Delhi.

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

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated August , 1964.

No.F.4(39)/64-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 4 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>Village.</u>	<u>Total Area.</u>	<u>Field Nos. or Boundaries.</u>
	<u>Big.</u> <u>Bis.</u>	

Keshopur.

986 8

Rect. No. 4.

21/2.

Rect. No. 8.

1/2, 10, 11, 20, 21.

Rect. No. 9.

6/2.

Rect. No. 10.

5, 6, 15, 16, 17, 23, 24, 25,

Rect. No. 11.

1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23, 24,

Rect. No. 17.

1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 20/1, 20/2, 21.

Rect. No. 18.

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13/1, 13/2, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23/2, 24, 25,

Rect. No. 19.

3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25.

P.T.O.

Villare. Total Area. Field Nos. or Boundaries.

Rect. No. 20.

1, 2, 3, 4, 5, 6/1, 6/2, 7/1, 7/2,
8, 9, 10, 11, 12, 13, 14, 15, 16, 17,
18, 23, 24, 25.

Rect. No. 21.

1, 2, 3, 4/1, 4/2, 5, 6, 7, 8, 9/1,
9/2, 10, 11, 12, 13, 14, 15, 16,
17, 18, 19, 20, 21, 22, 23, 24, 25.

Rect. No. 22.

1, 2, 3, 8, 9, 10/1, 10/2, 11, 12, 13,
18, 19, 20, 21, 22, 23.

Rect. No. 26.

1, 2, 3 min, 8, 9/1, 9/2, 10, 11,
12, 13, 18, 19, 20/1, 20/2, 21,
22/1, 22/2, 23.

Rect. No. 27.

1 to 15, 16/1, 16/2, 17, 18, 19,
20/1, 20/2, 22 to 25.

Rect. No. 28.

4, 5, 6, 15.

Rect. No. 29.

3 to 7, 15/1, 15/2.

Rect. No. 30.

1, 2/1, 2/2, 3, 8 to 13, 19/1,
19/2, 20
and No. (41 min., 35, 34,
39 min.)

By order,

Singh

(Jagmohan)
Deputy Housing Commissioner,
Delhi Administration.

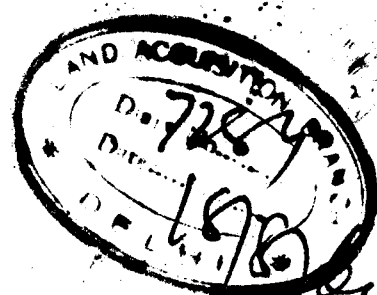
No. F. 4(39)/64-L&H.

Dated August 17, 1964.

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3. A.F.A., Delhi Administration, Delhi.
4. Legal Adviser, Delhi Administration, Delhi.
5. Engineer-Member, D.D.A., Delhi.
6. L.A.C. (IV), Delhi.
7. Tehsildar (L&H Department), Delhi Admn., Delhi.

(Jagmohan)
Deputy Housing Commissioner,
Delhi Administration.



*L&H
Jin
advised*

59

190/Ph(V)

20/8/64

Sh. Harbans Lal

20/8/64 LAC II

T. H. T. Pr...

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