

AWARD NO....1912.....
NAME OF VILLAGE.....TEHAR.
NATURE OF ACQUISITION.....PERMANENT.
PURPOSE OF ACQUISITION.....CONSTRUCTION OF ELECTRIC SUB-STATION.

In pursuance of notification No.F.15(iii)/59-LSG dated 13th November, 1959 published u/s 4 of the land acquisition Act, 1894 it was proposed to acquire 34070 acres of land in the various villages of the Union Territory of Delhi. Village Tehar was one of these villages. Subsequently an area of 4 biswas of land of Kh.No. 235 min situated in village Tehar was further notified u/s 6 of the land acquisition Act 1894. vide notification No.F.4(88)/64-LSH dated 19.4.65.

Notices u/s 9 and 10 were issued to the known interested persons requiring them to file claims. Claim^{received} has been discussed at the proper place.

The details of area under acquisition, ownership, tenancy Kh.No. and classification of soil are given below:-

OWNERSHIP

S.No.	Name of owner	Cultivation	Kh.No.	Area	Kind of land.
1.	Bans Gopal s/o Sarup Lal.	Self posse- ssion.	835/1/1	0-04	G.M.Plot.
			G.Total	0-04	G.M.Plot.

CLAIMS :

S.No.	Name of claimant	Kh.No.	Detail of claim
1.	Bans Gopal s/o Sarup Lal.	835/1/1	He has claimed Rs. 100/- per s yd. He says that the land was reserved for constructing a Cinema House over it. The la under acquisition enjoys goo situation and potential value being surrounded by the colo nies like Hari Nagar, G.Bloc and Jail Road.

MARKET VALUE :

The market value is to be taken as it stood on 13.11.59 i.e. the date of notification u/s 4- the statement of average sale price for five years proceeding the date of notification u/s 4 is as under:-

Contd.....2

S.No.	Year	Area sold	Compensation money	Average n.p. bigha kham
1.	1954-55	52-00	Rs. 120057-00	Rs. 2308-79
2.	1955-56	31-11	Rs. 75634-00	Rs. 2397-27
3.	1956-57	75-07	Rs. 103643-50	Rs. 1375-49
4.	1957-58	88-07	Rs. 151192-00	Rs. 1711-28
5.	1958-59	84-02	Rs. 232300-00	Rs. 2762-19

G.Total 331-07 Rs. 682826-50 Rs. 2060-74

-sale price of five years comes to

The Average/~~per bigha kham~~ Rs. 2060-74 per bigha kham.

(iii) The average of ~~actual~~ sale transaction of the land ~~for the~~ last ~~five years~~ involved ~~under xxxxxxxx~~ in the adjoining area comes to Rs. 5180-00 nP and the year wise break up is as under:-

S.No.	year	Date of registration.	Mutation Nos.	Kh.Nos.	Area	Amount.
1.	1954-55	11.1.55	3141	837/3-804/3	0-04	Rs. 1000-00
2.	..	15.1.55	3167	837/4-804/31	0-04	Rs. 1000-00
3.	--	6.1.55	3168	834/9	0-04	Rs. 1000-00
4.	--	6.1.55	3169	837/6-804/33	0-04	Rs. 1000-00
5.	--	15.11.54	4189	834/8	0-11	Rs. 2798-00
6.	--	29.4.55	4469	833/12-19	0-08	Rs. 2000-00
				Total	1-15	Rs. 8798-00
1.	1955-56	24-1-56	3128/6	833/12	0-04	Rs. 1000-00
2.	1956-57	31-5-57	3138	834/12	0-04	Rs. 875-00
	--	4.12.56	4470	833/19	0-04	Rs. 1500-00
				Total	0-08	Rs. 2375-00
				G. Total	2--7	Rs. 12173-00

These mutations relate to the land near about the land under acquisition, and the Jail Road.

AWARDS:

Some of the awards announced in respect of land acquired on different dates in this village are as under:-

S.No.	Award Nos.	No & date of notification.	Rate per bigha kham.
1.	694	F.15(29)/51-MLT dt.31.12.51	Rosli 300/- B.Qadim 100/- G.M. 80/-
2.	746	F.15(22)/53-MTEF/LSG dt. 2.7.54	Rosli & Dakar Rs. 970/- B.Qadim Rs. 485/-

3.	988	F.15(5)/57-LSG dt. 4.7.57	Rosli B. Qadim & Dakar. Rs. 1000/-
4.	920	F.15(69)/59-LSG dt. 4.7.57	Flat rate Rs. 5/- per sq. yd.
5.	1163	F.15(5)/57-LSG dt. 19.1.57	Rs. 1500/- per bigha kham.
6.	1223	F.15(iii)/59-LSG dt. 13.11.59	B. Qadim 2500/- per bigha kham
7.	1452	- do-	B. Qadim & Dakar Rs. 6.75 per sq. yd.
8.	1567	- do-	B. Qadim 2500/- per bigha.
9.	1689	F.15(246)/60-LSG dt. 24.10.61	Rosli 1000/- B. Qadim & G.M. 1500/-
10.	1696	F.15(iii)/59-LSG dt. 13. 11. 59	G.M. & B. Qadim Rs. 3000/- per bigha kham.
11.	1758	F.1(20)/61-L&H dt. 11.3.64	Block A Rs. 3500/- Block B Rs. 3000/-
12.	1763	F.15(iii)/59-LSG dt. 13.11.59	Flat rate Rs. 3500/- per bigha
13.	1794	- do-	Block A Rs. 3500/- Block B Block C Rs. 500/- Rs. 3000/-
14.	1825	F.1(20)/61-L&H dt. 13.2.64	Rs. 3500/- per bigha kham.
15.	1843	F.15(iii)/59-LSG dt. 13. 11.59	Block A Rs. 4500/- Block B Rs. 3000/-
16.	1867	- do-	Flat rate Rs. 3500/- per bigha
17.	1869	F.4(92)/62-L&H dt. 7.3.63	Block A 3000/- Block B Rs. 2000/- Block C Rs. 1200/-

There is only one claimant who has demanded compensation @
Rs. 100/- per sq. yds.

The land under acquisition is 4 biswas. It is covered on
three sides by colonies Hari Nagar, G. Block and on the east
by Jail Road. ~~xxxx~~ Although there is vacant land in front, it is
only about 25 feet from Jail Road. The land under the scheme
is near about the land acquired through awards Nos. 694, 920,
1843. The date of notification of u/s 4 of the said awards is
31.12.51, 4-7-57 and 13.11.59 respectively. The award No. 1843
was announced on 6.9.65 and the land is about two furlong from
the land under acquisition. The compensation offered for Block

'A' was Rs. 4500/- and Block 'B' Rs. 3000/- per bigha kham.

2
2
The claimant has not produced any document in support of the price claimed by him. Out of the mutation the relevant mutation is 3128 relating to 4 biswas which was sold for Rs. 875/- The price per bigha kham works out to Rs. 4375/-, the transaction took place on 31.5.57. Although many transactions have taken place since 31.5.57 the distance between the land under acquisition and the land sold is more than four furlongs. After the publication of notification u/s 4 one sale of mutation No 2885 took place. 5 bighas 18 bis were sold for Rs. 25000/- and price per bigha comes to Rs. 4237/-. The distance of these mutations from the land under acquisition is about half furlong and one furlong respectively. The situation of the land under scheme is better.

Under the circumstances after giving full consideration to the situation of the land, relevant transactions and demand of the claimant I am of the ~~max~~ opinion that a flat rate of Rs. 5000/- per bigha kham is just and fair market price and award the same.

COMPENSATION OF WELLS TREES AND STRUCTURES:

2
There are no wells, trees and structures on the land under acquisition. Therefore, compensation has not been assessed.

APPORTIONMENT :

There is no dispute and compensation will be paid according to the latest entries in the revenue records.

INTEREST

No interest is admissible because possession of the land under acquisition has not been taken so far.

LAND REVENUE

The land revenue of the land under acquisition is reported to be 2 paisa. This amount will be deducted from the rent roll of the village with effect from the date of possession of the land has been taken over by the acquiring department. There is no temple mosque, grave yard or any other religious structures

on the land under acquisition. The land will vest entirely in the Government with effect from the date of its possession is taken over.

The award is summarised as under:-

Compensation for 4 biswas of land @ Rs. 5000/- per bigha kham. Rs. 1000-00

1 15% solatium for compulsory acquisition.

Rs. 150-00

TOTAL

Rs. 1150-00

(Rupees one thousand one hundred fifty only)

Sham Karan
23. 9. 66.

(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

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

Seen. Lhd.

Nwarne

22. 11. 66.

(SHAM KARAN)

LAND ACQUISITION COLLECTOR (P)
DELHI

COLLECTOR. DELHI

Pr. Sunder Singh. NT

*Please prepare and
submit statement of and
Nabsha (un)gamin ear*

23
NB Award will be announced on 29-11-66 at 10-30 am

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Statements of and Nagha Mulyamini have been prepared and the same are submitted herewith for Signature please.

Suman Singh
N.T.L.A.
26-11-66.

As the notice was not served in the interested persons. The award will be announced on 16-11-66. Notice be issued.

29/11

14¹²/₈₆ شری بس گوال کو اطلاع ہوئی ہے کہ ایورڈ مورف 14¹²/₈₆ کو سبایا دے گا۔ چنانچہ وہ
آجے اصالاً قافریس آئے ہیں۔ اسی طرح کے شری شری کشن کا دلہن گوال
قافری آئے ہیں۔ اسی قافری میں ایورڈ دیا سنا جائیگا۔

14/12

Suman Singh
14/11/66.

COLLECTOR DELHI

کاروانی قنفذ در کتب مختلف
تجلی و تفسیر آن با تفسیر دیگر
۱۹۱۲

4-8-73

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J. Chas. & Co.

Q 4/8/53.

2. A ¹⁰⁰ 1000-
4/8/73

مشتاق من سرمد ۸ ذی قعدة ۱۲۶۳

L.A. C (P)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the February, 1965.

No. F.4(83)/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 construction of Electric Sub-Station, 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>Village or Locality.</u>	<u>Total Area</u>		<u>Field Nos. or Boundaries.</u>
	<u>Big.</u>	<u>Bis.</u>	
0 4			835 Min.

By order,

Sd/-

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION.

No. F.4(83)/64-L&H

Dated the 24 February, 1965.

Copy forwarded to :-

1. Recruitment & Services Department (in duplicate) for favour of publication in Delhi Gazette.
2. A.D.M. (L.A.), Delhi.
3. Engineer Member, Delhi Development Authority, New Delhi.
4. Additional Chief Engineer (Delhi Administration), C.P.W.D., New Delhi.
5. Land Acquisition Collector (Palam Circle), Delhi.
6. Tehsildar, Land & Housing Department, Delhi Administration, Delhi.



(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION.

(To be published in part IV of the Delhi Gazette)

DELHI ADMINISTRATION:DELHI.

NOTIFICATION

Dated the 19th April, 1965.

No.F.4(88)/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 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

<u>Village or Locality.</u>	<u>Total Area. Big. Bis.</u>	<u>Field Nos. or Boundaries.</u>
Tihar.	0 - 4	835 min.

By Order,

Sd/- Jagmohan.

Deputy Housing Commissioner:
Delhi Administration: Delhi.

No.F.4(88)/64-L&H.

Dated the 19th April, 1965.

Copy forwarded to:-

1. Recruitment & Services Department (in duplicate) for favour of publication in Delhi Gazette.
2. A.D.M. (Land Acquisition), Delhi.
3. Engineer Member, Delhi Development Authority, New Delhi.
4. Additional Chief Engineer(Delhi Administration), Central Public Works Department, New Delhi.
5. Land Acquisition Collector(Palam Circle) Delhi.
6. Tehsildar, Land & Housing Department, Delhi Administration Delhi.

Sd/- Jagmohan.

Deputy Housing Commissioner,
Delhi Administration, Delhi.