

AWARD NO. 1923

NAME OF VILLAGE.....NAWADAH NAZRA HASHTAL

NATURE OF ACQUISITION.....PERMANENT

PURPOSE OF ACQUISITION.....FOR CONSTRUCTION OF APPROACH DRAIN

UPSTREAM AND DOWN STREAM OF

ADDITIONAL KAKROL REGULATOR.

Nawadah Nazra Hashtal

11 bighas 18 biswas of land of village [redacted] alongwith

the land of other two villages vide notification No.F.15(67)/

65-18G(11), (111) & (14) dated the 17th December, 1965 under

section 4, 6 & 17 of the Land Acquisition Act. 1894 was notified

by the Chief Commissioner, Delhi for the acquisition at a public

expense for a public purpose, namely for the construction of

approach drain upstream and downstream for additional Kakrola

Regulator. Applying the provisions of Sub Section (1) of

Section 17, he directed the Land Acquisition Collector to take

order for the acquisition of the above said land and also

take possession of the land on the expiration of 15 days from

the publication of notices under section (1) of Section 9 of

the above said Act. Wide publicity was given to the

notification.

The notices u/s. 9(1), 10(2), & 10(1) of the above

Land Acquisition Act. were served upon the interested persons

who in response to the notices filed their claims which will

be discussed at the appropriate place.

MEASUREMENT & OWNERSHIP

According to notification u/s. 6 Khazra Nos. 126/1, 127/1,

140/1, 141/1, 145/1, 146/1, 150/1, 151/1 measuring 11 bighas

18 biswas have been notified for acquisition. Measurement

of the area was done by the field staff and the said area

has been found to be correct.

OWNERSHIP

The ownership [redacted] Khazra number and classification

The soil is as under :-

No. Name of bhuidar	Name of occupant	Khastha Area No.	Kind of soil
1. Bhagwana, Des Ram sons of Ram Jas, Jat, r/o village Nawadah in equal share	Self	150/1	0-17 Selab Debrl
2. Lal Chand, Ram Kumar, Vilje Kumar sons of Shit Lal in equal shares, Jat, r/o V. Nawadah.	Self	151/1	0-05 Selab Debrl
		145/1	0-05 Selab Debrl
		146/1	1-03 Selab Debrl
		141/1	1-05 Selab Debrl
3. Bhim Singh, Pokhar sons of Har Lal in equal shares, Jat, r/o V. Nawadah.	Self	141/1	1-05 Selab Debrl
4. Richha s/o Kheman - one half, Bateel Singh, Jagmohan in equal shares - one half, Jat, r/o V. Nawadah.	Self	126/1	2-03 Selab Debrl
5. Richha Ram s/o Khaman, Self Jat, r/o V. Nawadah.	Self	127/1	1-19 Selab Debrl
6. Bhagwana s/o Ganga Ram, Self 5/12 share, Ram Rikh, Dilwar sons of Sirt Ram in equal shares 1/12 share, Ram Kala son of Ramji Lal 1/12 share, Deep Ram s/o Rati Ram 5/12 share, Jat, r/o V. Nawadah.	Self	140/1	3-01 Selab Debrl

CLAIMS & EVIDENCES

The following interested persons in response to notices u/s. 9(1), 9(2), & 10(I) have filed their claims as under:-

S.No. Name of claimant	Rate of Khastha No. claimed claim per other particulars	for.	3	4	5
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1. Bhagwana, Des Ram sons of Ram Jas.	Rs. 30/- per Sq. Yd.	150/1			
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The land under acquisition is on main road and near Gulab Colony near garden plots are sold @ Rs. 30/- per sq. Yd. Land is very fertile and gives yield of Rs. 1000/- annually. It has claimed

compensation for
standing crop.

2.	Lal Chand, Vijay Kumar, Ram Kumar sons of Shub Lal	151/1 145/1 146/1	As at S.No. 1 at S.No. 1.	As above at
3.	Bhim Singh, Pohkar sons of Har Lal	141/1	As above at S.No. 1.	As above at
4.	Dalel, Jagmohan sons of Bhagmal	126/1	As above at S.No. 1.	As above at
5.	Richha s/o Khaman	127/1 126/1	As above at S.No. 1.	As above at
6.	Bhagwana s/o Ganga Ram, Dilwar, Ram Kala, Ram Rakh sons of Ramji Lal, Deep Ram s/o Rati Ram	140/1	As above at S.No. 1.	As above at

The interested persons were given full opportunity to
give evidence in support of their claim. They filed only

a copy of Regd. Sale Deed No. 2562 dated 29-10-56 executed
on 13-6-56 by Sarvshri Tirikha and Chandgi r/o Village Nivadah
in favour of Nivadah Cooperative Society Ltd., through which
10 bighas out of Kharsa No. 922 in the Revenue Estate of
Village Nivadah were sold for Rs. 3000/-.

MARKET VALUE

The interested persons have claimed Rs. 30000/- per bigha
and damages for crops standing at the time of possession taken
over by the acquiring Department.

The land under acquisition is in the interior about

fifty yards from Kakrola bridge. It is being acquired for

widening Najafgarh in the form of digging another approach

drain for additional Kakrola Regulator. The land is low

lying. The flood water coming from these Najafgarh and

Nawadah side which is at high level, submerges the low

lying land which is "Dehar". With digging of this approach

drain, the remaining portion of Dehar will be rendered

cultivable because the discharge of the accumulated water into

the Najafgarh will increase.

The land under present scheme was notified

u/s. 4 on the 17th December, 1965. The average sale

price for five years preceding the date of notification

is Rs. 2291.37 paise. The year wise break up is as under:-

S.No.	Year	Area	Consideration money	Average per bigha.
1.	1960-61	3 - 18	Rs. 7100.00	Rs. 1890.51 Paise
2.	1961-62	-	-	-
3.	1962-63	-	-	-
4.	1963-64	5 - 19	Rs. 15470.00	Rs. 2600.00
5.	1964-65	9 - 17	Rs. 22590.00	Rs. 2291.37

The mutation of sale transaction that have taken

place in the village are:-

Mutation No.	Khasra No.	Area sold	Kind of sale.	Dt. of sale.	Price	Price per bigha
480	904 to 914/2/2	0-19	Plot	27.4.61	Rs. 1900	Rs. 7000.00
483	779/1	1-10		3-5-61	3000/-Rs. 2000.00	
493	904 to 914/2	0-02		6.10.61	800/-Rs. 2000.00	

500	949/12	0-04		13-6-61	500/-Rs. 1250.00	
	949/15	0-02				
	949/16	0-02				
528	904 to 914/135	0-04		24-10-61	300/-Rs. 2000.00	
531	943 to 955/23	0-09		28-7-61	700/-Rs. 1555.56	
	898/1	1-08		25-2-64	15470/-Rs. 2600.00	

A/ perusal of the above seven mutations will indicate

that the price ~~from~~ during the year 1961 varied from Rs. 1250/-

to Rs. 2000/- per bigha and in the year 1964 it rose to

Contd...5

Rs. 2600/- per bigha. The land in respect of the mutation

is on main Delhi - Najafgarh Road, which is at a higher level and free from floods. From here the land under acquisition is about one mile. Transaction of Kharsa No. 922 vide sale deed dated 29-10-56 referred to by the claimants relates to the land on Delhi - Najafgarh Road and which is on a higher level about one and a half miles from the land under

acquisition. The value of low lying area ^{Dehar} ~~is~~ which is ^{or} ~~is~~ ever affected by floods will fetch much less price.

In award No. 1087 of which notification u/s. 4 ^{is} ~~is~~ ^{assess} ~~is~~ 20-6-60 ^{market price for} ~~is~~ Rs. 350/-

and Salab is Rs. 260/- per bigha. ~~xxxxxxx~~ In reference u/s. 18 filed by Singh Ram the Addl: District Judge assessed Rs. 680/- instead of Rs. 350/- on 9-9-66 ^{for} ~~for~~

Chacht. Besides these sales have taken place on 1-1-65, 3-3-66 and 10-9-65 relating to Kharsa Nos. 900, 182 measuring 300 sq.yds, 952 min and 953 min. measuring 2016 Sq.Yds and 917 min and 918 min. measuring 1588 sq.yds for Rs. 500/-,

Rs. 3000/- and Rs. 2500/- respectively. The average per bigha of transactions comes to Rs. 2500/- Rs. 1500/- and Rs. 1587.30 paise respectively.

Except Kharsa Nos. 900, 952-953, 917, 918 which are at a distance of about more than a mile, Kharsa No. 182 is about 3 furlongs from the land under acquisition.

The classification of Kharsa No. 182 and the land under the present scheme is different and the former is situated on a higher level.

^{which} In award No. 1087 relating to this village ^{was} ~~was~~ announced the L.R.C. awarded Rs. 350/- for chacht and Rs. 260/- for salab. One reference was made u/s. 18.

On 9-9-66 the Addl: District Judge enhanced the compensation for Chacht from Rs. 350/- to Rs. 680/- per bigha.

The interested persons have demanded Rs. 30/- per sq.yd. and have produced documentary evidence in defence.

in defence. Transaction of Khastara No. 922 referred to by the claimant is about one and a half miles from the land under scheme and beyond Khastara Nos. 900, 917 & 918.

The material available for assessing just a fair ^{and}

market price is extremely limited and has to be used with advantage to the beneficiaries. The land under the scheme is about 50 yards from the Kakrola bridge over the main Najafgarh Road. Though it is low lying its situation cannot be lost sight of.

Under the circumstances I am of the opinion that a flat rate of Rs. 1000/- per bigha is ^{just} reasonable and fair market price.

SOLITUM

15 per cent solitum is admissible on the

compensation as per act.

COMPENSATION FOR CROPS

At the time when the acquiring department

commenced work no crop was standing on the land under acquisition. The executive Engineer has intimated through letter No.

NB/11-A/65/8383 dated the 9th July, 1966 that possession was

taken in May, 1966. Formal possession was handed over to the

Acquiring Department on 31-8-66. It is revealed that the

acquiring department occupied the land on 15-5-65 and no

crop was standing there on the land under acquisition, as such

no compensation towards crop is payable.

WELL, TREES & STRUCTURES

There are no wells, trees and structures on the

land under acquisition. No compensation under this head is

payable.

INTEREST

As per the letter of the Acquiring Department

(Letter No. N.B./11-A/65/8383 dated 9th July, 1966 and

proceedings of formal possession dated 31-8-66) interest

will be payable from the 15th May, 1965 till the

announcement of award.

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Land comprised 7 khasra No. 145/1, 146/1 is

hypothetically with the Government for a Taccavi Loan.

The amount of compensation will be kept disputed till

It is established that the Taccavi has been paid in full.

Compensation will be paid according to the

latest entries in the revenue record.

LAND REVENUE

The land under acquisition is assessed to

Rs. 3.92 paise which will be deducted from the khastra

rent roll of the village from khairat 1965.

The award is summarised as under:-

Price of 11 bits as 18 bits land @ Rs. 1000 per bit as

00-00611 • 4

15% for compulsory acquisition charges.

1785-00

Interest @ 6% per annum for the period 15.5.65 to 14.11.66 i.e. 17 months.

1231-65
14916--65

(Rupees fourteen thousand, nine hundred and sixteen and paise sixty five only)

27. 10. 66.

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

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

Seen. File.

21.XII.66.
Name
(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

THE COLLECTION

Dr. Kon. Lohr N.
P. Schreier and
St. Pauli 1871

کارہ درجہ شمس بنیم تر کلشن آف اسپیج ڈیز - ریسرچ - ریسرچ ڈیپارٹمنٹ (159)

آف - ریسرچ ڈیپارٹمنٹ - ریسرچ ڈیپارٹمنٹ - ریسرچ ڈیپارٹمنٹ

دو فی بیگزرام سرور کے لئے ریسرچ ڈیپارٹمنٹ - ریسرچ ڈیپارٹمنٹ - ریسرچ ڈیپارٹمنٹ

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کے جانب سے ریسرچ ڈیپارٹمنٹ - ریسرچ ڈیپارٹمنٹ - ریسرچ ڈیپارٹمنٹ

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(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated the 17 December, 65.

No.F.15(67)/65-LSG(11):- Whereas it appears to the Chief Commissioner, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose, namely, for construction of approach drain up stream and down stream of additional Kakraula Regulator, 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.

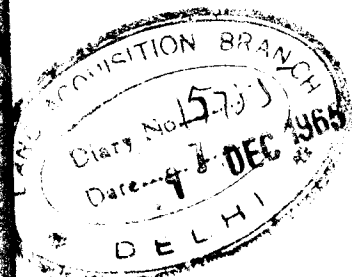
The Chief Commissioner being of the opinion that provisions of sub-section (1) of section 17 of the said Act are applicable to this land, is further pleased under sub-section (4) of the said section, to direct that the provisions of section 5-A shall not apply.

SPECIFICATION

<u>Village</u>	<u>Total Area</u> Big. Bis.	<u>Field Nos. or Boundaries.</u>
Nawadah Mazra Hashtsal.	11 - 18	126/1, 127/1, 140/1, 141/1, 145/1, 146/1, 150/1, 151/1.
Nangli Sakrawati.	29 - 4	681/2, 682/2, 683/2, 684/2, 685/2, 686/2, 687/2, 688/2, 1130/689/1/2, 1131/689/2/2, 690/2, 691/2, 692/2, 693/2, 694/2, 695/2, 1132/696/1/2, 1133/696/2/2, 697/2, 698/2, 699/2, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766.
Kakrola	14 - 18	Killa No. 9/1, 12/1, 19/1, 21/1, 21/2, 22/1/1, 22/2/1 of Rect. No. 1. Killa No. 1/1/1, 1/2/1, 10/ 1 of Rect. No. 7. Killa No. 6/1 of Rect. No. 8.

By order,

Sd/-
(JAGMOHAN)
DEPUTY HOULING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.
P.T.O.



(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated the December, 65.

No.F.15(67)/65.LSG(111):- 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 construction of approach drain up stream and down stream of additional Kakraula regulator, 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 N-T office of the Collector of Delhi.

SPECIFICATION.

<u>Village</u>	<u>Total Area</u> <u>Big. Bis.</u>	<u>Field Nos. or Boundaries.</u>
Acch Nawadah Wazra Hashtsal.	11 - 18	126/1, 127/1, 140/1, 141/1, 145/1, 146/1, 150/1, 151/1.
11/12 Nangli Sakrawati.	29 - 4	681/2, 682/2, 683/2, 684/2, 685/2, 686/2, 687/2, 688/2, 1130/689/1/2, 1131/689/2/2, 690/2, 691/2, 692/2, 693/2, 694/2, 695/2, 1132/696/1/2, 1133/696/2/2, 697/2, 698/2, 699/2, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766.
Q Kakraula.	14 - 18	Killa No. 9/1, 12/1, 19/1, 21/ 1, 21/2, 22/1/1, 22/2/1, of Rect.No. 1. Killa No. 1/1/1, 1/2/1, 10/1 of Rect. No. 7. Killa No. 6/1 of Rect. No.8.

By order,

Sd/
(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

P.T.O.

