AWARD NO. 2.19.0....

NAME OF VILLAGE ..... TEHAR.

NATURE OF REQUISITION ..... PERMANENT.

PURPOSE OF ACQUISITION ..... PLANNED DEVELOPMENT OF DELHI.

Land measuring 9 big. 5 bis was notified u/s 4 of the Land Acquisition Act 1894 vide notification No.F.4(92)/62-LeH dated 11.8.66 for the Planned Development of Delhi. Wide publicity was given. After receiving objections u/s 5A of the said Act filed by the interested persons a report was sent to the competent authority. Liut. Governor, Delhi was please to declare 9 bigha 5 bis of land u/s 6 under the provisions of the said Act, vide notification No.F.4(92)/62-L H dated 29.10.66. Notices u/s 9 and 10 of the said Act were issued to the interes ted persons to file their claims, whichhave been received and will be discussed at the appropriate place.

#### 'MEASUREMENT'

The measurement of the area given in the notification u/s 6 was verified by the revenue field staff at the site. The is no increase or decrease found in the measurement according the revenue record.

## 'OWNERSHIP'

The details of the area under acquisition, ownership, tenency Kh. Nos and classification of the soil are as under. S.No. Name of owner Name of occupant Kh.No. Area Kind of s

- Nanhey Khan and others through curtodian.
- Smt. Tulsi Bai allottee through Munsni s/o Ramla N.O.T.

687 4-9 Rogli

Attar Chand s/o Ganpat Ram

888 4-16 Munshi Sohumla Total

'CLAIMS'

In response to the notices u/s 9 and 10 of the L.A.Act 1894. The following claims have been received. Nature NAME of claims. S.No. Name of claimant Kh.No.

- Munshi s/o Ram Lal 687 Non-occupancy tenent.
- Has claimed compensation @ 30/per sq. yds and B. 20, 000/-ase levelling charges and 15% for severance of land.
- Risal Singh s/o Kure 687 - do-

688

3) Attar Chand s/o East Park Road, Delhi

Gampat Rai r/o 11137

Fact Park Pord per sq. yds and has filed sale certificate for 4 bigha 16 bis of land sold for Rs. 13000/- in the public auction on 31.10.60.

#### 'MARKET VALUE'

9 bighas 5 bis are under acquisition in village Tehar, which is an urban village and the Delhi L.R.Act of 1954 is not applicable to it.

The date of preliminary notification u/s 4 is 11.8.66. From 1.1.66 to 11.8.66 many sale transactions have taken place. in some sale transactions the Kh.No. has not been indicated and some sale transaction relate to sale of shops etc. These transa ctions served no useful purpose. The remaining sale transaction are as under:-

S.N	o. Kh. No.	Date of registration.	Area C	onsideratio	n Price per bigha.
1)	783 <b>-7</b> 84, 775	18.5.66	100 sq.yds	Rs. 1100/-	Rs. 11000/#
2)	286	17.5.66	200 sq.yds	Rs. 5000/4	Rs.25200/-
3)	573	2 <b>7.</b> 4.66	150 "	Rs. 4000/-	Rs.26880/-
4)	847,850	14.1.66	200 11	Ps. 3600/-	Rs.18144/-
5)	850	14.1.66	200 "	Rs. 3400/-	Bs.17136/-
6)	872-877	14.1.66	200 "	Rs. 3600/-	Rs.18144/-
7)	786min	14.1.66	150 "	Rs. 4600/-	£s.30912/-
8)	791		7 bis or 350 sq.yd.	Rs. 2500/-	Rs. 7142/#

The sale transactions at S.No.1, 7 and 8 fall in the approved colony of Virender Nagar. The sale transactions at S.No. 2 and 3 come in the approved colony of Minakashi Garden and Faten Nagar respectively. In the approved colony of Hari Nagar L.Block fall the Kn.Noosale transactions at S.Nos. 4,5 and 6.

The land under acquisition does not come under any of the aforesaid colony. It is an agricultural landakthough the village Tehar is an urbanised village. It is pretty close to the Virender Nagar and Shiv Nagar Colonies. The proximately of land to an approved colonies is one thing and situation of land within the approved colony is another thing. As sw'

Contd...3

the price prevailing in an approved colony has no bearing to the land out side the colony. Moreover the sale transactions relate to small plots.

On 27.5.66, 7 bis out of Kn.No.791 was sold for a consideration of Rs. 2500/- or Rs. 7142/- per bigha of the sale transactions 1,7 and 8 in Virender Nagar colony, the sale transaction at S.No.8 is bigger interms of sq. yds then the other sale transaction. This implies that price is not only dependent on the situation but also on the size of the plot. That being so there should be no hesitation in making the sale transaction at S.No. 8 a tool for guiding the price of land under acquisition. However the need to review the prices by the LAC in awards pertaining to willage Tehar and subsequently enhanced by the ADJ, Delni cannot be ruled out.

The awards that have been made in this village from 1961 are as follows:-

S.No.	No. awa	rd Date and No. of notification u/3 4	Awarded per bigha.
1)	1689	F.15(iii)/59-LSG 24.10.61	Rosli Rs. 1000/- B.Qadim & Rs.500/+ G.Mumkin &
2)	1758	F.1(20)/61-LeH 11.3.64	Block A Rs. 3500/- Block B Rs. 3000/-
3)	1825	F. <b>½</b> (20)/61-L&H 13.2.64	Fhat rate Rs.3500/-
4)	1869	F.4(92)/62-L&H 7.3.63	Block A Rs.3000/- Block B Rs.2000/- Block C Rs.1200/-
5)	1916	F.4(106)/63-L&H 13.2.64	Block A Rs.5000/- Block B Rs.3500/-
6)	1942	`F.4(106)/63-L&H 13.2.64	Flat rate R. 5000/-

awards are at a pretty good distance from theland under acquisition. So award No.1869 will be considered here. In it the LAC devided the land into three blocks and awarded Rs.3000/for km Block A Rs. 2000/- for Block B and Rs. 1200/- for Block C. Block A is dlose to theland under acquisition. In reference u/s 18 the ADJ enhanced the compensation to Rs. 6000/- per bighakham. The date of preliminary notification u/s 4 is 7.3.63. The sale transactions at S.No. 8 took place on 27.5

Contd...

The difference in the period is above 3 years. The intermal between the sale transaction at S.No.8 and the preliminary notification u/s 4(11.8.66) of the land under acquisition is about 3 months. This period will have to be adequately compensation.

The claimants have demanded from Rs. 30/- to Rs. 50/- per sq. yd. But substantial evidence has not been adduced.

After giving due consideration to the sale transaction, the awards the demand of the claimant, the situation of the land, I award a flat rate of Rs. 7000/- per bigha kham.

# WELLS: TREES AND STRUCTURES:

There are no wells, trees and structures on theland under acquisition. Hence no compensation has been allowed.

#### 'INTEREST'

Possession of land has not been taken over as yet. Hence interest cannot be allowed.

## 'SOLATIUM'

15% solatium has been allowed as per Land Acquisition Act 1894.

## APPORTIONMENT!

- 1) Compensation will be paid according to thelatest entires in the revenue record.
- 2) Compensation of Kh.No.687 and 688 will remain disputed as it has been also claimed by Munshi s/o Ram Lal and Risal Singh s/o Kure.

## LAND REVENUE'.

The land revenue is reported to be Rs. 3.12P. It will be deducted from the Khalsa Rent Roll from the date possession is taken over. The land will vest entirely in the Government.

The award is summarised as under:-

-	SUMMARIL	6	
	Compensation of	9big 5 bis	land
	@ Pe 7000/- ner	nigha Kham	

Rs. 64,750-00

15% Solatium

Rs. 9,712-50

G.Total Rs. 74462 -50

(Rupees seventy four thousand four hundred sixty two and paisa fifty only.)

LAND ACQUISITION COLLECTOR DELHI.

h flam bestian. NT. Please prepare and Submit Statione A and Nathan Kapain. Award him he announced on 29.668.

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ع سن نعم المعادور برى مرا الحراد المر 120 سع ما د . (1)29 6 eis 16 per sur (i) juit (i) 22 02 133-43/33-25 Just (1) - 18) Just (2) - 18) melinis, messer solvins sind sind - 19 1 jest for Juser - 13 8 6 mil 1 of 2 -مان ٠٠ در المروران و مرد دران روس ما المع روه ما الله المراد ال Bui Dian in 1100 0 189 - 889 Juin & cik har of 1100 Buin (18) min (2) (2) (2) (2) (2) (2) Beweine in singer 31 Ca con wish wish in عدر المراس الله الله المال المال المال المالي المرامان على المرامان ع Purchash Ram Dettural Patwar.

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## DELEI ADMINISTRATION: DELEI.

## NOTIFICATION

Dated the 11th August, 1966.

No.F.4(92)/62-L&H:Whereas it appears to the Chief Commissioner Delhi, that land is likely to be required to be taken by the standard vernment at the public expense for a public purpose namely, for the Planned development of Delhi, 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,

## SPECIFICATION

Village or Locality. Total area. Field Nos. or boundaries. Big. Bis. 5 Tehar. 687 and 688. 24

By order,

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

No.F.4(92)/62-L&H.

Dated the 11th August, 1966.

Copy forwarded to the:Appointments(S) Department(in duplicate) for favour of publication in part IV of the Delhi Gazette.

The Additional District Magistrate(Land Acquisition) Jelh

The Land Acquisition Collector(Palam Circle) Delhi.

A.F.A., Delhi Admn., New Delhi.

5. Legal Adviser(Land and Housing Deptt) Delhi Admn., Delhi.

6. Tehsildar(Land & Housing Department) New Delhi.

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

Ju-

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE)

# DELHI ADMITTERATION & DELHI.

## WOTIFICATION

No.F.4(92)/62-LaH:- Mareas it appears to the Lieutenent Governor, Delni 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 acquisiton of the said land.

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

31.10-66

#### SPECIFICATION

Village or Locality

Total area. Big. Big.

Field Wos. or Boundaries.

Tiber.

687 and 688.

57

LA el 10-66

D order.

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(JAGNOHAN) Special Secretary, Land & Building Department, Delhi Administration, Delhi.

No.F.4(92)/62-LAN.

Dated the 294-Detober, 1966.

Copy forwarded to the:-

Public Relations Department, Belhi \*dministration, Old Secretariat, Delhi(in duplicate) for favour of publication in part IV of the Delhi Gezette.

Additional District Magistrate(Land Acquisition) Dalhi.

Land Acquisition Collector(Palem Circle) Delhi.

Legal Adviser, Land & Housing Department, Tis Hazari Courts Building, Delhi.

Tehsildar, Land & Housing Department, New Delhi.

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(JAGMOHAN) Special Secretary, Lend & Building Department Delhi Edministration, Delhi.

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