

- 3) Attar Chand s/o 688 Has claimed compensation @ Rs.50/-
Gampat Rai r/o 11137 per sq. yds and has filed sale
East Park Road, Delhi 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 transactions served no useful purpose. The remaining sale transactions are as under:-

S.No.	Kh. No.	Date of registration.	Area	Consideration	Price per bigha.
1)	783-784, 775	18.5.66	100 sq.yds	Rs. 1100/-	Rs. 11000/-
2)	286	17.5.66	200 sq.yds	Rs. 5000/-	Rs. 25200/-
3)	573	27.4.66	150 "	Rs. 4000/-	Rs. 26880/-
4)	847, 850	14.1.66	200 "	Rs. 3600/-	Rs. 18144/-
5)	850	14.1.66	200 "	Rs. 3400/-	Rs. 17136/-
6)	872-877	14.1.66	200 "	Rs. 3600/-	Rs. 18144/-
7)	786min	14.1.66	150 "	Rs. 4600/-	Rs. 30912/-
8)	791	27.5.66	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 Fateh Nagar respectively. In the approved colony of Hari Nagar L.Block fall the Kh.No of sale 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 land although the village Tehar is an urbanised village. It is pretty close to the Virender Nagar and Shiv Nagar Colonies. The proximity of land to an approved colonies is one thing and situation of land within the approved colony is another thing. As sur

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 ^{offered} by the LAC in awards pertaining to village Tehar and subsequently enhanced by the ADJ, Delhi cannot be ruled out.

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

S.No.	No. award	Date and No.of notification u/s 4	Awarded per bigha.
1)	1689	F.15(111)/59-LSG 24.10.61	Rosli Rs. 1000/- B.Qadim 1 Rs.500/- G.Mumkin 1
2)	1758	F.1(20)/61-L&H 11.3.64	Block A Rs. 3500/- Block B Rs. 3000/-
3)	1825	F.2(20)/61-L&H 13.2.64	Flat 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 Rs. 5000/-

Except the land acquired in award No.1869 the other awards are at a pretty good distance from the land 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 ~~kn~~ Block A Rs. 2000/- for Block B and Rs. 1200/- for Block C. Block A is close to the land 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

The difference in the period is above 3 years. The interval 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 the land under acquisition. Hence no compensation has been allowed.

'INTEREST'

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

'SOLATIUUM'

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

APPORTIONMENT'

- 1) Compensation will be paid according to the latest entireties 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:-

SUMMARY

Compensation of 9big 5 bis land
@ Rs. 7000/- per bigha Kham

Rs. 64,750-00

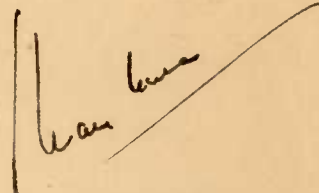
15% Solatium

Rs. 9,712-50

G.Total

Rs. 74462 -50


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



(SHAM KARAN)
LAND ACQUISITION COLLECTOR
DELHI.

Sh. Ram Kshari. NT.

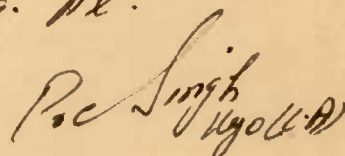
Please prepare and Submit Statement
A and Naksha Kham. Award
will be announced on 29.6.68.



Nagsha malzamin & statement 'A' in duplicate
is submitted for approval & sig. Pl.

C.T. (L.A.)

WAC.P.


P. C. Singh
WAC.P.

Announced and signed by

29/6.

چندین نسخه بنویسید و در هر نسخه 2125 نسخه بنویسید

نسخه 165 بنویسید و در هر نسخه 2125 نسخه بنویسید

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نسخه 165 بنویسید و در هر نسخه 2125 نسخه بنویسید

Dr. Singh (L.A) Mirshah

8/7/68

Pandey

Pandey (L.A)

Ram Datta Mal Pandey

Singh

8/7/68

8/7/68

8/7/68

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8/7/68

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

DELHI ADMINISTRATION: DELHI.

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 ~~Delhi~~ Government 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. Big. Bis.	Field Nos. or boundaries.
Tehar.	9 5	687 and 688. 29 14

By order,

(JAGMOHAN)

Deputy Housing Commissioner,
Delhi Administration, Delhi.

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

Dated the 11th August, 1966.

Copy forwarded to the:-

1. Appointments(S) Department(in duplicate) for favour of publication in part IV of the Delhi Gazette.
2. The Additional District Magistrate(Land Acquisition)Delh
3. The Land Acquisition Collector(Palam Circle) Delhi.
4. 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.

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

DELHI ADMINISTRATION:DELHI.

NOTIFICATION

Dated the 29th October, 1966.
No.F.4(92)/62-LAH:- Whereas it appears to the Lieutenant Governor, 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 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.	9 05	687 and 688. 9 14

By order,

(JAGMOHAN)

Special Secretary, Land & Building
Department, Delhi Administration, Delhi.

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

Dated the 29th October, 1966.

Copy forwarded to the:-

1. Public Relations Department, Delhi Administration, Old Secretariat, Delhi (in duplicate) for favour of publication in part IV of the Delhi Gazette.
2. Additional District Magistrate (Land Acquisition) Delhi.
3. Land Acquisition Collector (Palam Circle) Delhi.
4. Legal Adviser, Land & Housing Department, Tis Hazari Courts Building, Delhi.
5. Tehsildar, Land & Housing Department, New Delhi.

(JAGMOHAN)

Special Secretary, Land & Building Department
Delhi Administration, Delhi.

5x Harpal Singh
To do needful
H. S. M. S.
2/11