

AWARD NO...2177.....
NAME OF VILLAGE.....TEHAR.
NATURE OF ACQUISITION.....PERMANENT.
PURPOSE OF ACQUISITION...PLANNED DEVELOPMENT OF DELHI.

Land measuring 184 big. 16 bis was notified u/s 4 of the L.A. Act 1894 vide notification No.F.4(106)/63-L&H dated 6.7.66 for the Planned Development of Delhi. Wide publicity was given. After receiving objection u/s 5-A of the said Act filed by the interested persons a report was sent to the competent authority. Lt. Governor, Delhi was pleased to declare 168 bighas of land u/s 6 under the provision of the said Act, vide notification No.F.4(106)/63-L&H dated 5.12.66. Notices u/s 9 and 10 of the said act were issued to the interested persons to file their claim, which have 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. There is no increase or decrease found in the measurement according to the revenue record. But Kh.No.1461, 1462 and 1465 measuring 14 bighas 8 bis have been left out as per L&H letter No.F.4(106)/63-L&H dated 6.6.68. Thus the total area under acquisition is 153 bighas 16 biswas.

OWNERSHIP

The details of the area under acquisition, ownership, tenancy and classification of the soil according to the revenue record is as under:-

Name of owner	Name of occupant	Kh.No.	Area	Kind of soil
Subhash Chand s/o Dwarka Nath share 2879/1250000	Self Possession	1294	4-16	G.M.Bhatta
Raj s/o Dwarka Nath 7321/1250000 shares	- do-	1296	4-16	- do-
Amal Sains/o Shiam Dass	- do-	1298	4-16	- do-
Nath s/o Mool Raj	- do-	1301	4-16	- do-
Ravinder Kaur w/o Went Singh d/o Lad Singh.	- do-	1300	4-16	- do-
Amir Lal s/o Amir Chand	- do-	1302	4-16	- do-
Am Singh s/o Am Singh.	do-			

1304	4-16	G.M.Bhatta.	Self possession.	1304	4-16	G.M.Bhatta.	1304	4-16	G.M.Bhatta.
1326	4-16	Dakar.	- do -	1326	4-16	Dakar.	1326	4-16	Dakar.
1327/2	2-08	Dakar (1-15)	- do -	1327/2	2-08	Dakar (1-15)	1327/2	2-08	Dakar (1-15)
1328/1	2-08	Dakar (0-13)	- do -	1328/1	2-08	Dakar (0-13)	1328/1	2-08	Dakar (0-13)
1328	4-16	3-0 1-16	- do -	1328	4-16	3-0 1-16	1328	4-16	3-0 1-16
1329	4-16	G.M.Bhatta (3-0)	- do -	1329	4-16	G.M.Bhatta (3-0)	1329	4-16	G.M.Bhatta (3-0)
1345	4-16	Dakar (1412)	- do -	1345	4-16	Dakar (1412)	1345	4-16	Dakar (1412)
1346	4-16	Dakar (1-10)	- do -	1346	4-16	Dakar (1-10)	1346	4-16	Dakar (1-10)
1348	4-16	G.M.Bhatta (3-6)	- do -	1348	4-16	G.M.Bhatta (3-6)	1348	4-16	G.M.Bhatta (3-6)
1370	4-16	- do. on site.	- do -	1370	4-16	- do. on site.	1370	4-16	- do. on site.
1373	4-16	- do -	- do -	1373	4-16	- do -	1373	4-16	- do -
1371	4-16	- do -	- do -	1371	4-16	- do -	1371	4-16	- do -
1374	4-16	G.M.Bhatta	- do -	1374	4-16	G.M.Bhatta	1374	4-16	G.M.Bhatta
1376	4-16	- do -	- do -	1376	4-16	- do -	1376	4-16	- do -
1381	4-16	B.Jadda	- do -	1381	4-16	B.Jadda	1381	4-16	B.Jadda
1382	4-16	G.M.Bhatta (2-8)	- do -	1382	4-16	G.M.Bhatta (2-8)	1382	4-16	G.M.Bhatta (2-8)
1384	4-16	G.M.Bhatta	- do -	1384	4-16	G.M.Bhatta	1384	4-16	G.M.Bhatta
1385	4-16	B.Jadda	- do -	1385	4-16	B.Jadda	1385	4-16	B.Jadda

Contd.....3

1304 4-16 G.M.Bhatta. Self possession. 1304 4-16 G.M.Bhatta.

1326 4-16 Dakar. - do - 1326 4-16 Dakar.

1327/2 2-08 Dakar (1-15) - do - 1327/2 2-08 Dakar (1-15)

1328/1 2-08 Dakar (0-13) - do - 1328/1 2-08 Dakar (0-13)

1328 4-16 3-0 1-16 - do - 1328 4-16 3-0 1-16

1329 4-16 G.M.Bhatta (3-0) - do - 1329 4-16 G.M.Bhatta (3-0)

1345 4-16 Dakar (1412) - do - 1345 4-16 Dakar (1412)

1346 4-16 Dakar (1-10) - do - 1346 4-16 Dakar (1-10)

1348 4-16 G.M.Bhatta (3-6) - do - 1348 4-16 G.M.Bhatta (3-6)

1370 4-16 - do. on site. - do - 1370 4-16 - do. on site.

1373 4-16 - do - - do - 1373 4-16 - do -

1371 4-16 - do - - do - 1371 4-16 - do -

1374 4-16 G.M.Bhatta - do - 1374 4-16 G.M.Bhatta

1376 4-16 - do - - do - 1376 4-16 - do -

1381 4-16 B.Jadda - do - 1381 4-16 B.Jadda

1382 4-16 G.M.Bhatta (2-8) - do - 1382 4-16 G.M.Bhatta (2-8)

1384 4-16 G.M.Bhatta - do - 1384 4-16 G.M.Bhatta

1385 4-16 B.Jadda - do - 1385 4-16 B.Jadda

1371 She stated that Sunder-
shan Chawla her son died
in 1962 and she was the
legal heir and that comp-
ensation paid to her (The
compensation will remain
disputed).

3) Smt. Harnam Kaur
w/o Brij Lal r/o
B-1/3 Pusa Road, Delhi

2) Brij Lal Chawla s/o
Kura Mal through
M/S Dewan Chand Kura
Mal, Bazar, Sirki
Malan Delhi.

1) Sunder Chawla s/o
Brij Lal Chawla through
M/S Dewan Chand, Kura
Mal, Bazar Sirki Malan,
Delhi.

1376 Has claimed Rs. 25/- per
sq. yds. He has demanded
10% solatium and 6% inter-
est. No proof has been
filed.

The following claims have been received:-
In response to the notices u/s 9 and 10 of the L.A. Act 1894

CLAIMS
B. No. Name of claimants.
K. No. Name of claimants.

G. Total 153-12

2 bis. 5 bis.
Lal N.O.T.
Mangay s/o Sarup
2 bis. 10 bis
in equal shares.
Narain ss/o Jaggi
Smt Lal, Har

1514 4-16 Dakar. Harphool N.O.T.

1375 4-16 B. Jadda Kundan Lal auction
older

1295 4-16 G.M. Bhatta Possession
Custodian.

1513 4-16 Dekar. Self Possession

1409 4-16 B. Jadda Nathu s/o Harphool
N.O.T.

1394 4-16 - do -

1386 4-16 B. Jadda Self Possession

Moore Khan etc.
owners through
Custodian.

3) Ram Chander, Tara
Chand ss/o Girnar
Lal in equal shares.

4) Narain Singh s/o
Dhan Singh.

Shukar Datt s/o
Jivan Dass.

5) Devan Chand s/o
Shiv Lal 8693/
13000 shares.
Baldev Raj s/o
Bahader Chand
4307/13000 shares.

6) - 3 -

Shuker Datt Sethi s/o
Jivan Dass Sethi.

1394

He has claimed Rs. 70/- to 100/- per sq. yds. He has stated that the land was purchased from custodian in open auction in 1960 and was surrounded by approved colonies like Partap Nagar, Hari Nagar, Central Jail, Paten Nagar, Nagal Raya, D.T.U. colony, Tilak Nagar etc. He has filed two copy of judgement of ADJ Delhi and filed sale deeds.

- do -

1345

Sh. Nabin Raj s/o
Grover s/o Chottu Ram

1345

- do -

Sh. Laksman Chaud
Grover s/o Chottu Ram.

1373

- do -

Hans Raj s/o Shanamal
Sh. Lal Chand Alag s/o
Minal Chand Alag.

1329

He has claimed Rs. 60/- per sq. yds. and claims that his land is surrounded by approved colonies and included in master plan of Delhi as residential proof as at S.No.4.

As at S.No. 4.

1385

Sh. Bishamber Dass Mehta
s/o Bindra Ban Mehta.

1465

Sh. Dama Singh s/o
Lata Bunt Chand.

1465

Sh. Kishan Dev s/o
Bishan Nath.

1462

Sh. Har Kishan Lal.
Sh. Raj Kumari wd/o

Claiming Rs. 50/- per sq. yds. She has urged that of her Kh.Nos. was a part of Jank Park. Extension and was surrounded by approved colonies. She also states that she had sold five plots. In support of. In support of Rs. 50/- per sq. yds. two copies of sale deed have been filed and filled a copy of approved colony of Jank Park extension. Not under acquisition.

Sh. Phool Singh s/o
Sodagar Mal.

Sh. Bishamber Dass
s/o Bakshi Ram.

Sh. Makhan Singh s/o
Tara Singh.

Sh. Chhatri Lal s/o
Kishan Sahai.

Sh. Bagga Singh s/o
Mehra Singh.

Sh. Smt. Ram Bai w/o Perma
and.

Sh. J. C. Kachnar s/o
Har Bhawan Dass.

Sh. Chaman Shah s/o
Kartar Chand.

Sh. Param Narain s/o
Bakht Ram.

Sh. Din Dayal Mittal
s/o Patti Ram.

Sh. Din Dayal
s/o Patti Ram

Sh. Vijay Kumar
s/o H. S. Bawania.

Sh. Ajay Kumar s/o
G. K. Bhavnagar.

Sh. Sri Ram s/o Bhagan

He has demanded Rs. 40/- to 45/- per sq-
yds. and has filed a copy of sale
deed. (He purchased plot measuring 100
sq. yds. from Smt. Raj Kumari on
20.9.66, thereafter constructed a room
The room has been constructed after the
date of notification u/s 4 I.E.O. 7.66.

- do -
The date of registration is 23.9.66.

He has demanded Rs. 40/- to 45/- per sq.
yds. The date of registration is 6.2.67
of plot purchased from Smt. Raj Kumari.
He has filed a copy of sale deed.

He has demanded Rs. 25/- per sq. yds.
and Rs. 5000/- for house. No proof filed.
He states that his lands situated in
Jank Park extension and is situated
near approved colonies. He has request-
ed for release of his land from
acquisition.

She has demanded Rs. 50/- per sq. yd.
and filed a copy of sale deed.

- do -
1382 Proof as at S. No. 12.

1374 Has claimed Rs. 50/- per sq. yds and 15%
for compulsory acquisition u/s 23 of
the L.A. Act No. Proof filed.

1326 He has demanded Rs. 40/- per sq. yd. with
15% solatium and claims that the land
is near well developed modern colonies.
He has filed copies of 4 sale deeds.
one judgement and one sale certificate
in support of their claim.

1346 They have demanded Rs. 30/- per sq. yds
with 15% solatium. Proof as at S. No. 22

1326 Although he has filed a claim. Claiming
Rs. 25/- per sq. yd. He has stated in
his application 8.3.68 and statement
recorded on 8.3.68 that he was not
a non-occupancy tenant in Kh. No. 1326
and that Din Dayal auction purchaser
was in possession of the said land &
was interested to compensation.

He has prayed that his claim be treated as withdrawn.

1375 He has claimed Rs. 50/- per sq. yds. No proof filed.

Sh. Kunda Lal s/o
Sh. Ram Chander Tara

1384 He has claimed Rs. 20/- per sq. yd and 15% for compulsory acquisition and 12% as damages. No proof filed.

Sh. Ganga Parshad
s/o Shimbhu Nath.

1313 They have demanded Rs. 50/- per sq. yd and 15% solatium. Copies of 4 sale deeds and copy of award No. 1452 have been filed.

Sh. Ram Chander Tara
Chand ss/o Giridhari

1302 He has demanded Rs. 100/- per sq. yds. He has filed copies of four sale deeds, two letters and award No. 1452.

Sh. Monan Singh "Lant"
s/o Sunder Singh.

1301 She has demanded Rs. 70/- per sq. yds. She has solatium. Proof as at S. No. 28.

Smt. Ravinder Kaur
w/o Satwant Singh.

1328 He has claimed Rs. 100/- per sq. yd. He has solatium for compulsory acquisition and 15% for improvement and Rs. 1500/- for improvement and development. A copy of sale certificate has been filed.

Sh. Om Parkash Anuja
s/o Jagannath.

1300 He has claimed Rs. 60/- per sq. yds. He has solatium for compulsory acquisition and 15% for compulsory acquisition. In proof, filed copies of two sale deeds.

Smt. Gian Devi
w/o Gulzari Mal.

1327 She has demanded Rs. 50/- per sq. yds. She has solatium. She claimed that he has half share in the land. No proof filed.

Smt. Suraj Devi
w/o Champa Lal
Sh. Jai Gopal s/o
Phoola Ram.

1304 He has claimed Rs. 50/- per sq. yd. and 15% solatium and 6% as interest. He has claimed Rs. 30/- per sq. yd. and a copy of sale deed has been filed.

Sh. Tilaak Chand &
s/o Khazanchi Lal.
Sh. Dewan Chand s/o
Shiv Dayal himself
and on behalf of
Sh. Baldev Raj.

1348 He has claimed Rs. 50/- per sq. yds. No proof filed.

Sh. Bhag Singh
s/o Gurdas Singh

1328 - do -

Smt. Dalip Kaur
w/o Sardar Singh

1387 He has claimed Rs. 70/- per sq. yd. 15% for compulsory acquisition and 6% interest from date of notification w/s 4. No proof filed.

Sh. Ramji Dass s/o
Uttam Chand.

1294 They have claimed Rs. 100/- per sq. yd. (The shares appears to be in

Sh. Subhash Chand,
Dev Raj ss/o

Dewarka Nath

incorrect, compensation will remain disputed. No proof filed.

- 1) Smt. Saraswati Devi 1298 She has stated that her husband had died leaving behind six sons and four daughters, who want that the compensation be paid to their mother. (Mutation has not been sanctioned, compensation will remain disputed) the claimant has demanded Rs.60/- per sq. yd and 15% for compulsory acquisition.
- 2) Sh. Kundan Lal s/o Sardari Lal. 1461 He has claimed Rs.50/- per sq. yd and as stated that the land was purchased by Agia Wati, who had died. The sale certificate had not been issued in his name but was the only legal heir. (Compensation will remain disputed) Not under acquisition.
- 3) Sh. Kasar Mal s/o Karam Chand. 1461 He has claimed Rs.5000/- for plot and Rs.7000/- for house. No proof filed. Not under acquisition.
- 4) Sh. Kundan Lal s/o Maha Ram. 1461 He has claimed Rs.50/- per sq. yds. and Rs.40,000/- for structure. No proof filed. Not under acquisition.
- 5) Sh. Kundan Lal s/o Mul Raj. 1462 He has claimed Rs.40/- per sq. yd. and Rs.2000/- for room (According to sale deed the plot was purchased on 16.12.66. and house tax according to receipt is being paid from 1967. It means that the house was constructed after the date of notification u/s 4. Not under acquisition.
- 6) Smt. Budh Wanti wd/o Banshi Bhar 1461 She has constructed a temple on 560 sq. yd and has filed copies of house tax receipt from 1959-60 to 1967-68. (According to the sale deed 560 sq. yds were purchased out of Kh.No.1498 but she is in possession of the said area in Kh.No.1461, the compensation will remain disputed) Not under acquisition.
- 7) Sh. Kishan Datt s/o Dheru Ram 1461 He has claimed Rs.35/- per sq. yd and Rs.15000/- for house. (According to sale deed he purchased 200 sq. yds. out of Kh.No.1496 but he is in possession of the said area in Kh.No.1461. The compensation will remain disputed) Not under acquisition.
- 8) Sh. Nathu Singh s/o Harphool (N.O.T) 1382, 1384 He has claimed compensation as N.O.T 1385, No proof filed. 1408, 1409
- 9) Sh. Tara Chand Rattan Lal s/o Pati Ram. 1326 They have claimed Rs.40/- per sq. yd. and 15% for compulsory acquisition. 1346 They have stated that the hold 3/8 share each in Kh.No.1326 and 3/16 share each in Kh.No.1346 and the remaining share in each Kh.No. is held by Din Dayal (According to the revenue record the ownership of the said Kh.No. is shown in the name of Din Dayal. The compensation will remain disputed.
- 10) Sh. Mangal Sain Anand s/o Shiam Dass 1296 He has claimed Rs.50/- per sq. yds,

Contd....8

15% for compulsory acquisition and 6% interest from 27.5.66 upto the tender of payment of compensation on the bases of the Asstt. Engineer letter No. AE IV/DADIX/9(3)/66/29 dated 17.5.66. He has stated that his land is ideally situated and near the main Jail Road. He has filled 11 papers comprising of news paper cuttings, copies of letters etc. (Land Acquisition Department has not taken over or shown any indication of taking over possession of the land. As such interest cannot be allowed from 27.5.66.

'MARKET VALUE'

12 Dls.

153 Dignas/are under acquisition in village Tehar which is

in urban village and the Delhi L.R. Act of 1954 is not applicable to it.

The date of preliminary notification u/s 4 is 6.7.66. Before proceeding to determine the price of land on the material date it is in view of unevenness of land under acquisition, necessary to divide it into two blocks.

As per the [redacted] position at site Kh. Nos. 1370, 1371, 1373 to 1376, 1348, 1301, 1302, 1300, 1295, 1296, 1304, 1298 were

used as Bhattas prior to the date of preliminary notification. The land of these Kh. Nos even today is in the form of ~~pit~~ pits, the depth varying from 3 feet to 1 1/2 feet, undoubtly inferior to the remaining land which is even and level and is being used as

agricultural land although in some Kh. Nos such as 1461 and 1462 constructions have been made. To fill up the pits to bring to the level of the surrounding land, a lot of money will have to be spent. As such the Kh Nos. covered by Bhattas and inferior in quality will constitute block B comprising of Kh. No. 1370, 1371, 1373, 1374, 1375, 1376, 1348, 1301, 1302, 1300, 1295, 1296, 1304, 1298, 1294 measuring

72 Dignas.

The remaining Kh. No. comprising of 1513, 1514, 1441, 1442, 1443, 1444, 1408, 1409, 1385, 1384, 1381, 1382, 1394, 1386, 1379, 1346, 1328, 1329, 1326, 1327, 1345 measuring 81 Dignas/constitute Block A. These Kh. Nos

12 Dls will

some of which fall on the road within the colony and near Pratap Nagar, Harl Nagar and the colony Janak Puri and D.T.U. by any

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any standard of measure superior in all respects to the land placed in Block 'B'.

Near about the material date from 3.2.66 to 23.6.66 seven transactions have taken place according to the records of the sub

Registrar office and they are as under:-

No. of Registry Date of Regis- Kh.Nos. Plot No. Area Amou Ave nt. rage tray.

Yds.
persq

1)	664	3.2.66	1436	175	90 $\frac{1}{2}$ sq.yds	4500/-	50/-
2)	665	- do -	- do -	176	150sq.yds	4500/-	30/-
3)	2313	4.4.66	--	99	220sq.yds.	6500/-	29-5
4)	3962	27.4.66	573	"	150 "	4000/-	2
5)	4994	17.5.66	786	"	200 "	5000/-	
6)	5050	18.5.66	775	"	100 "	1100/-	1
7)	703	23.6.66	784	2 bis.	1000x	1000/-	10/-
			783				
			625/8/7/1				

are important.

The situation and condition of Kh.No.625 is for better than the Kh.Nos placed in Block 'A'. However the said transaction is

relevant.

Except sale transactions at S.No.1 and 2 the remaining are at a good distance from the land under acquisition and as such

Irrelevant.

Out of Kh.No.1436, 90 sq.yds were sold on 3.2.66 for Rs.4x-

4,500/- or Rs.50/- per sq. yd. and again 150 sq. yds were sold on 3.2.66 for Rs. 4500/- or Rs.30/- per sq. yds. The reason for a drop

in the rate from Rs.50/- per sq. yd to Rs.30/- per sq. yd is inex- plicable. May be, the area in the subsequent transaction which

is more was a contributory factor. If that be the case then

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price of land under acquisition which is Rs. 153 bighas 12 bis must be less. Generally, price of land is dependant on the size and condition.

Kh.No.1436 compared to the Kh.No.625 does not have identical situation. In other words the situation of Kh.No.625 is far better than Kh.No.1436. So the price obtained in these sale transactions does not represent true market price. Moreover the transactions relate to small plots.

Another aspect to be considered while assessing market price of the awards. ^{during} the five years preceding the date of preliminary notification the awards that are in close proximity to the land under the present scheme are 3 which are as under:-

No. Award No.	Date of notification u/s 4	Rate allowed by L.A.C.
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1223	F.15(111)/59-LSG	Rs. 2500/- per bigha
	at. 13.11.59	khām.
1636	- do -	Rs. 3000/-
		" "
1916	F.4(106)/63-L&H	Block A Rs. 5000/-
	at. 13.2.64	Block B Rs. 3500/-

All the three awards are in close proximity to the land under acquisition. But in fact the actual position is that the Kh. Nos in the present scheme fall within the land acquired in award No.1916. In award No.1916 the L.A.C. awarded Rs.5000/- per bigha for Block A and Rs.3500/- for Block B. And the date of notification u/s 4(13.2.64) is earlier by about 2 1/2 years to the preliminary notification of the present scheme (6.2.66). Aggrieved against the rate allowed in the said award interested persons have preferred an appeal u/s 18 of the L.A. Act and references are pending in the court of A.D.J.

A flat rate of Rs.2500/- per bigha khām was awarded by the L.A.C. in award No.1223, and the ADJ enhanced it to Rs.3000/-

The date of notification u/s 4 is 13.11.59. The land is situated on the main Jail Road. Therefore its situation is definitely better than the land acquired in awards No.1696 and 1916 and the land under acquisition. The department has gone in appeal.

The LAC offered Rs. 3000/- per bigha kham in award No. 1936

and announced it to Rs. 7250/- per bigha kham. The date of

notification u/s 4 is 13.11.59.

In a nut shell, the sale transaction at S.No.7 and award No.

16 are worthy of consideration. The claimants have demanded

Rs. 30/- to 100/- per sq. yds. Except Kh.No.1436 the other sale

transactions/awards have been already discussed but sale that

have taken place after the material date have not been touched

because they do not fall in the orbit of 5 years preceding the

date of preliminary notification. The sale transaction in respect

of 150 sq. yds out of Kh.No.1436 took place on 3.2.56. It was

sold for Rs. 4500/- or Rs. 30/- per sq. yds. The Kh.No is situated

in the approved colony of Pratap Nagar and as such it is irrelevant

The Kh.No. 625 of sale transaction at S.No.7 is about 200 feet

from the main Jail Road and Block A of award No.1916 in which the

S.Nos under acquisition fall is about 500 feet (average) from the

main road.

After giving due consideration to the sale transactions the

wards, the demand of the claimants, the situation of land, I

award Rs. 7000/- for Block A and Rs. 3500/- for Block B.

WELLS

There is no well on the land under acquisition. Hence no

compensation has been allowed.

TREES

The compensation for trees is assessed as under:-

No. Kh.No.	Detail of trees	Weight in cwt.	Rate per compensa-
1	Bakain	1 cwt.	Rs. 5/-
2	Jaman		Rs. 5/-
3	Amrood.		Rs. 5/-

STRUCTURES

There are no structures on the land under acquisition except
The owners of Kh.No. 1328, can remove the hand pump
and mabba or Jhoparies.

Possession of land has not been taken over as yet. Hence

Interest can not be allowed.

APPOINTMENT

Sh. Nandu s/o Harphool has claimed compensation as/non

occupancy tenant for Kh.Nos. 1382, 1384, 1385, 1408 and 1409.

The compensation will be paid after the dispute has been

removed in good time otherwise it will be sent to the ADJ.

Sh. Tara Chand, Rattan Lal ss/o Pati Ram have filed

their claim for Kh.Nos 1326 and 1346 compensation will

be paid after the statement of the share holders have

been taken.

Sh. Sardars/s/o Brij Lal, Dev Nath s/o Noor Raj and

Sardar Singh s/o Arjan Singh have died. The compensation

will be paid after mutation has been sanctioned in the

name of the heirs.

A letter has been received from Punjab National Bank

Banader Gadh Distt. Hontak in respect of Kh.No.1295 that

the compensation of the said Kh. should not be paid to

Amolak Raj s/o Sukna Wand because of a sum of Rs. 20000/-

has been decreed against Amolak Raj by the court of Sh.

J.C.Nagpal Sub-Judge 1st Class Hontak. The compensation

will be sent to the ADJ.

Kn.Nos. 1295, 1379, 1375, 1408 and 1514 according to the

revenue record stand in the name of Noor Khan etc. owner

through custodian. The compensation will be kept in dispute

The compensation will be paid according to the latest

entries in the revenue record.

LAND REVENUE

The land revenue is reported to be Rs. 47.14P. It will be

deducted from the Khalsa Rent Roll from the date possession is

taken over. The land will vest entirely in the Government.

Nagshah Mafgamin and statement of it is
Submitted for seg. Ar.

Pl. before
 A. M. 11-11-68
 The President
 on 11-11-68

in
from
back

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

upes nine lakh forty six thousand six hundred eighty five paise seventy five only)

G. Total Rs. 9,46,685-75

Ms. 1, 23, 480-75

15. 3-00

• compensation for trees.

consent of 72 bigas of land in
Rs. 18,000/- per biga khann.

Ms. 2, 22, 23-24

conservation of 31 bighas 12 bles of land
Block No. 1 @ Rs. 7000/- per bigha kham.

Ms. 5, 71, 200-00

STONY

The award is summarised as under:-

SUPPLEMENTARY AWARD No.....2177
VILLAGE.....Tehar.

According to the Land & Building Department letter No.F.4(106)/63-L&H dated 19.8.68, Kh.Nos.1461,1462, and 1463 measuring 14 big. 8 bis were left out temporarily from No.2177. Now the land & Building Department through letter No.F.19(113)/63-L&H dated 8th July 1969 desires that the Kh.Nos. should be acquired through Supplementary Award. These Kh.Nos. have been notified u/s 4 and 6 of the L.A. Act vide notification No.F.4(106)/63-L&H dated 6.7.68 and No.F.4(106)/63-L&H dated 5.12.68 respectively.

'MEASUREMENT'

The measurement of ~~xxxxxx~~ the area given in the notification No.6 was varified by the Revenue Staff at the site . The measurement according to the revenue records is correct.

'OWNERSHIP'

The details of the area under acquisition, ownership, vacancy Kh.Nos and classification of soil according to the revenue record is as under:-

Name of owner	Name of occupant	Kh.No.	Area	Kind of soil
Shri Singh s/o Chand.	Himalu s/o Jhunda in possession of 1 big. 10 bis Shib Lal s/o Jangi in possession of 3 big.6 bis. Non-occupancy tenants.	1465	4-16	B. qadim
Shri Raj Kumari w Shri Harkishan	Nihaly s/o Jhanda Non-occupancy tenant	1462	4-16	B. qadim
Shri Hanu s/o rough Custodian.	- do -	1461	4-16	B. (2-16) G.M.H(2-6)
G.Total		14--8		
Banjar qadim(12-2) G.M.Makan(2-6)				

'CLAIMS'

Notices u/s 9 & 10 were issued to the interested persons in the original award No.2177. Their claims have been filed in the said award. However the claims made by them are as under:-

the land is surrounded by approved colonies. He has filed copy of sale deed & sale certificate.

Sh. Kishan Dev s/o
Kishan Nath.

1465

He has demanded Rs. 50/- per sq. yd. 15% additional solatium and 10% of compulsory acquisition and other relief as provided in the L.A. Act. He has filed a copy of sale deed.

3) Smt. Raj Kumari wd/o
Harkishan Lal.

1462

Claiming Rs. 50/- per sq. yd. She has urged that her Kh. Nos. was a part of Janak Park. Extension and was surrounded by approved colonies. She also states that she had sold five plots. In support of Rs. 50/- per sq. yd. two copies of sale deeds have been filed and a copy of Janak Park-Ex Blue prints of approved colony of Janak Park Extension.

4) Sh. Phool Singh s/o
Sodagar Mal.

He has demanded Rs. 40/- to 45/- per sq. yd. and has filed a copy of sale deed. He purchased a plot measuring 100 sq. yd. from Smt. Raj Kumari on 20.9.66. Thereafter constructed a room. The room has been constructed after the date of notification u/s 4 i.e. 6.7.66.

5) Sh. Bisnambur Dass
s/o Baksni Ram.

- do -
The date of registration is 23.9.66.

6) Sh. Makhan Singh s/o
Tara Singh.

He has demanded Rs. 40/- to 45/- per sq. yd. The date of registration is 6.2.67 of plot purchased from Smt. Raj Kumari. He has filed a copy of sale deed.

7) Sh. Girdhari Lal
s/o Kishan Banai.

He has demanded Rs. 25/- per sq. yd and Rs. 5000/- for house. No proof filed.

8) Sh. Bagga Singh s/o
Mahma Singh.

He states that his land is situated in Janak Park Extension and is situated near approved colonies. He has requested for release of land from acquisition.

9) Smt. Ram Bai w/o
Perma Nand.

She has demanded Rs. 50/- per sq. yd and filed a copy of sale deed.

10) Sh. J.C. Kocnar s/o
Harbhagwan Dass.

1461

He has claimed Rs. 50/- per sq. yd. and has stated that land was purchased by Contd....3/

Sh. Kundan Lal s/o
Sardari Lal.

Agiawati. who had died. The sale certificate has not been issued in his name but was her only legal heir. (compensation will remain disputed.

2) Sh. Kesar Mai s/o
Karan Chand.

1461

He has claimed Rs. 5000/- for plot and Rs. 7000/- for house. No proof filed.

3) Sh. Kandan Lal s/o
Maha Ram.

1461

He has claimed Rs. 50/- per sq. yd and Rs. 7000/- for house. No proof filed.

13) Sh. Kandan Lal s/o
Maha Ram.

1461

He has claimed Rs. 50/- per sq. yd. and Rs. 40000/- for structure. No proof filed.

14) Sh. Kandan Lal
s/o Mai Raj.

1462

He has claimed Rs. 40/- per sq. yd and Rs. 2000/- for room (according to sale deed the plot was purchased on 16.12.1967. It means that the house was constructed after the of notification u/s 4).

15) Smt. Buhwati wd/o
Bansi Dhar.

1461

She has constructed a temple on 560 sq. yd and has filed copies of house tax receipt from 1959-60 to 1967-68 (According to the sale deed 560 sq. yd were purchased out of Kh. No. 1498 but she is in possession of the said area in Kh. No. 1461. The compensation will remain disputed.

16) Sh. Kishan Datt
s/o Dhera

1461

He has claimed Rs. 35/- per sq. yd. and Rs. 15000/- for house (According to sale deed he purchased 200 sq. yd. Out of Kh. No. 1496 but he is in possession of the said area in Kh. No. 1461. The compensation will remain disputed.

'MARKET VALUE'

The land under acquisition is even and flat. Had these Kh. Nos been acquired in the original award they would have been placed in Block 'A' As this supplementary award is a part and parcel of the original award the rate awarded in the said award will have to be given in this award also. I therefore, award Rs. 7000/- per bigha kham. In that award references u/s 18 have been filed but are still pending decision in court of ADJ.

'WELLS'

There is no well on the land under acquisition. Hence no compensation has been allowed.

Contd...

'TREES'

The compensation for trees is assessed as under:-

S.No.	Kh.No.	Detail of trees	Weight in Qtl.	Rate per Qtl.	Compensation
1)	1461	Bakan 1 Shantool 2	2	5/-	10/-
		Pipal 1	1		5/-
		Total	3		15/-

'STRUCTURE'

The structures present in Kh.No.1461 were evaluated by Sn. B.D.Sharma. Assistant Engineer (Valuation) D.A. He has assessed the value to be:

S.No.	Name of owners.	Value.
1)	Sh. Krishan Datt Thakur s/o Dheru Ram.	3930/-
2)	Sh. Chaman Lal s/o Hushan Lal	510/-
3)	Sh. Kesar Mal s/o Karam Singh.	850/-
4)	Smt. Budhwanti wd/o Bansi Dhar.	1900/-
5)	Sh. Bakedev Singh s/o Jagat Singh.	720/-
6)	Sh. Kundan Lal s/o Maha Ram.	1750/-
	G.Total	<u>9660/-</u>

The Assistant-Engineer - I agree with the value determined by the Assistant Engineer and award the same. The Kh.No. stands in the name of the custodian. The owners of structures claim compensation for land as well as structures. All such the compensation will remain in dispute until evidence to show that the structures as well as land belong to the claimants is produced.

'INTEREST'

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

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 taken over. The land will vest entirely in the Government.

Contd....

Compensation for 14 bis. 8 bis
of land @ Rs. 7000/- per bigha.

Addl. Price of structure.

9660-00

Addl. Price of trees.

15. 15-00

Addl. 15% for compulsory acquisition.

Is. 16571-25

G.Total

Rs. 1,27040-25

(Rupees one lakh Twenty seven thousand fourty six
and twenty five Paisa only.

(SHAM KARAN)

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

Announced and filed

92 20

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موسسه تحقیقات و توسعه منابع طبیعی
پایه علمی و پژوهشی

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