

A W A R D.

No. 65/1971-72

Name of villages: Raja Par Kalan.  
Nature of acquisition: Permanent.  
Purpose of acquisition: Remodelling of Bawana Escape  
from R.D. 60250 to 54250 and  
R.D. 47650 to 41630.

These are proceedings for the determination of compensation u/s 11 of the L.A. Act, 1894. Land measuring 1 bigh. 13 bis. situated in village Raja Par Kalan was notified u/s 4, 6 and 17(1) of the L.A. Act, 1894, vide notification Nos. F.15(95)/67-I&H(10), F.15(95)/67-I&H(11) and F.15(95)/67-I&H(111), dated 11.2.70 respectively, for acquisition at public expense for a public purpose namely for Bawana Escape from R.D. 60250 to 54250 and R.D. 47650 to 41630. Notices u/s 9 & 10 of the Land Acquisition Act, were issued to all the persons interested. The claims and objection filed by the persons interested are discussed under the head 'Claims'.

MEASUREMENT.

*Rumar*

The area as given in the declaration u/s 6 is one Bigha 13 biswas which was found correct according to the revenue record and measurement made by the field staff on the spot.

CLASSIFICATION OF LAND.

The details of Khasra Nos. in form 7-A have been prepared under para 55 of the Financial Commissioner's order No.28 which are under:-

| <u>S.No.</u> | <u>Khasra No.</u> | <u>Area.</u><br><u>bigh. bis.</u> | <u>Classification of land.</u> |
|--------------|-------------------|-----------------------------------|--------------------------------|
| 1.           | 500/2             | 0 2                               | G. Abpash.                     |
| 2.           | 501/2             | 0 4                               | do                             |
| 3.           | 502/2             | 0 5                               | do.                            |
| 4.           | 505/2             | 0 5                               | do.                            |
| 5.           | 507/2             | 0 8                               | Jadeed No.2.                   |
| 6.           | 509/2             | 0 1                               | Abpash                         |
| 7.           | 510/2             | 0 4                               | do.                            |

Contd. ....

-:(2):-

|        |       |                      |    |         |
|--------|-------|----------------------|----|---------|
| 8.     | 647/2 | 0                    | 4  | Abpash. |
| 9.     | 648/2 | less than biswa. do. |    |         |
| Total: |       | 1                    | 13 |         |

| Abpash. | G.abpash. | Jadeed Nos. |
|---------|-----------|-------------|
| 0 - 09  | 0 - 16    | 1 - 13      |

The above classification of land has been obtained from the revenue record as per entries of Khasra Girdawri at the time of publication u/s 4. The land owners have not raised any objection regarding the measurement and classification of land in their claims u/s 9 and 10 of the L.A. Act.

POSSESSION:

*Ruma*

The possession of the land measurement 1 big. 13 bis. was taken over and handed over to the department concerned on 4.12.70.

CLAIMS:

In response to the notices u/s 9 & 10 of the L.A. Act, 1894, the following interested persons have filed their claims which are as under:-

| S.NO. | Name of claimant.                      | Kh.No. | Area.  | Rate.                                                                   | Remarks.                                                                                                                                                                                                                                                                                                                                                           |
|-------|----------------------------------------|--------|--------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.    | Sh. Kishan, Amrit<br>Chaman Ss/o Prahl | 507/2  | 0 - 08 | Demanded<br>@ Rs.50/-<br>P.Sq.Yd.<br>+15% Sola-<br>tium 6%<br>interest. | They stated that the land is more fertile yield is about Rs.5000/-per bigha. The land under acquisition is situated about 5 miles and about a mile away from Delhi Ambala main Railway line. They further state that Sh.Kishan has 1/2 share and Amrit and Chaman have equal share in the rest but they failed to produce any evidence in support of their claims. |

Contd.....3.

2. Sh. Bharat Singh 647/2  
Smt. Bhar to, Shilo,  
Prari D/o. Amer Singh  
Dharam Singh ss/o.  
Smt. Kalawati Wd/o  
Sohan through D.S.  
Saini, Advocate.

0 08 Demanded 1) They stated that Bharat Singh Smt. Bhar to and Shila have @ Rs.50/- p.Sq.yd. +15% solatium 6% interest. 2) They said that the land in question is on Delhi Alipur Neral road and about 1 mile from Narela township. 3) The land in question is more fertile and its annual yield is about 5000/- P.B. 4) The said land is situated 5 miles away from Delhi City. 5) This land is more suitable for residential, industries purposes. But they failed to produce any evidence in support of their claims.

3. Sh. Jumna alies. 500/2  
Kishan Lal, Sis 501/2  
Ram Ss/o. Khushia, 502/2  
Bhagwan Dass S/o. 505/2  
Ratia in equal share  
R/o. Vill. Bhor Garh.
- |   |   |       |
|---|---|-------|
| 0 | 2 | -do.- |
| 0 | 4 |       |
| 0 | 5 |       |
| 0 | 5 |       |

Same nature of claim as claimed No. 2.

4. Khecheru, Bhan ta  
Ss/o. Hazari in  
equal share r/o.  
vill. Bhor Garh.
- |       |   |   |     |
|-------|---|---|-----|
| 509/2 | 0 | 1 | do. |
| 510/2 | 0 | 4 |     |
| Total | 0 | 5 |     |

-do-

MARKET VALUE.

*Rumar*

The area of this village is governed under the Delhi Land Reforms Act, 1954, and cannot be used for purposes other than agriculture without the prior sanction of prescribed authority. In order to determine a fair and reasonable market value for the land now under acquisition, sale transactions and the awards drawn up in this village should have been considered. However, whether there is any sale transaction during 5 years prior to the date of the notification u/s 4, nor any land was acquired by the government in this village.

In the absence of any relevant sale deed in the village there is no other alternative except to seek recourse to sale transactions in the adjoining villages which is also a proper method of evaluating

Contd....4.

-(2):-

the market value of the land under acquisition. Village Holambi Kalan is adjacent to village Rajapur Kalan and as such the sale transactions in the former village can be referred to in arriving at the market value. A perusal of the record-of-rights reveals that the following sale transactions took place nearest to the material date:-

| S.No. | Mutation No. | Date of Regn. | Area. |      | Consideration Money. | Average per higha. |
|-------|--------------|---------------|-------|------|----------------------|--------------------|
|       |              |               | high. | his. |                      |                    |
| 1.    | 8/4.12       | 18.2.67       | 9     | 12   | Rs.6000/-            | Rs.625/-           |
| 2.    | 8/4.18       | 9.11.67       | 0     | 10   | Rs.2500/-            | 5000/-             |
| 3.    | 8/4.21       | 16.11.67      | 90    | 13   | Rs.90650/-           | Rs.1000/-          |
| 4.    | 8/4.24       | 7.1.69        | 1     | 05   | Rs.6100/-            | 488/-              |
| 5.    | -            | -70           | -     | -    | -                    | Rs.1000/-          |

Transaction at S.No.2 is not a proper example to evaluate the market value of the land since the land involved in this transaction is small in size and just contiguous to the village abadi. Such a transaction cannot reflect the market value of the land under acquisition which is agricultural in character. Likewise transaction at S.No.4 is not dependable as the local enquiries made by the field staff reveal that the vendee paid a fancy price to obtain the land for getting direct access to his grow<sup>t</sup>. It is no gain-saying that in such a transaction the vendee is always guided by certain considerations, and, therefore, it is never a genuine bargain between a willing buyer and a willing purchaser. Transactions at S.No.1 & 3 can, therefore, only be applied in the assessment of the market value. Out of the two transaction No.3 is a better example since the date of the execution of the sale transaction is nearer to the material date and that a piece of the land under acquisition forms parts of the instant sale transaction. But there is a time gap of a little more than two years between this sale transaction and the material date involved in the instant case of acquisition. Allowing 6% rise due to general rise in prices I fix the market value of the land under acquisition @ Rs.1125/- per higha.

Contd.....5.

SOLATUM:

At the rate of 15% for compulsory acquisition will be payable to the interested persons.

INTEREST:

The interested persons are entitled to get the interest at the rate of 6% per annum on the awarded amount from the date of possession i.e. 4.12.70 to the date of announcement of the award.

LAND REVENUE DEDUCTION:

The land in question is assessed to a sum of Rs.1.29 paise as land revenue. The amount will be deducted from the Khalsa rent roll w.e.f. the date of taking over possession i.e. 4.12.70.

APPORTIONMENTS:

The interested persons shall be paid compensation according to the latest entries in the revenue record of the land. In case of any dispute the payment will be made after any amicable settlement between the parties concerned, failing with the matter shall be referred to the A.D.J. for adjudication. Subject to the above remarks the award is summarised as here under:-

SUMMARY.

- |                                                                            |                                     |
|----------------------------------------------------------------------------|-------------------------------------|
| 1. Compensation for land measuring<br>1 bigha 13 biswas @ 1125/- per bigha | Rs.1856-25                          |
| 2. 15% solatium.                                                           | Rs.278.44.                          |
| 3. Interest @ 6% per annum w.e.f.<br>4.12.70. to 30.3.71.<br>29            | Rs.169. <sup>02</sup> <sub>37</sub> |

Total:

2,303.71 *Rumer*  
Rs.2304.06

( Rupees two thousand three hundred <sup>three</sup> ~~four~~ <sup>seventyone</sup> ~~six~~ paise only)

*Rumer*

*Announced and filed.*

*Rumer*  
30/3/72

*Rumer*  
( PRAMOD KUMAR )  
LAND ACQUISITION COLLECTOR (N).  
DELHI.

कार्यवाही केबजा राजापुर कला तहसील व जिला  
दिल्ली।

आज दिनांक 4-12-70 को जनाब श्री अधिगृहा  
अधिकारी (नरेला) की आज्ञानुसार हमरा श्री अजीत  
सिंह कानूनगो, श्री चर्चवीर सिंह कानूनगो व  
श्री हुक्म चन्द पटवारी रज. रज. आवत देने  
केबजा राजापुर कला ~~के~~ मैके पर पहुँचा। ~~केबजापुर~~  
कला ग्राम की श्री जोन्नाइन में आती है का  
नोटिफिकेशन देका 4 व 6 नम्बर F.15(95)/67-2 R M (11)  
दिनांक 11-2-70 को हो चुका है। और इस पर श्री  
अधिगृहा अधिनियम 1894 की धारा 17(i) भी  
लागू है। मैके पर बाद नियन्त्रण विभाग की ओर  
से श्री रज. आर. गोयल सहायक अभियन्ता व  
श्री आर. सी. मनचन्दा S.O सा हब बाद नियन्त्रण  
विभाग हाजिर मिले।

मैके पर रजसरा नम्बरान 500/2 - 501/2  
502/2 - 505/2 - 507/2 - 509/2 - 510/2 - 647/2  
0-5 0-5 0-8 0-1 0-4 0-4  
648/2 - कुल क्षेत्रफल 1 बिघा 13 बिस्वे का  
(कम-अज बिस्वा)

केबजा वाकई सहायक अभियन्ता बाद नियन्त्रण  
विभाग को दिखा गया। मैके पर इस रकबे  
पर ~~जोन्नाइन~~ की मिट्टी पड़ी हुई है। जिसके चारों  
ओर घुमा कर व निशान देई देकर वाकई  
केबजा दिया गया। केबजे के दौरान किसी  
प्रकार की कोई कठिनाई नहीं आई और जिसकी  
मुनादी ऊँची आवाज से गाँव व मैके पर  
देवानन्द चपड़ासी द्वारा कराई गई।

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पटवारी हलका भाके पर उपस्थित नहीं मिला  
 बवजह सरकारी कार्य होने के कारण ।  
 कार्यवाही कब्जा मुकमल हो चुकी है ।  
 इस की रक नकल पटवारी हलके के  
 पास रिकार्ड में अमलदरामद करके देहें  
 भेज दी गई है । रक नकल श्री रसमदार  
 गोयल सहायक अभियन्ता बाढ़ नियंत्रण  
 विभाग को दे दी गई ।

प. म. मण्डल

अ. रसमदार  
 (अ. रसमदार)

Hukam  
 Pt. L. A.  
 4/12/70

Dugar  
 Kgo. L. A.  
 4/12/70

Lairi Ram Sharma  
 N. T. (L. A.) 4/11/70

SPC  
 4/12/70  
 AC (ALP)

PCB  
 4/12/70  
 (P.C. MANCHANDA)

DELHI ADMINISTRATION: DELHI

NOTIFICATION

Dated the 11 February, 1970

No. T.15(95)/67-L&H(i):- Whereas it appears to the Lt. Governor, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose, namely, for Bawana Escape from S.D. 50250 to 54250 and S.D. 47650 to 41630, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1924, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Lt. Governor 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 Lt. Governor being of the opinion that provisions of sub-section (i) 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

| Village or Locality | Total Area |      | Field Nos. or Boundaries |                                                                                                                                                                                 |
|---------------------|------------|------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | Bis.       | Bis. | Rect. No.                | Killa Nos.                                                                                                                                                                      |
| Khora Kalan         | 0          | - 14 | 3                        | 4 min, 7 min, 8 min.                                                                                                                                                            |
| Shahpur Garhi       | 0          | - 06 | 20                       | 21 min, 22 min, 23min, 31min.                                                                                                                                                   |
| Sanoth              | 4          | - 02 |                          | Field Nos. 1137 min, 1146min, 1147min, 1170min, 1171/2min, 1182 min, 1183min, 1188min, 1189min, 1190min, 1191 min, 1192 min.                                                    |
| Razapur Kalan       | 1          | - 13 |                          | Field Nos: 500 min, 501 min, 502 min, 505 min, 507 min, 509 min, 510 min, 647 min, 648 min.                                                                                     |
| Bhor Garh           | 1          | - 16 |                          | Rect. No. 64: Killa Nos. 11 min, 12/1min, 12/2 min, 17 min, 18 min, 19 min, 20 min, 23 min.<br>Rect. No. 65:- Killa Nos. 7 min, 15 min                                          |
| Holambi Kalan       | 5          | - 00 |                          | Rect. No. 2: Killa Nos. 9 min, 10 min, 13 min, 14 min, 16 min,<br>Rect. No. 3: Killa Nos. 7 min, 13 min, 14 min, 15 min.<br>Rect. No. 4: Killa Nos. 24 min, 25/1 min, 25/2 min. |

contd...2/-



Rect.No.9: Killa Nos. 10 min, 11/1 min, 11/2 min, 12 min, 19 min, 20 min.

Rect.No.10: Killa Nos. 1 min, 2 min, 3 min, 4 min, 6 min, 7 min, 8 min, 14 min, 15 min,

Holambi Khurd 1 - 17 Field Nos: 222 min, 223 min, 226 min, 227 min, 231 min, 232 min, 234 min, 245 min, 247 min, 250 min, 251 min, 253 min, 254 min.

Ali Pur 9 - 11 Field Nos. 959 min, 967 min, 968/1 min, 968/2 min, 969 min, 971 min, 973 min, 974 min, 1116 min, 1121 min, 1123 min, 1125 min, 1127 min, 1131 min, 1132 min, 1133 min, 1138 min, 1139/1 min, 1139/3 min, 1141 min, 1142 min, 1147 min, 1148/1 min, 1148/2 min, 1154 min, 1155 min, 1160 min, 1161 min, 1166 min, 1167 min, 1170 min, 1171 min, 1193 min, 1195 min, 1248 min, 1264 min, 1265 min, 1266 min, 1306 min, 1307 min, 1308 min, 1309 min, 1310 min, 1345 min, 1346 min, 1349 min, 1350 min, 1375/1 min, 1375/2 min, 1376 min, 1388 min, 1389 min, 1390 min, 1393 min.

By order,

sd/-

( I.K. SURI )  
DEPUTY SECRETARY (LAND & BUILDING)  
DELHI ADMINISTRATION: DELHI.

No.F.15(95)/67-L&H(1) . Dated the 11 February, 1970.

Copy forwarded to the:-

1. Public Relations Department (in duplicate), for publication in part IV of the Delhi Gazette.
2. The Land Acquisition Collector(N), Tis Hazari, Delhi with reference to his letter No.14645-46/LAB, dated 29.1.1970.
3. The Executive Engineer, Flood Control & Drainage Division No.II, Saraswati Bhawan, Connaught Place, New Delhi with reference to his letter No.EE/II/T/5(483)/787 dated the 28th January, 1970.

sd/-

( I.K. SURI )  
DEPUTY SECRETARY (LAND & BUILDING)  
DELHI ADMINISTRATION: DELHI.

DELHI ADMINISTRATION: DELHI

NOTIFICATION

Dated the February, 1970

No.F.15(95)/67-LAW(14):- Whereas it appears to the Lt. Governor of Delhi, that land is required to be taken by Government at the public expense for a public purpose namely for Bawana Escape from R.D.60250 to 54250 and R.D.47650 to 41630, it is hereby declared that the land described in the specification below is acquired 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

| Village or Locality | Total Area |       | Field Nos. or Boundaries |                                                                                                                                    |
|---------------------|------------|-------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------|
|                     | Hrs.       | Mins. | Regl. No.                | Killa Nos.                                                                                                                         |
| Khera Kalan         | 0          | - 14  | 5                        | 4 min, 7 min, 8 min,                                                                                                               |
| Shahpur Garhi       | 0          | - 06  | 20                       | 21 min, 22 min, 23 min, 24 min,                                                                                                    |
| Sanoth              | 4          | - 02  |                          | Field Nos. 1137 min, 1140 min, 1141 min, 1170 min, 1171 min, 1182 min, 1183 min, 1184 min, 1185 min, 1186 min, 1187 min, 1188 min. |
| Rasapur Kalan       | 1          | - 13  |                          | Field Nos: 500 min, 501 min, 502 min, 503 min, 507 min, 508 min, 510 min, 547 min, 548 min.                                        |
| Rhor Garh           | 1          | - 16  | Regl. No. 64             | Killa Nos. 11 min, 12 min, 13 min, 17 min, 18 min, 19 min, 20 min, 23 min.                                                         |
| Holambi Kalan       | 5          | - 00  | Regl. No. 62             | Killa Nos. 7 min, 15 min                                                                                                           |
|                     |            |       | Regl. No. 3              | Killa Nos. 9 min, 10 min, 13 min, 14 min, 16 min,                                                                                  |
|                     |            |       | Regl. No. 2              | Killa Nos. 7 min, 13 min, 14 min, 15 min.                                                                                          |
|                     |            |       | Regl. No. 4              | Killa Nos. 24 min, 25 min, 25/1 min.                                                                                               |

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Rest. No. 9: Killa Nos. 10 min, 11/1 min, 11 min, 12 min, 13 min, 14 min, 15 min.

Rest. No. 10: Killa Nos. 1 min, 3 min, 3 min, 4 min, 6 min, 7 min, 8 min, 14 min, 15 min.

Holambi Khurd 1 - 17

Field Nos: 222 min, 223 min, 226 min, 227 min, 231 min, 232 min, 234 min, 245 min, 247 min, 250 min, 251 min, 253 min, 254 min.

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Field Nos. 989 min, 987 min, 988/1 min, 989 min, 999 min, 971 min, 973 min, 974 min, 1115 min, 1121 min, 1123 min, 1125 min, 1127 min, 1131 min, 1132 min, 1133 min, 1138 min, 1139/1 min, 1139/3 min, 1141 min, 1142 min, 1147 min, 1148/1 min, 1148/2 min, 1154 min, 1155 min, 1160 min, 1161 min, 1166 min, 1167 min, 1170 min, 1171 min, 1193 min, 1195 min, 1249 min, 1264 min, 1265 min, 1266 min, 1306 min, 1307 min, 1308 min, 1309 min, 1310 min, 1345 min, 1346 min, 1349 min, 1350 min, 1375/1 min, 1375/2 min, 1376 min, 1382 min, 1389 min, 1390 min, 1393 min.

By order,

sd/-

( I.K. SURI )  
DEPUTY SECRETARY (LAND & BUILDING)  
DELHI ADMINISTRATION: DELHI.

No. 15(95)/67-LAH(1).

Dated the 11 February, 1970.

Copy forwarded to the:-

1. Public Relations Department (in duplicate), for publication in part IV of the Delhi Gazette.
2. The Land Acquisition Collector(N), Tis Hazari, Delhi with reference to his letter No. 14845-48/LAB, dated 29.1.1970.
3. The Executive Engineer, Flood Control & Drainage Division No. II, Saraswati Bhawan, Connaught Place, New Delhi with reference to his letter No. EE/II/7/5(483)/787 dated the 28th January, 1970.

sd/-

( I.K. SURI )  
DEPUTY SECRETARY (LAND & BUILDING)  
DELHI ADMINISTRATION: DELHI.

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