

AWARD NO. 1272.

Name of the village:

Basai Dharapur.

Nature of Acquisition:

Permanent.

This is a case for acquisition of land in village Basai-dharapur required by the Government at the public expense for a public purpose namely for the Interim General Plan for the Planned Development of Delhi. A declaration to this effect was made vide notification No.F. 15(84)/57-LSG dated 9-9-57. The substance of the notification was given due publicity in the locality inviting objections. The objections were heard and a report was made to the Delhi Administration along with Objections in original. The area is being acquired from time to time as the necessity arises. In the original notification about 3000 acres of the area was sought to be acquired. A declaration under section 6 of the Land Acquisition Act regarding the area which is a subject matter of this award was made vide notification No.F.15(238)/60-LSG dated 31-7-61. The substance of this notification was given due publicity under section 9(1) of the Land Acquisition Act inviting claims from all the interested persons. Notification under section 9(3) and 10(1) were also served upon most of the interested parties. They have generally responded to the notices under section 9 and 10 of the Land Acquisition Act.

MEASUREMENT & OWNERSHIP.

According to the notification under section 6 of the Land Acquisition Act, the total area to be acquired was 210 acres. Some of the area under acquisition was notified under the old khasra numbers in the notification. Most of the khasra numbers in notification were in parts. By further measurements made on the spot, it is found that the total area to be acquired comes to 205 acres and not 210 acres. This difference of 24 bighas is much but the area is also very much and there were many khasra numbers which were notified in parts. The objections of the land owners regarding measurements were heard and the corrections have been made. The final correction has been accepted by the land owners. The measurement is thus held to be correct at 983 bighas and 19 biswas. In this area there is an unapproved Janta Colony on which some plots have

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been constructed. The Municipal Corporation was requested to make assessments of these constructed parts. Inspite of several reminder-s and waiting for more than one moth, the estimated price of the constructions has been received. The award regarding this area will be made afterwards, when the estimated prices are received from the Municipal Corporation. The details of the area about which the award is to be made afterwards area as given below.

<u>Khasra No.</u>	<u>Area.</u>	
	Bigha	Bigha-Biswa
1962/1	0	17
1962/2	11	13
1962/3	11	45
1962/4	11	18
1962/5	35	5
1965	27	14
2154/1	1	18
2154/2	1	18
	102	8

After deducting this area from the total area of 983 bighas and 19 biswas, the area which is a subject matter of this award remains 881 bighas and 2 biswas. The area has been divided into three blocks. In Block I is based the area which is near the crossing of Ring Road and the Nazafgarh Road and is on high level. In Block B is placed the area which is away from the crossing and low lying. In block C is placed the area which is very low lying & which has been dug out for Brick-kilns and away from any road. The ownerships of the land under acquisition is given below according to the Revenue Record.

Sl.No.	Name of the owner	Khasra No.	Area		Name of Block	Claim made.
			Bigh.	Bis.		
1.	Bhagirath, Belkishan	2518/862				Rs. 15/- per
	Har Suroop, Ranshingh	etc./1				sq.yd.
	Corporation (Khal) share	to 7/2.	19	6	A, B, C.,	C 1 - 5
	(C), Kishan, n s/o					B, 15 - 19
	1/4, Mohar Singh					E 2 - 2
	s. Randa, 1/4 Mauha s/o Charita,					
		2517/1896	2	5	B	
		2515/1955	38	14	B	
		2512/1956	3	11	A, B	A 3 - 5
						B 0 - 6

2516/1958	1	-	0	B
1955	0	-	5	B
1877min	2	-	4	B
2483/1886	2	-	1	B
1941	0	-	16	B
1639	6	-	14	B
1641/2	5	-	18	B
2478/1863/2	3	-	1	C
1877min	7	-	0	B
1649/2	4	-	5	B
1642	7	-	7	B
2485/1888	1	-	5	B
	105	-	12	

2.. Rattan Chand s/o Moti Caste Sood.	2518/1862 etc./1 to 7/2	2 - 10	A	Claimed Rs. 40/- per sq.yd.
	2497/1929/1	5 - 13	A	

Note:- He has stated that he has sold 290 sq.yds. of land to Shm. Chanan Kaur, Kishan Kaur, & Kesar Kaur for Rs. 5000/-, and another piece of 272 sq.yds. to Sh. Harnam Singh s/o Lakhan Singh for Rs. 4000/-.

3. Ram Phal s/o Lal Singh	1911 1872	1 - 14 1 - 6 3 - 0	C B	Claimed Rs. 15/- per sq.yd.
4. Yad Ram s/o Nihal 1/2, D.L.F. Housing Company 1/2.	2094	0 - 14	A	made a claim of Rs. 15/- per sq.yd.
5. Bhola s/o Mohan	2493/1904	1 - 1	C	-do-
6. D.L.F. (Amar Singh and Shadi Ram, Raghbir Singh, Balbir Singh sons of Prabhu having share in shamlat only.)	2091 & 2093	4 - 14 0 - 13	A	Rs. 15/- per sq.yd.
7. Amar Singh, Shadi Ram, Raghbir Singh, Balbir Singh sons of Prabhu.	1912	1 - 10	C	-do-

Note: Shm. Thakri widow of Pribhu also made a claim for this Khasra number.

8. Ram Phal s/o Lal Singh, Yad Ram s/o Nihal, Bhola s/o Mohan, Amar Singh Shadi Ram, Raghbir Singh, Balbir Singh ss/o Prabhu, Budhi s/o Ranjit.	2518/1862 etc. 10	3 - 8	C	-do-
9. Budhi s/o Ranjit.	1910/2 1869	0 - 5 0 - 14	C B	-do-
	2518/1862 etc./8	1 - 16	B	
	2492/1903	0 - 16	C	
	1873	2 - 1	B	
	2518/1862 etc./9	0 - 11 6 - 3	C	

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10. D.L.F. without share in Shamlat.	2001	4 - 0	B	Rs. 15/- per sq. ud.
	2002	4 - 4	B	
	2003	2 - 19	B	
	2012	3 - 17	C	
	2013	$\frac{4 - 15}{19 - 15}$	C	
11. Ram Kishan, Ram Saran sons of Kehri	1913	3 - 3	C	Claimed Rs. 15/- per sq. yd.
	2518/1862 etc./11.	$\frac{1 - 5}{4 - 8}$	B	
12. Munna s/o Hira.	1914/2	1 - 15	C	-do-
	2490/1902	0 - 4	C	
	2491/1902	0 - 1	C	
	2518/1862 etc./12	$\frac{2 - 3}{4 - 3}$	C	
	2005	2 - 19	B	
13. D.L.F. without share in Sham Lat	2092	$\frac{1 - 4}{4 - 3}$	A	-do-
	2488/1899	2 - 15	C	
14. Ram Kishan, Ram Saran sons of Kehri. (equal share) 1/2, Munna s/o Hira 1/2.	2518/1862 etc./13	0 - 19	B	-do-
	2518/1862 etc./14	0 - 1	B	
	1871	$\frac{3 - 15}{2 - 3}$	B	
		5 - 18		

Note:- Munna has sold his share to D.L.F. out of Khasra No. 1871.

15. Ram Phal etc. at Khewat No. 157/497, 501, & 502 at Sl. No. 15 of Statement B.	2486/1894	10 - 12	A	5-0, B 5-12.
	1897	3 - 3	B	
	2513/1956	6 - 3	A	3-3, B 3-0
	2514/1957	6 - 0	A	3-0, B 3-0
	2489/1901	0 - 11	B	Claimed Rs. 15/- per sq. yd.
	1900	0 - 8	B	
	2518/1862 etc./15	0 - 4	B	
	2518/1862 etc./16	16 - 10	A	2-10, B 14-0
	2518/1862 etc./16	2 - 10	B	
	2518/1862 etc./17	$\frac{0 - 3}{46 - 4}$	B	contd.....5

16.	Ram Phal etc. at Khewat No. 157/499, 501, 504 and 505 at Sl. No.16 of Statement B. 5/12,D.L.F.7/12	1961	39 - 4	C	Claimed Rs.15/- per sq.yard.
		2004	0 - 9	B	
		2006	0 - 8	B	
		2010	0 - 13	B	
		2011	0 - 7	B	
		2007	0 - 9 <u>41 - 8</u>	B	
17.	Ram Chander, Rama Nand, Hari Singh, Chhote Lal, s/o Bulaqi	2484/1887	1 - 18	B	-do-
		1916	2 - 6	C	
		1898	6 - 0	B	
		2570/1870	1 - 3	B	
			<u>11 - 7</u>		
18.	D.L.F. without share in Shamlat.	2008	4 - 10	B	-do-
19.	Banwari s/o Pershadi	2009	7 - 18	C	-do-
		1917	4 - 12	C	
		1918	5 - 3	B	
		2571/1870	2 - 17	B	
		1915/2	1 - 0	C	
		2000	2 - 3 <u>25 - 13</u>	B	
20.	D.L.F. without share in Shamlat.	2095	9 - 0	A	-do-
21.	Ram Chander, Rama Nand, Hari Singh Chhote Lal, s/o Bulaqi equal share 1/2, Banwari s/o Pershadi 1/2.	2511/1954	4 - 15	B	-do-
		2518/1862 etc/20	1 - 1	B	
		2518/1862 etc./19	4 - 17	A	
		2518/1862 etc./21	0 - 13 <u>11 - 6</u>	B	
22.	DLF without share in Shamlat.	1959	23 - 2	A 2-2, B 21-Q,	-do-
23.	Joint Khewat No. 162/529 as per details as Sl.No.22 in statement B.	1895	0 - 6	B	-do-
	Beg Ram s/o Ramji Lal	1820/2	0 - 17	C	-do-
	1/4, Prem Ram s/o Unreo	1818	3 - 7	C	
	Singh, 3/4		<u>4 - 4</u>		

25.	Bhagwan Lal s/o Bhagwana	1819	1	-	18	C	Claimed @ Rs.15/- per sq.yd. for all his field numbers.
		1822	2	-	10	C	
			4	-	8		
26.	Lal Singh, Ram Kishan Mahar Chand, ss/o Tilak Ram 1/2, Tek Chand s/o Keiri 1/2.	1821/2	2	-	3	C	Claimed Rs.15/- per sq.yd.
27.	Chhater Singh, Rattan Lal ss/o Surat Singh 1/2, Chhote Lal, Ram Lal, Shiv Charan, ss/o Ghasita, (equal share 1/2)	1816/2	4	-	17	C	-do-
		1817	4	-	13	C	
			9	-	10		
28.	Beg Ram s/o Ramji Lal Prem Raj s/o Umrao Singh (in equal share)	1820/1	2	-	14	C	-do-
		1824/2 min	3	-	5	C	
			5	-	19		
29.	Mohan s/o Bhagwana	1823/2	2	-	10	C	-do-
		1824 min	1	-	4	C	
			3	-	14		
30.	Beg Ram son of Ramji Lal at Sl. No.30 in Statement B (Khewat No.172min-617)	1963	0	-	4	B	-do-
31.	Chhote Lal s/o Bharta, Mangat Ram s/o Sunder Ram (in equal share)	1838	1	-	4	B	
		1830/2	4	-	18	C	
		1709	0	-	18	B	
		1969	1	-	4	C	
		1971	2	-	5	C	
			10	-	9		
32.	Bhagwana etc. at Khewat No.176/646 in Statement B.	1973	1	-	18	C	-do-
		1713/2	0	-	3	B	
		1714	1	-	3	B	
		1837	1	-	9	B	
			4	-	13		
33.	Dalip Singh s/o Shaker	1829/2	1	-	9	C	-do-
		1839	3	-	0	B	
		1828	2	-	14	C	
		1981	4	-	10	B	
		1982	4	-	6	B	
		25004/1936/1/0	-	-	2	A	
		1967	1	-	5	C	
		1972	1	-	18	C	
		1975	2	-	2	C	
			21	-	6		

Claimed Rs.15/-
per sq.yd.

		1711/2	0	-	2	B	Claim Rs. 15/- per sq. yd.
		1860	2	-	0	C	
		2518/1862 etc	0	-	17	C	
		24					
		2518/1862					
		etc./25/2	3	-	4	C	
			29	-	10		
		1842min	0	-	9	B	
			29	-	19		
43.	Chhote [redacted] at Khewat [redacted] 5/100	1884	11	-	0	B	
	at [redacted] [redacted] [redacted]	1886	13	-	11	C	-do-
	store [redacted]		24	-	11		
44.	Late Ram s/o Hira Singh 1/2 share [redacted] Bal Kishan s/o Raja Ram (equal share 1/2)	2477/1862/2	4	-	14	C	-do-
		1883	2	-	18	B	
		1851	5	-	8	B	
		1885/2	3	-	18	B	
			5	-	18		
45.	Abhej [redacted] Ram Jas	2180/1865	0	-	17	C	-do-
		1844/1	0	-	3	B	
		1689/1	4	-	13	B	
		1848	2	-	16	B	
		1850	2	-	8	B	
		1687/2	0	-	8	B	
		1921/1	0	-	12	A	
		2518/1862 etc./28/2	7	-	13	C	
			14	-	9	A	
		1938/1	14	-	9	A	A 8-0 B 6-0
			31	-	19		
46.	Late Ram s/o Hira 1/4 share Chand & Bal Kishan s/o Raja Ram (equal share 1/4) Abhej [redacted] s/o Ram das 1/2	1919	6	-	8	A	-do-
47.	Ram s/o [redacted] Derman Bal s/o Bhagwan Dass (equal share 1/3) Dhan Singh s/o Ganga Sahai [redacted] Nehal Singh [redacted] Nath Chet Ram, Bhawar Singh s/o Baldev Singh 1/3	1838/1	2	-	10	B	-do-
		1872/2	4	-	10	B	
		1884/1	0	-	13	B	
			7	-	13		
48.	Raja Ram etc. at Khewat No. 190/190 R. Al. No. 48 in statement B.	1849	2	-	19	B	-do-
49.	Har Singh s/o Prabhu, Khewat [redacted] Krishan Lal (equal share 3/5) Dhan Singh s/o [redacted] Lal, Raghu Nath s/o Mohan 2/5.	2518/1862 etc./30/32/2	5	-	12	C	-do-

		1831	1	-	0	C	Claimed Rs. 15/- per sq.yd.
		1832	0	-	13	C	
		1834	1	-	5	C	
		2494/19080 2	2	-	1	C	
		1836	2	-	10	C	
		1854	1	-	5	B	
		1686/2	0	-	16	B	
		1726/3	0	-	5	B	
		1726/1	0	-	1	B	
		1846	0	-	4	B	
		1847	0	-	15	B	
		1833	1	-	0	C	
		1845	1	-	5	B	
		1853	1	-	3	B	
		1888	10	-	16	B	
			21	-	16		
50.	Kirpa Ram s/o Fateh 1/2, Sohan Lal, Mohan Lal sons of Hari Ram 1/2.	2518/1862 etc./34	4	-	16	C	Claimed Rs. 15/- per sq.yd.
		1852	2	-	19	B	
		1727/2/2	1	-	8	B	
		1835	1	-	4	C	
		1844	0	-	18	B	
			8	-	5		
51.	Beg Ram Ram Swroop Brahma Chand sons of Bansi (equal share)	1885	1	-	3	B	-do-
			1	-	14	B	
			2	-	17		
52.	Raja Ram s/o Gopal	1884	1	-	8	B	
		1873/1	0	-	12	B	
			2	-	0		
53.	Beg Ram, Ram Swroop, Brahma Chand sons of Bansi 1/2, Raja Ram s/o Gopal 1/2.	1874	2	-	16	B	-do-
54.	Shmt. Shib Dei widow of Ram Swroop, Ram Chander, Sunder Lal sons of Bhagwan Das (equal share).	2518/1862 etc./35	0	-	5	B	-do-
55.	Risal s/o Gokal	2482/1882	5	-	0	B	-do-

56.	Sham Lat Thok Budha Hari Singh etc. at Khewat No. 203/791 at Sl. No. 56 in Statement B.	1867	10 - 17	B	Claim Rs. 15/- 286 sq. yd.
		1855	0 - 18	B	
		1875	0 - 7	B	
		1856	0 - 13	B	
		1843	0 - 11 13 - 6	B	
57.	D.L.F. share 7007 Shmt. Shib Dei widow of Ram Swroop, Ram Chander, Sunder Lal sons of Bhagwan Das (equal share) 57 shares.	1857	24 - 4	B	-do-
58.	Ram Lubhaya Munga s/o Babu Das Mal (3532 share) Yuv Raj Munga s/o Ram Lubhaya 3475 share Mst. Shib Devi widow of Ram Swroop Ram Chander, Sunder Lal sons of Bhagwan Das (equal share 57 shares.	2152	1 - 7	A	-do-
59.	Joint owners at Khewat No. 205/800 Ram Swroop, Beg Ram etc. at Sl. No. 59 in Statement B.	1868	0 - 6	B	-do-
60.	Dina, Chuni sons of Bhiku (equal share)	1924/1	0 - 7	A	-do-
		2509/1947	0 - 10	A	
		2510/1947	0 - 4	A	
		1948/1	2 - 11	A	
		1949/1	0 - 11	A	
		2126	11 - 14	A	
		2128	5 - 12	A	
		2130	2 - 19	A	
		2136	1 - 6	A	
		2138	4 - 1	A	
		2146	3 - 18	A	
		2148	3 - 6	A	
		2149	3 - 10	A	
		2156	2 - 3	A	
		2667/1647	2 - 3	B	
		1649	2 - 16	B	
		1654	5 - 0	B	

		1654	5	-	0	B	
		2134	4	-	2	A	
		2151	4	-	16	A	
		2912/1655	3	-	5	B	
		1646/1	2	-	5	B	
		1653	2	-	3	B	
		1651/2	0	-	5	B	
		2668/1647/1	0	-	16		
		2911/1655/1	1	-	18	B	
		2132	10	-	12	A	
		2940	1	-	18	B	
		1942	1	-	0	B	
		2518/1862 etc./36	0	-	15	B	
		2518/1862 etc./37	0	-	2	B	
			87	-	8		
61.	Jodh Singh s/o Arjan Singh without share in shemlat	2143/1	1	-	14	A	Claimed Rs. 55/- per sq.yd.
62.	Prithi, Pem Raj sons of Dewen (equal share)	1943	0	-	11	B	-do-
		1939	2	-	11	B	
		2507/1945	0	-	5	A	
		2508/1945	0	-	7	A	
		2133	2	-	18	A	
		2137	4	-	5	A	
		2155	1	-	19	A	
		1648	6	-	6	B	
		1650/2	0	-	5	B	
		2518/1862 etc./38	0	-	11	A	
			20	-	5		
63.	D.L.F.	2139	7	-	0	A	-do-
		2145	3	-	3	A	
		2147	1	-	10	A	
			11	-	13		
	Chhater Singh, Rattan Lal sons of Surat Singh (equal share 1/2, Ghasita s/o Khushi Ram 3/8, Chhote Lal, Ram Dass, Shib Charan sons of Ghasita 1/8.	2889/2140	3	-	0	A	-do-
		2907/2603/ 1670/2	1	-	12	B	
			4	-	12		

65	Mohan Lal s/o Bhagwana	2980/2140	1 - 10	A	Claimed Rs. 15/- per sq.yd.
		2144	1 - 10	A	
		2908/2603/ 16702.	1 - 12	B	
			4 - 12		
66.	Ram Swroop Begh Ram etc. at Khewat No. 213/829, 834min Sl. No. 66 in Statement B.	1952/1	1 - 4	A	-do-
67.	D.L.F. 1/2, (without share in Sham Lat), Bidhi s/o Ranjit 1/4, Bhagirath, Balkishan, Harswaroop, Ran Singh, Har Pal, sons of Chanda (equal share total 1 share) Khushi Ram s/o Cheta 1 share) Mohar Singh s/o Nanda 2 share of 1/4.	2129	6 - 2	A	-do-
		2131	2 - 19	A	
		2604/1670	5 - 4	B	
		1946	1 - 2	A	
			15 - 7		
68.	D.L.F.	2150	2 - 16	A	Rs. 15/- per sq.yd.
		2153	2 - 1	A	
		2505/1944	0 - 11	A	
		2142/1	2 - 0	A	
		2127	12 - 5	A	
			19 - 13		
69.	Prithi, Pem Raj sons of Dewan (equal share).	1652/2	0 - 4	B	-do-
		1656/2 ✓	1 - 9	B	
		1669/1	2 - 8	B	
		2085	2 - 3	B	
		2135	3 - 19	A	
		1953/1	3 - 15	A	
			13 - 18		
70.	Sham Lat Thok Jogiware, Bhagirath etc. at Khewat No. 216/851/857 at Slt. No. 70 in Statement B.	1920/1/2	7 - 1	C	-do-
		1922/1	0 - 3	A	
		1937	8 - 8	A	
		2141	12 - 12	A	
			28 - 4		
	Vacant Property s/o Custodian.	2052/1	7 - 14	B	-do-
		2433/2052/1	0 - 6	B	
			8 - 0		

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'A'	220 - 17
'B'	437 - 6
'C'	222 - 19
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	881 - 2
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CLAIMS & EVIDENCE.

As already stated under the head 'Measurement & Ownership' almost all the claimants have demanded compensation @ Rs.15/- per sq.yd.

In evidence, the D.L.F. has produced copies of four sale-deeds with respect to the plots situated in their colony named Rajauri Gardens. They have stated that this colony is situated just on the opposite side of the land which is being acquired. The details of the sales are given below:-

Registra- tion No.	Date of Regi stration.	Plot No.	Area in sq.yd.	Amount	Average. per sq.yd.
1409	20-5-57	A2/31	274.2	Rs.5000/-	Rs.18.19
935	9-4-57	B10/16	189	Rs.4819.50	Rs.25.50
854	29-3-57	J2/20	175.1	Rs.4500/-	Rs.25.69
1427	21-5-57	H/23	267.7	Rs.6500/-	Rs.24.28
			<hr/>	<hr/>	<hr/>
			906	Rs.20819.50	Rs.22.97

From the above statement, it is clear that the price of the developed plots was about Rs.23/- per sq.yd. on the relevant date i.e. 9-9-57. The situation of the Rajauri Garden is better than the area under acquisition. For arriving at the Market Value of the land of undeveloped land, the rate of sale of plots in a developed colony is not a reasonable way. The D.L.F. were purchasing land in the area which is under acquisition at the time of notification under section 4 of the Land Acquisition Act. There are many transactions available showing the price at which the undeveloped land was purchased. These transactions are a true indication of the market value of the land on the relevant date rather than the rates of the plots in the developed Colony of Rajauri Garden. If sale-value of undeveloped land is not

av Available then we may adopt the procedure of finding the rate of plots in the adjacent colonies and then deducting the development charges, coloniser's profit etc. But in the present case, there is no necessity to arrive at the Market Value in this way because the rate of undeveloped land in the area which is being acquired are available.

Shrimati Parbati Devi has produced in evidence her own sale-deed by which she purchased 147 sq.yds. of land for Rs.2500/- yielding an average of Rs.17/- per sq.yd. This transaction is of 12-5-58 and after the date of notification under section 4 of the Land Acquisition Act. Moreover she has stated that the land has been levelled and Service lanes and drainage has been laid down on the plot which she has purchased. I think that the claimant has not seen the plot herself even before purchasing it. It is totally a Banjar area with no development on it. This transaction being much after the relevant date and also purchased under wrong facts, is not reliable for arriving at the Market Value of the land under acquisition. The D.L.F. has produced a statement showing some khasra numbers purchased by them before the relevant date claiming that the compensation regarding this khasra number should be given to them. But they very conveniently forgot to indicate the purchase piece.

From the above evidence it is clear that no relevant evidence has been produced by the claimants to arrive at the Market Value on the relevant date.

MARKET VALUE.

The land under acquisition is situated near the Village Basai Dharapur from where the Ring Road and the Hazafgarh Road pass. This land is situated on the Western Side of the D.L.F. Colony of Rajauri Gardens. There is no doubt that the land has got potential value as building site. From the agricultural point of view the rent of the land cannot be more than Rs.50/- per bigha as it is not good from the agricultural point of view. Capitalising the rent for a period of 20 years, the value of the land according to agricultural basis comes to Rs.1000/- per bigha. Since the land has got the potential value for building purposes, therefore, the transactions of the undeveloped area which is going to be acquired, were for much higher sum than the agricultural land. The transactions which place in the price of the potentiality as building site in
contd.....16

the sale-value. As a matter of fact, the D.L.F. was purchasing huge amount of land in the area which is being acquired near about the relevant date for developing the colony in that place. The details of the transactions available in the Mutation Register during the year 1957, before the relevant date are as given below:-

Sl.No.	Mutation No.	Date of registration.	Parties.	Khasra No.	Area sold Big. Bis.	Sale-Value.	Average per big.
1.	2274	20-5-57	Amer Singh I/F D.L.F.	2006 etc.	3 - 11	9500/-	2676/-
2.	2275	20-4-57	Prabhu I/F D.L.F.	2073 "	4 - 12	14000/-	3043/-
3.	2276	17-4-57	-do-	2068 "	18 - 17	58000/-	3023/-
4.	2588	20-2-57	Sham Lal Thok I/F DLF	1857,1960	57 - 18	182000/-	3143/-
5.	2278	7-3-57	Kripa Ram I/F D.L.F.	2185 "	6 - 7	19000/-	2992/-
6.	2278	24-4-57	Bhenwer Singh I/F D.L.F.	1880 "	17 - 6	50000/-	2890/-
7.	2287	9-5-57	Shiv Sahai I/F D.L.F.	1881 "	17 - 15	68000/-	3831/-
8.	2288	11-5-57	Ram Parshad I/F D.L.F.	2114 "	8 - 6	32000/-	3855/-
9.	2289	4-5-57	Ram Swroop I/F D.L.F.	2114 etc.	8 - 5	60000/-	7272/-
10.	2440	30-4-57	Ram Chander I/F D.L.F.	1600,1602	7 - 19	16000/-	2013/-
11.	2268	1-2-57	Tara Chand I/F D.L.F.	2059 etc.	11 - 10	24000/-	2087/-
12.	2269	12-2-57	Abhey Ram I/F D.L.F.	2058 "	34 - 11	72000/-	2084/-
13.	2270	28-2-57	Abhey Ram I/F D.L.F.	2056 "	38 - 1	100000/-	2628/-
14.	2271	28-2-57	Lehri I/F D.L.F.	2001 "	30 -	82000/-	2693/-
15.	2272	16-4-57	Rama Nand I/F D.L.F.	2096 "	32 - 18	90000/-	2735/-
16.	2273	16-4-57	Munna I/F D.L.F.	2089 "	29 - 18	80000/-	2675/-
17.	2291	28-2-57	Ram Lal I/F Mehar Singh.	2094	0 - 7	1000/-	2857/-
					328 - 10	956500/-	3000/-

There are 17 transactions and the D.L.F. has purchased land

from various land holders. It is safe to collect from the above data that the price during the year 1957 before the relevant date was approximately Rs.3000/- per bigha for the average kind of land. The statements have been very little helpful in finding out as to what price they paid for better kind of land and what for low-lying land. Most of the transactions involved good and bad areas together. I, therefore, conclude that the sale-price of average kind of land i.e. 'B' block was Rs.3000/- per bigha. The price of 'A' kind of land should be higher than the average price of 'B' and that of 'C' kind of land should be lower than that of 'B'. I consider a difference of Rs.500/- either way reasonable to arrive at the Market Value of the land of each type. I, therefore, think that the price 'A' kind of land should be Rs.3500/- per bigha, 'B' kind of land Rs.3000/- per bigha and 'C' kind of land Rs.2500/- per bigha. My predecessor made Award No.996 with regard to land situated immediately in the neighbour of land under acquisition and the relevant date in both the cases is the same. As a matter of fact both these areas are a part of the same notification under section 4 of the Land Acquisition Act. He has also arrived at the same conclusion as I have done. I, therefore, award Rs.3500/- per bigha for 'A' kind of land and Rs.3000/- per bigha for 'B' kind of land and Rs.2500/- per bigha for 'C' kind of land.

OTHER COMPENSATION.

COMPENSATION FOR WELLS.

The Naib Tehsildar, Land Acquisition has assessed the following compensation for wells situated in the area under acquisition.

Sl.No.	Khasra No.	Condition of the well.	Compensation assessed, by N.T.	Compensation demanded.
1.	1840	Old well but in working condition with persian wheel	Rs.1000/-	Rs.3000/-
2.	1857	New Well & cemented used for irrigation work.	Rs.1200/-	Rs.2000/-
3.	1860	Old well but in working condition with a persian wheel.	Rs.1000/-	Rs.2500/-
	2315/1862	-do-	Rs.1000/-	No claim.
	1003	-do-	Rs.1000/-	-do-

6.	1955	Old well but in working condition with a persian wheel.	Rs. 1000/-	No claim.
7.	1963	-do-	Rs. 1000/-	-do-
8.	1948/1	New well with a persian wheel.	Rs. 1500/-	-do-
9.	2091	Old well but in working order.	Rs. 900/-	Rs. 2000/-
10.	2515/1958	Abandoned	Rs. 100/-	No claim.
11.	1956	-do-	Rs. 100/-	Rs. 2000/-
			<u>Rs. 9800/-</u>	

I have examined all these wells very carefully and I agree with the assessments made by the Naib Tehsildar and award Rs. 9800/- for the wells.

PRICE OF TREES.

The Naib Tehsildar, Land Acquisition has assessed the following price of trees standing on the land under acquisition for the dry wood.

Khasra No.	No. & kind of trees.	Weight of dry wood.	Rate per maund.	Amount.
1830/2	1 Keeker	2	Rs. 2.00.00	Rs. 4.00
1833	1 -do-	7	Rs. 2.00	Rs. 14.00
1836	3 -do-	22	Rs. 2.00	Rs. 44.00
1837	2 -do-	12	Rs. 2.00	Rs. 24.00
1839	1 -do-	8	Rs. 2.00	Rs. 16.00
1840/1	1 Neem	18	Rs. 1.50	Rs. 27.00
1840/2	1 Gooler	30	Rs. 1.50	Rs. 45.00
	2 Keeker	15	Rs. 2.00	Rs. 30.00
1851	2 Keeker	12	Rs. 2.00	Rs. 24.00
2518/1862 etc./11	1 -do-	3	Rs. 2.00	Rs. 6.00
2518/1862 etc./8	1 -do-	2	Rs. 2.00	Rs. 4.00
2480/1865	2 -do-	15	Rs. 2.00	Rs. 30.00
1867	5 -do-	5	Rs. 2.00	Rs. 10.00
	4 Neem	60	Rs. 1.50	Rs. 90.00
2518/1862	1 Ber	8	Rs. 2.00	Rs. 16.00
	1 Rite	10	Rs. 1.50	Rs. 15.00

2485/1888	1	ber	3	Rs. 2.00	Rs. 6.00
1895	2	Keeker	4	Rs. 2.00	Rs. 8.00
2487/1896	1	Neem	25	Rs. 1.50	Rs. 37.00
	2	Keeker	4	Rs. 2.00	Rs. 8.00
1898	1	Keeker	2	Rs. 2.00	Rs. 4.00
2514/1957	1	-do-	4	Rs. 2.00	Rs. 8.00
2515/1958	2	Jaunt	8	Rs. 1.50	Rs. 12.00
2091	2	Keeker	25	Rs. 2.00	Rs. 50.00
1846	2	Keeker	5	Rs. 2.00	Rs. 10.00
				Total, Rs.	<u>Rs. 542.50</u>

I, therefore, award Rs. 542/50 as the price of the trees standing on the land.

There are 70 thatched huts on the land under acquisition belonging to the labours and have been constructed without any permission. I award Rs. 10/- per jhuggee as compensation. They have remove their material if they like. List of persons who have constructed these jhuggee have been prepared by the Naib Tehsildar. I, therefore, award Rs. 700/- as compensation for the jhuggees.

In addition to the compensation for the land, wells and structures, the owners of the above items will get 15% as solatium for compulsory nature of acquisition. The possession have not been taken so far, therefore, the question of interest does not arise.

A P P O R T I O N M E N T.

Almost all the non-occupancy tenants except Shri Risal have stated that they are not the cultivators at present and the whole compensation should be given to the land owners. Shri Risal has claimed compensation for Khasra No. 2518/1862 etc 35, 2052/1 & 2433/2052/1

stating that he is the owner of this land. According to the Revenue Record, this is the property of the Custodian. Shri Risal should give further proof of his ownership otherwise the compensation will be sent to the District Judge for the disbursement. Some claimants have stated that they have sold some part of their land belonging to Khasra No.2497/1929, 2518/1862etc./3, 2152, 1964, 1966, 1937 and 2141. The compensation for the portions sold should be with-held and the compensation should be given to the persons to whom it has been sold after the mutations have been attested. Sarvashri Ram Swroop, Om Parkash & Kripa Ram are the dohlidars in Khasra No.1968 & 1842. The compensation for these Khasra numbers should be paid to the Dohlidars if the owners do not object. If, however, the owners object then this should be sent to the District Judge for disbursement. Khasra No.1924/1, 1948/1 & 1949/1 are hypothecated to the Government against Taqevi loan of Rs.1000/-. This should be paid after the clearance certificates have been received.

THE AWARD IS SUMMARISED AS BELOW.

Compensation for 220 bighas 17 biswas of 'A' kind of land @ Rs.3500/- per bigha.	Rs. 7,72,975.00
Compensation for 437 bighas 6 biswas of 'B' kind of land @ Rs.3000/- per bigha.	Rs.13,11,900.00
Compensation for 222 bighas 19 biswas of 'C' kind of land @ Rs.2500/- per bigha.	Rs. 5,57,375.00
	<u>Rs.26,42,250.00</u>
Compensation for wells.	Rs. 9,800.00
Compensation for structure.	Rs. 700.00
	<u>Rs.26,52,750.00</u>
15% as solatium on the above amount for compulsory nature of acquisition	Rs. 3,97,912.50
Compensation for trees.	Rs. 542.50
Grand Total.	<u>Rs.30,51,205.00</u>

The land is assessed to a Land Revenue of Rs.270.27 nP.

It will be deducted from the Revenue Roll from Kharif 1962.

*Compared with
original*

Sd/- Nand Kishore
Land Acquisition Collector,
Delhi. 27-2-62.

Submitted to the Collector of District for information
and filing.

Seen. Sd/. Harphul
Collector, Delhi. 13-2-62.

Sd/- Nand Kishore
Land Acquisition Collector,
Delhi. 27-2-62.

Supplementary Award No.1272-A. / ✓

1272 A

Name of the village:

Basaidarapur.

Nature of acquisition:

Permanent.

INTRODUCTION:

In award No.1272 of village Basaidarapur the area measuring 102 bighas and 8 biswas relating to Janta Colony was left out from acquisition due to non availability of valuation report of the structures existing on it, and it was stated that the award regarding this area would be made afterwards. Now it has been desired by the Housing Department and the Municipal Corporation of Delhi to finalize the award of the above said area, the details of which according to the Jamabaddi record for the year 1960-61 are given below:-

Thasra No.	Area.	Kind of soil.
3518/1962.	0 - 17 ✓	Banjer Cadim.
3519/1962.	11 - 13 ✓	Gm. Plot.
3520/1962.	11 - 05 ✓	Banjer Cadim.
3521/1962.	11 - 18 ✓	Gm. Plot.
3522/1962.	35 - 05 ✓	Gm. Plot.
3565.	27 - 14 ✓	Gm. Plot.
739/2154/1/1.	0 - 06 ✓	Gm. Plot.
739/2154/1/2.	0 - 06 ✓	Gm. Plot.
739/2154/1/3.	1 - 06 ✓	Gm. Road 0 -02 Gm. Plot 1 -04
740/2154/2/1.	0 - 06 ✓	Gm. Plot.
740/2154/2/2.	0 - 06 ✓	Gm. Plot.
740/2154/2/3.	0 - 16 ✓	Gm. Plot 0-13 Gm. Road 0-03
740/2154/2/4.	0 - 05 ✓	Gm. Plot.
740/2154/2/5.	0 - 05 ✓	Gm. Plot.
Total ..	102 - 08	

'CLAIMS AND EVIDENCE'

In the original award No.1272 'claims & evidence' were pertained in respect of the area under acquisition. But they were discussed due to the exclusion of the area from

the said award. Now the same area considered in the present award as below:-

<u>Sl.No.</u>	<u>Name of the Claimant.</u>	<u>Compensation demanded.</u>
1.	Shri M.C. Mohan prop. Mohan & Co. Colonizer, Lal Bagh, Lucknow.	Stated that he and Mr. M.R. Malhotra are the joint co-sharers in khasra No.1962/4, 1962/5 measuring 47 bighas and 3 biswas, and No.1965 measuring 27 bighas, and he demanded the market value.
2.	Mohan Lal s/o Ch. Bhagwana.	Demanded the total compensation of Rs.83,265/-.
3.	Shri Narinder Nath Verma.	Demanded the compensation @ Rs.25/- per sq.yd.
4.	Shri Dina Nath.	@ Rs.20/- per sq.yd.
5.	Shmt. Lal Devi.	Demanded compensation.
6.	Shri Sat Prakash.	-do-
7.	Shri Ishwar Singh.	-do-
8.	Shri Sher Singh.	-do-

The above claimants have not produced any evidence in support of their claims. However the claimant No.8 Shri Sher Singh has produced an unattested copy of the sale deed.

The evidence relating to the land already acquired was broadly considered in the original award. This being a supplementary award, it is not necessary to weight the evidence afresh.

'MARKET VALUE'

The Market value of the land has been discussed at length in the original award No.1282 under the heads 'Claims and Evidence' and 'Market Value'. The land under acquisition is a part and parcel of the land acquired under the said award. In that award the land has been classified into three blocks, A, B, and C, according to the type of the land. Accordingly the rates awarded were Rs.3500/- per bigha for the block 'A', Rs.3000/- per bigha for the block 'B', and Rs.2500/- per bigha for the block 'C'. In terms of these classifications, the land under acquisition bearing khasra Nos. 3739/2154/1/1(0-06) 3739/2154//1/2(0-06), 3739/2154/1/3(1-06), 3740/2154/2/1(0-06)

3740/2154/2/2 (0-06), 3740/2154/2/3(0-16), 3740/2154/2/4 (0-05), and 3740/2154/2/5(0-05) total measuring 3 bighas and 16 biswas can be placed in block 'A' as they are adjacent and similar to the land of the Block 'A', for which the rate of Rs.3500/- per bigha has been allowed in the original award. Similarly the land bearing khasra Nos. 3518/1962(0-17), 3519/1962(11-13), 3520/1962(11-05), 3521/1962(11-18), 3522/1962(35-05), and 1965(27-14) total measuring 98 bighas and 12 biswas can be placed in block 'B', for which the rate of Rs.3000/- per bighas has been allowed in the said award.

It is however, reported that in all 19 reference petitions under section 18 of the Land Acquisition Act were received against the Award No.1272. Out of these 2 cases pertaining to the rate of the land classified as block 'A' have been decided by the Additional District Judge, Delhi.

In these two cases the Addl. Distt. Judge, Delhi has enhanced the compensation from Rs.3500/- per bigha to Rs.3000/- per bigha and Rs.4833/- per bigha respectively.

The former case styled as Jodh Singh Vs. Union of India relates to the field 2143/1 acquired vide the award No.1272. This land is abutting on the Ring Road near the crossing of the Najafgarh Road. As the Addl. Distt. Judge, Delhi has remarked in his judgment, this land is the best situated. Besides, this land is much closer to Delhi City. On the contrary, the field No.2154/ which is being acquired under the Present Supplementary Award which is classified as Block 'A' just adjoins the ^{Najafgarh R.} Ring Road and is at a distance of about three furlongs from the Field No.2143/1 referred above, and consequently it is a little far away from the Delhi City.

The latter case styled as Shanti Devi Vs. Union of India relates to the Field No.2504/1936. This land is also situated on the Ring Road, but it is about one furlong away.

from the ~~Rings Road~~ crossing of the Najafgrah Road. The situation of this land is not as good as that of the Field No.2143/1 referred above. The Addl. Distt. Judge, Delhi has therefore, allowed the rate of Rs.4833/- per bigha, at which price the claimant had purchased it.

It is thus seen from the above two cases that the Additional Distt. Judge, Delhi has allowed two separate rates according to the distinction in situation of the land, and as such, the rates allowed by the Addl. Distt. Judge cannot be made applicable to the land under acquisition.

Out of the remaining 17 references petitions under section 18 of the Land Acquisition Act, 12 cases pertaining to the land classified as block 'A', two cases pertaining to the land classified as Block 'B' and the rest of the cases pertaining to the date of the land classified as Block 'C' are still pending in the court of the Addl. Distt. Judge, Delhi.

In view of the above facts I feel that the rates of the land under acquisition should be the same as were allowed in the original award No.1272. The land under the present supplementary award is covered under the ~~Blocks~~ Blocks 'A' and 'B'. Accordingly I award the compensation at the rate of Rs.3500/- per bigha for the land classified as Block 'A' and Rs.3000/- per bigha for the land classified as Block 'B'.

'OTHER COMPENSATIONS'

There are small wells(khoi) in the land under acquisition for which no compensation has been assessed as these have been dug after the date of notification under section 4 of the L.A.Act.

Compensation for structure:

There are some structures on the land under acquisition the total values of which have been assessed by the C.P.W. (Valuation Department) at Rs.1,04,549/- vide their letters

Nos. AE(Val.)/116/48-51 dated 10th January, 1967 and No. AE(Val.)/116/87-89 dated 25.1.1967(the detailed valuation statements are attached with the file).

Compensation for tree:

There are few fruit trees and plants in the land under acquisition for which no value has been assessed as these appear to have been ~~grown~~ after the date of notification under section 4 of the Land Acquisition Act. But only Rs.39/- has been assessed by the Naib Tehsildar for Sheesham tree which appears to be old.

I have inspected the site and I found that the values assessed for the structures by the C.P.W.D. (Valuation Deptt.) and tree by the Naib Tehsildar(LA) are quite reasonable and I award accordingly.

No values have been assessed for the hand pumps situated on the land under acquisition. The owners are allowed to remove the same if they so desire.

INTEREST:

According to the provisions of the Land Acquisition (Amendment & Valuation) Act, 1967 simple interest @ 6% p.a. is allowed on the market value of the land from the date of expiry of three years viz. 12.9.1960 to the date of tender of payment of compensation awarded viz. 30.6.1967, as the final declaration under section 6 of the Land Acquisition Act was made after the three years from the date of publication of the notification under section 4 of the L.A.Act.

'APPORTIONMENT'

The compensation will be paid according to the latest entries in the Revenue Record. The land in question seems to have been sold in the forms of plots to various persons.

1.7.67
Land Acquisition Collector (D.S.)
Delhi/24.4.1967.
(Zal Nowsheerwanji)

the Collector, Delhi for information
(Zal Nowsheerwanji)
Land Acquisition Collector (D.S.)
Delhi/24.4.1967.

deducted from the Revenue Roll of Khairi, 1967.
Rs. 39.00
Rs. 6,69,741.26

G.Total
Rs. 1,94,005.91
Rs. 4,75,696.35
Rs. 62,047.35
Rs. 1,04,549.00

on the above @ 6% p.a. from
the above as solatium
ulterior acquisition charges.
Rs. 2,95,800.00
Rs. 13,300.00

Rs. 1,04,549.00
Rs. 62,047.35
Rs. 4,75,696.35
Rs. 1,94,005.91

Rs. 1,04,549.00
Rs. 62,047.35
Rs. 4,75,696.35
Rs. 1,94,005.91

Rs. 1,04,549.00
Rs. 62,047.35
Rs. 4,75,696.35
Rs. 1,94,005.91

Rs. 1,04,549.00
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Rs. 1,94,005.91

Rs. 1,04,549.00
Rs. 62,047.35
Rs. 4,75,696.35
Rs. 1,94,005.91

SUMMARY OF THE AWARD
after the date of notification under section 4 of the L.A. Act.
assessed by the CPWD of those structures which were constructed
their malba if they will be allowed to remove
will not be paid to them and they will be allowed to remove
the L.A. Act. In case of notification under section 4 of
constructed before the date of notification under section 4 of
owners only on the production of proof that these were
Judge, Delhi for adjudication.
In case of dispute it will be sent to the Additional District
Hence the compensation will be paid after due verification.

Hence the compensation will be paid after due verification. In case of dispute it will be sent to the Additional District Judge, Delhi for adjudication. The compensation for structures will be paid to the owner only on the production of proof that these were constructed before the date of notification under section 4 of L.A. Act. Increase if they fail to do so the compensation will be paid to them and they will be allowed to remove the same if they will so desire. No compensation has been made by the CPWD of those structures which were constructed under section 4 of the L.A. Act.

SUMMARY OF THE AWARD

For the Land of Block 'A' - per bigha. 83 bighas and 16 biswas @ Rs. 13,300.00
For the Land of Block 'B' - per bigha. 98 bighas and 12 biswas Rs. 2,95,800.00
For structures. above as solatium charges. the above @ 6% p.a. from Rs. 1,94,005.91
Rs. 4,75,696.35
Rs. 62,047.35
Rs. 1,04,549.00
Rs. 6,69,741.26
Rs. 38.00

G. Total
deducted from the Revenue Roll of Khari, 1967. (Zal Nowshermanji) Land Acquisition Collector (DS), Delhi/24.4.1967.

Filed. to the Collector, Delhi for information. (Zal Nowshermanji) Land Acquisition Collector (DS), Delhi/24.4.1967.

hence the compensation will be paid after due verification.
In case of dispute it will be sent to the Additional District Judge, Delhi for adjudication.

The compensation for structures will be paid to the owner only on the production of proof that these were constructed before the date of notification under section 4 of the L.A.Act. In case ~~of~~ ^{if} they fail to do so the compensation will not be paid to them and they will be allowed to remove their malba if they will so desire. No compensation has been assessed by the CPWD of those structures which were constructed after the date of notification under section 4 of the L.A.Act.

'SUMMARY OF THE AWARD'

Compensation for the land of block 'A' measuring 3 bighas and 16 biswas @ Rs.3500/- per bigha.	Rs.13,300.00
Compensation for the land of block 'B' measuring 98 bighas and 12 biswas @ Rs.3000/- per bigha.	Rs.2,95,800.00
Compensation for structures.	Rs.1,04,549.00
15% of the above as solatium for compulsory acquisition charges.	Rs. 62,047.35
Interest on the above @ 6% p.a. from 12.9.60 to 30.6.67.	Rs.4,75,696.35
Compensation for tree.	Rs.1,94,005.91
G.Total	Rs. 39.00
	Rs.6,69,741.26

The land is assessed to a land revenue of Rs.1.56 ps. which will be deducted from the Revenue Roll of Kharif, 1967.

(Zal Nowsherwanji)
Land Acquisition Collector(DS),
Delhi/24.4.1967.

Submitted to the Collector, Delhi for information
ling.

Seen. Filed.

N. Swarna

(Zal Nowsherwanji)
Land Acquisition Collector(DS),
Delhi/24.4.1967.

1.7.67

COLLECTOR

Name of the village:

Basaidarapur.

Nature of acquisition:

Permanent.

INTRODUCTION:

In award No.1272 of village Basaidarapur the area measuring 102 bighas and 8 biswas relating to Janta Colony was left out from acquisition due to non availability of valuation report of the structures existing on it, and it was stated that the award regarding this area would be made afterwards. Now it has been desired by the Housing Department and the Municipal Corporation of Delhi to finalize the award of the above said area, the details of which according to the Jamabaddi record for the year 1960-61 are given below:-

Khasra No.	Area.	Kind of soil.
3518/1962. ✓	0 - 17 ✓	Banjer Qadim.
3519/1962. ✓	11 - 13 ✓	Gm. Plot.
3520/1962. ✓	11 - 05 ✓	Banjer Qadim.
3521/1962. ✓	11 - 18 ✓	Gm. Plot.
3522/1962. ✓	35 - 05 ✓	Gm. Plot.
1965.	27 - 14 ✓	Gm. Plot.
3739/2154/1/1.	0 - 06	Gm. Plot.
3739/2154/1/2.	0 - 06	Gm. Plot.
3739/2154/1/3.	1 - 06	Gm. Road 0 -02 Gm. Plot 1 -04
3740/2154/2/1. <i>stan</i>	0 - 06	Gm. Plot.
3740/2154/2/2.	0 - 06	Gm. Plot.
3740/2154/2/3.	0 - 16	Gm. Plot 0-13 Gm. Road 0-03
3740/2154/2/4.	0 - 05	Gm. Plot.
3740/2154/2/5.	0 - 05	Gm. Plot.
Total ..	102 - 08	

'CLAIMS AND EVIDENCE'

In the original award No.1272 'claims & evidence' were pertained in respect of the area under acquisition. But they were not discussed due to the exclusion of the area from

the said award. Now the same area considered in the present award as below:-

<u>Sl.No.</u>	<u>Name of the Claimant.</u>	<u>Compensation demanded.</u>
1.	Shri M.C. Mohan prop. Mohan & Co. Colonizer, Lal Bagh, Lucknow.	Stated that he and Mr. M.R. Malhotra are the joint co-sharers in khasra No.1962/4, 1962/5 measuring 47 bighas and 3 biswas, and No.1965 measuring 27 bighas, and he demanded the market value.
2.	Mohan Lal s/o Ch. Bhagwana.	Demanded the total compensation of Rs.83,265/-.
3.	Shri Narinder Nath Verma.	Demanded the compensation @ Rs.25/- per sq.yd.
4.	Shri Dina Nath.	@ Rs.20/- per sq.yd.
5.	Shmt. Lal Devi.	Demanded compensation.
6.	Shri Sat Prakash.	-do-
7.	Shri Ishwar Singh.	-do-
8.	Shri Sher Singh.	-do-

The above claimants have not produced any evidence in support of their claims. However the claimant No.8 Shri Sher Singh has produced an unattested copy of the sale deed.

The evidence relating to the land already acquired was broadly considered in the original award. This being a supplementary award, it is not necessary to weight the evidence afresh.

'MARKET VALUE'

The Market value of the land has been discussed at length in the original award No.1282 under the heads 'Claims and Evidence' and 'Market Value'. The land under acquisition is a part and parcel of the land acquired under the said award. In that award the land has been classified into three blocks, A, B, and C, according to the type of the land. Accordingly the rates awarded were Rs.3500/- per bigha for the block 'A', Rs.3000/- per bigha for the block 'B', and Rs.2500/- per bigha for the block 'C'. In terms of these classifications, the land under acquisition bearing khasra Nos. 3739/2154/1/1(0-06) 3739/2154//1/2(0-06), 3739/2154/1/3(1-06), 3740/2154/2/1(0-06)

Indra relates to the Field No. 2504/1936. This land is also situated on the Ring Road, but it is about one furlong away from the latter case styled as Shanti Devi Vs. Union of Delhi City.

above, and consequently it is a little far away from the of about three furlongs from the Field No. 2143/1 referred as Block 'A' just adjoins the Ring Road and is at a distance under the Present Supplementary Award which is classified on the contrary, the field No. 2154/ which is being acquired situated. Besides, this land is much closer to Delhi City. Delhi has remarked in his judgment, this land is the best crossing of the Najafgarh Road. As the Addl. Distt. Judge, No. 1272. This land is abutting on the Ring Road near the Indra relates to the field 2143/1 acquired vide the award The former case styled as Jodh Singh Vs. Union of Rs. 3000/- per bigha and Rs. 4833/- per bigha respectively.

has enhanced the compensation from Rs. 3500/- per bigha to In these two cases the Addl. Distt. Judge, Delhi. have been decided by the Additional District Judge, Delhi. pertaining to the rate of the land classified as block 'A' received against the Award No. 1272. Out of these 2 cases petitions under section 18 of the Land Acquisition Act were It is however, reported that in all 19 reference

per bighas has been allowed in the said award. can be placed in block 'B', for which the rate of Rs. 3000/- (35-05), and 1965(27-14) total measuring 98 bighas and 12 biswas 3519/1962(11-13), 3520/1962(11-05), 3521/1962(11-18), 3522/1962 Similarly the land bearing khasra Nos. 3518/1962(0-17), of Rs. 3500/- per bigha has been allowed in the original award.

and similar to the land of the Block 'A', for which the rate 16 biswas can be placed in block 'A' as they are adjacent (0-05), and 3740/2154/2/5(0-05) total measuring 3 bighas and 3740/2154/2/2 (0-06), 3740/2154/2/3(0-16), 3740/2154/2/4

from the ~~XXXXXX~~ crossing of the Wajafgrah Road. The situation of this land is not as good as that of the Field No. 2143/1 referred above. The Addl. Distt. Judge, Delhi has therefore, allowed the rate of Rs. 4833/- per bigha, at which price the claimant had purchased it.

It is thus seen from the above two cases that the Additional Distt. Judge, Delhi has allowed two separate rates according to the distinction in situation of the land, and as such, the rates allowed by the Addl. Distt. Judge cannot be made applicable to the land under acquisition.

Out of the remaining 17 references petitions under section 18 of the Land Acquisition Act, 12 cases pertaining to the land classified as block 'A', two cases pertaining to the land classified as Block 'B' and the rest of the cases pertaining to the rate of the Addl. Distt. Judge,

are still pending in the court of the Addl. Distt. Judge, Delhi. In view of the above facts I feel that the rates of the land under acquisition should be the same as were allowed in the original award No. 1272. The land under the present supplementary award is covered under the ~~XXXX~~ Blocks 'A' and 'B'. Accordingly I award the compensation at the rate of Rs. 3500/- per bigha for the land classified as Block 'A' and Rs. 3000/- per bigha for the land classified as Block 'B'.

'OTHER COMPENSATIONS'

There are small wells (khol) in the land under acquisition for which no compensation has been assessed as these have been dug after the date of notification under section 4 of the L.A. Act.

Compensation for structure:

There are some structures on the land under acquisition the total values of which have been assessed by the C.P.W. (Valuation Department) at Rs. 1,04,549/- vide their letters ...5

Nos. AE(Val.)/116/48-51 dated 10th January, 1967 and No. AE(Val.)/116/87-89 dated 25.1.1967 (the detailed valuation statements are attached with the file).

Compensation for tree:

There are few fruit trees and plants in the land under acquisition for which no value has been assessed as these appear to have been grown after the date of notification under section 4 of the Land Acquisition Act. But only Rs. 39/- has been assessed by the Naib Tehsildar for Sheesham tree which appears to be old.

I have inspected the site and I found that the values assessed for the structures by the C.P.W.D. (Valuation Deptt.) and tree by the Naib Tehsildar(LA) are quite reasonable and I award accordingly.

No values have been assessed for the hand pumps situated on the land under acquisition. The owners are allowed to remove the same if they so desire.

INTEREST:

According to the provisions of the Land Acquisition (Amendment & Valuation) Act, 1967 simple interest @ 6% p.a. is allowed on the market value of the land from the date of expiry of three years viz. 12.9.1960 to the date of tender of payment of compensation awarded viz. 30.6.1967, as the final declaration under section 6 of the Land Acquisition Act was made after the three years from the date of publication of the notification under section 4 of the L.A. Act.

'APPORTIONMENT'

The compensation will be paid according to the latest entries in the Revenue Record. The land in question seems to have been sold in the forms of plots to various persons.

Hence the compensation will be paid after due verification Judge, Delhi for adjudication. The compensation for structures will be paid to the owners only on the production of proof that these were constructed before the date of notification under section 4 of the L.A. Act. In case of dispute it will be sent to the Additional District Judge, Delhi for adjudication.

will not be paid to them and they will be allowed to remove their malba if they will so desire. No compensation has been assessed by the CPWD of those structures which were constructed after the date of notification under section 4 of the L.A. Act.

SUMMARY OF THE AWARD

Compensation for the land of block 'A' measuring 3 bighas and 16 biswas @ Rs. 3500/- per bigha. Rs. 13,300.00

Compensation for the land of block 'B' measuring 98 bighas and 12 biswas @ Rs. 3000/- per bigha. Rs. 2,95,800.00

Compensation for structures. 15% of the above as solatium for compulsory acquisition charges.

Interest on the above @ 6% p.a. from 12.9.60 to 30.6.67. Rs. 62,047.35

Compensation for tree. Rs. 4,75,896.35

G.Total Rs. 1,94,005.91

The land is assessed to a land revenue of Rs. 1.56 ps. which will be deducted from the Revenue Roll of Khairi, 1967. Rs. 6,69,741.26

Submitted to the Collector, Delhi for information (Zal Nowsherwanji) Land Acquisition Collector (DS), Delhi/24.4.1967.

See. Filed. (Zal Nowsherwanji) Land Acquisition Collector (DS), Delhi/24.4.1967.

