

A W A R D No. 1680

AWARD No. \_\_\_\_\_ for the year 1963-64 by Shri Ram Parshad  
P.C.S., Land Acquisition Collector(III), Delhi.

C A S E No. \_\_\_\_\_

Acquisition of land for the "INTERIM GENERAL PLAN FOR  
GREATER DELHI."

VILLAGE:

B A S A I D A R A P U R

A W A R D

In pursuance of Delhi Administration Notification under section 4, No.F.15(84)/57-LSG, dated 3-9-1957, made under the provisions of the Land Acquisition Act, 1894, and, as declared under Notification No.F.1(20)/62-L&H(I), dated the 29th July 1963, under section 6 of the Act, the Delhi Administration acquired 421 Bighas 18 Biswas of land in Village Basai Dara Pura, District Delhi, at a public expense for a public purpose, namely for the Interim General Plan for Greater Delhi.

#### M E A S U R E M E N T

The area under acquisition as given in the Notification under section 6 of the Act is 421 Bighas 18 Biswas while that on totalling the area of the individual field Nos., given in the Notification under section 6, it comes to 417 Big. 3 Bis. There is a difference of 4 Big. 10 Bis. in the totalling. During 7 Big. 6 Bis., comprising of the Khasra Nos. 1298/1 (4 Big. 4 Bis), 1294/1 (0 Big. 1 Bis), 1298/1 (4 Big. 4 Bis), 1294/1 (0 Big. 1 Bis) as already been acquired in Offer No. 1304, and the difference of 3 Big. 10 Bis in measurement of the area to measurement on the spot. Thus the net area of acquisition comes to 406 Big. 12 Bis. The area of acquisition has been prepared for 406 Big. 12 Bis. The acquisition lies in 73 field Nos. in village Basai Dara Pura. The details are given in Form VII(A) prepared by the District Collector.

Sl. No.	NAME OF THE OWNER.	NAME OF THE TENANT.	KHASRA No.	AREA BIG.BIS	KIND OF LAND.
1.	Bhagirath, Balkrishan	Bhagirath Balkrishan	1271 min	3---6	Rosli
	Har Sarup	Har Sarup	1284 min	4---0	B.Jadid
	Ran Singh	Ran Singh	2391 min	6--15	Rosli
	Har Pal Ss/o	Har Pal	2392 min	5--16	Rosli
	Chanda.....1/8		2393 min	4---0	Rosli
	Khushi Ram S/o	Khushi Ram	1271 min	3---5	Rosli
	Cheta.....1/8		1284 min	4---0	B.Jadid
	Mehr Singh S/o Nanda..1/4		2391 min	6--14	Rosli
	Nathoo S/o		2392 min	5--16	Rosli
	Ghista.....1/2		2393 min	4--11	Rosli
		Bhagirath etc...1/2	2393 min	0---5	G.M.Chah
		Khushi Ram..1/2			
		Mehr Singh	1268	0--10	B.Jadid
			1284 min	4---0	B.Jadid
			1271 min	6---6	Rosli
	Ram Phal S/o Lal Singh & Yad Ram S/o Nihal, equal shares.	Yad Ram, Share holder C/o Bhagirath s/o Chanda	2609/2398	3--12	Rosli
		Ram Phal & Yad Ram	1296 min	5---2	B.Jadid
	Bhola S/o Mohan	Ram Chander S/o Balaki	2915/2397	2--19	Rosli
	Bidhi S/o Ranjit	-----	2610/2398	3--15	Rosli
			1289	3--12	B.Jadid
			1295	5---1	B.Jadid
	Ram Krishan		1292	0---6	B.Qadim
	Ram Saran Ss/o Kesri	-----	2396	4--10	Rosli
	Manna S/o Hira	-----	1294/2	0---9	B.Qadim
			2395	5---1	Rosli
	Ram Krishan	I	1293	0---8	B.Qadim
	Ram Saran Ss/o	I	1290	2--19	B.Jadid
	Kesri....1/2	I	2394	4--10	Rosli
	Manna S/o Hira..1/2	I			
	Ram Chander, Hari Singh,	Ram Chander Hari Singh	1291	4---3	B.Jadid
	Chhota Lal Ss/o	Chhota Lal	1298/2	3---0	B.Jadid
	Balaki.....3/4		2399	3--1	Rosli
	Prender, Bajinder				
	Agvinder Singh S/o				
	Mama Nand....1/4.				

[illegible]

1.	2.	3.	4.	5.	6.
				Big. Bis.	
14.	--do--	-----	1276	5- -12	B. Qadim
			1277 min	2- -14	B. Jadid
			1278 min	1- -19	B. Jadid
			1280 min	4- --5	B. Qadim
			1282	10- -12	B. Jadid
			1283	12- -13	B. Jadid 10-0
					B. Qadim 2-13
			3555/2365	1- -14	B. Qadim
			3556/2365	1- --3	B. Qadim-0-1
					G.M. Nala=0-5
	Deptt. of		1269 min	6- -13	G.M. Nala
	Rehabilitation		1272 min	1- -0	G.M. Nala
			1273 min	0- -13	G.M. Nala
			1274 min	1- -15	G.M. Nala
			1277 min	0- -5	G.M. Nala
			1278 min	1- -12	G.M. Nala
			1280 min	4- -0	G.M. Nala
15.	Shamlat thoak Jogavara	-----	1286	0- -5	G.M. CHAH
16.	Shmlat Pati Reyal	Bag Ram S/o Ramji Lal	2379	0- -9	Rosli
		Mohan Lal C/o Behari S/o Faquira Saini	2378	0- -13	Rosli
		Chhatter Singh Rattan Singh Ss/o Surat Singh...1/2 Chhota Lal, Ram Dass, Shib Charan Ss/o Ghista..1/2	1281	0- -17	B. Jadid
		Dett. of Reh.	1279	0- --6	G.M. Nala
		Throughfara	2356/1	1- -15	G.M. Rasta
TOTAL:				406- -12	

The measurement and the classification of the land have been accepted by the land owners. No objection was received from the Department either. I, therefore, agree with the classification of the land as proposed by the Naib-Tahsildar (LA) on the basis of the ~~xxx~~ entries of Khasra Girdwari as it stood on 3--9--1957, which is as under:-

Class of Land.	Area.
Rosli	261--7
B. Jadid	75--11
B. Qadim	41--00
G.M. Nala	25--19
G.M. Rasta	1--15
G.M. Chah	1--00

POSSESSION

The possession of the land has not been taken over so

r.

MARKET VALUE

Some of the owners and the interested persons who appeared in pursuance of the Notices issued under section 9 & of the Act, were examined for the measurement of the area, quality of the land, and the assessment of the compensation.

D.L.F. HOUSING AND CONSTRUCTION PRIVATE LTD:- Requested compensation at the rate of Rs.15/- per Sq. Yd., but did not produce any proof in support of his claim.

SUNDER LAL ALIAS SUNDER SINGH:- Requested compensation at the rate of Rs.10/- per Sq. Yd., but did not produce any proof in support of his claim.

DHARM SINGH & JAGDISH SINGH:- Requested compensation at the rate of Rs.25/- to Rs.30/- per Sq. Yd. but did not produce any documentary proof in support of ~~the~~ claim. They have further stated that they have 1161/7072 share in the land under Shamlat and not 301/7072 as mentioned in the Revenue Record and further stated that the suit is pending in the court of Addl. Distt. Judge with regard to correction of their share. They also requested that compensation for 860 shares not be paid to Hari Singh, Karee, Ragunath and Dharm Singh in whose name these shares are added. In view of this compensation with regard to 160 share of the above mentioned persons ~~to~~ remained in dispute till the parties come to an amicable settlement or the matter is decided by a competent court.

4. JAI KARAN & OTHERS( 25 PERSONS ):- Submitted a joint claim requesting compensation at the rate of Rs.20/- per Sq. Yd. and also requested for compensation for structures on the land. They have further stated that they are residing on the land since 1947 and may be allotted an alternative plot. In the Revenue Record, their names do not exist. Moreover the colony is an unapproved one, and on enquiry it has come to notice that the constructions have been made some four or five years only. Since the constructions were made after

under section 4, i.e. September, 1957, compensation in respect of construction is out of question.

5. SARV MITTAR S/O NAND LAL:- Requested compensation at the rate of Rs.80/- per Sq. Yd. in respect of a plot measuring 520 Sq. Yd. under field No. 1297/2. Since this field No. is not being acquired in the present award, the claim is, therefore, not maintainable.

6. GAMPAT RAI BHATIA :- Requested compensation of Rs.8600/- for a plot measuring 250 Sq. Yds. in field No. 1285 with construction thereon but did not produce any proof. He has produced a copy of sale-deed dated 20-11-58, vide which he purchased the plot in question for Rs.2000/-. His name does not appear in the revenue record and land still stands in the name of the original owners. The sale-deed produced by him is after the Notification under section 4, and therefore, does not help him.

7. INDER SARUP GOEL:- Requested compensation at the rate of Rs.75/- per Sq. Yd. in respect of plot situated in Field No. 1284 and 1297/2. He has produced a copy of sale-deed dated 2.9.1956, vide which he himself purchased plot measuring 243.3 Sq. Yds. against Rs.2,000/-.

8. BASANTI DEVI W/O JIA LAL:- Requested compensation at the rate of Rs.70/- per Sq. Yd. for a plot measuring 210 Sq. Yds. in field No. 1297/2. This field No. is not being acquired in the present award and therefore, her claim is not maintainable.

9. KALA VATI W/O INDER SARUP GOEL:- Requested compensation of Rs.75/- per Sq. Yd. in respect of plot situated in Field No. 1297/2. This field No. is not being acquired and her claim is therefore, not maintainable.

10. HANS RAJ S/O MELA RAM:- Requested compensation at the rate of Rs.70/- per Sq. Yd. situated in Field No. 1283. He has produced a copy of sale-deed dated 12.8.57 vide which he himself purchased the plot measuring 200 Sq. Yds. against Rs.500/-.

11. PYARE SINGH:- Requested compensation at

Rs.20/- per Sq. Yd. in Field No. 1297. This field No. is not being acquired and, therefore his claim is not maintainable.

12. JAGAN NATH:- Requested compensation at the rate of Rs.75/- per Sq. Yd. for a plot measuring 150 Sq. Yds. in Neta Ji Park, but did not produce any proof in support of his claim or title.

13. RAJINDER NATH KAPOOR:- Requested compensation for Rs.50/- per Sq. Yd. in respect of plot measuring 150 Sq. Yds. in Neta Ji Park, but did not produce any proof in support of his claim or title.

14. BANWARI S/O PARSHAD:- Requested compensation at the rate of Rs.10/- per Sq. Yd. but did not produce any proof in support of his claim.

15. MALOOK SINGH S/O SINDER SINGH:- Claimed compensation at the rate of Rs.20/- per Sq. Yd. in respect of a plot situated in Field No. 1283 and produced a copy of sale-deed vide which he himself purchased the plot measuring 133½ Sq. Yds. against Rs.1000/-.

16. PIYARE SINGH S/O MOLLA SINGH:------same as in claim at serial No. 15.

17. TARA SINGH S/O KUNDAN SINGH:- Same as in claim at S.No.

18. HARI SINGH, KAREE, RAGUNATH, DHARM SINGH:- Requested compensation at the rate of Rs.50/- per Sq. Yd. but did not produce any evidence in support of their claim.

19. DHARM SINGH, RAGU NATH, RAM PARSHAD, FOR THEMSELVES & ON BEHALF OF NIHAR SINGH, BHANWAR SINGH, CHET RAM & BANWARI

Requested compensation at the rate of Rs.40/- to Rs.50/- per Sq. Yd. but did not produce any proof in support of their claim.

20. BIDHI S/O RANJIT THROUGH PRETHI:- Requested compensation at the rate of Rs.20/- per Sq. Yd. but did not produce any proof in support of his claim.

21. KHUSI RAM, NATHOO, MAHR SINGH, BHAGIRATH, BAL KRISHNA HAR SARUP, HAR PAL AND RAM SINGH:- Requested compensation at rate of Rs.25/- per Sq. Yd. but did not produce any proof in support of their claim. They have also claimed Rs.

11 in Field No. 2393 and stated that this well belongs to Khusi Ram....1/2 and Bhagirath and others.....1/2. In the Revenue Record this well belongs to all the claimants, although it is entered in possession of Khusi Ram and Bhagirath. In view of this, compensation of the well be kept in dispute till the parties come to an amicable settlement or the dispute is decided by the competent court. They have further pointed out that they have sold area measuring 10 Bighas 9 Biswas. Out of field No. 1284, 1297. In the Revenue record, the land still stands in the name of the claimant. As such the compensation be kept in dispute for the present.

2. RAM KRISHAN RAM SARAN AND MANNA:- Requested compensation at the rate of Rs.25/- per Sq. Yd. and Rs.4000/- for well but did not produce any proof in support of his claim.

3. MOHAN LAL S/O BHAGWANA:- Requested compensation @ Rs.25/- per Sq. Yd. and Rs.3,000/- for each well and Rs.10,000/- for damage of crops. He produced a copy of sale-deed dated 9.8.1961 with regard to a plot situated in Mansarwar Garden at the rate of Rs.24/- per Sq. Yd. The Mansarwar Garden Colony is an approved one, while the land under acquisition is agricultural land, and hence the sale-deed is not considerable.

24. BEHARI S/O FAQUIRA:- He stated that he was wrongly been entered as tenant of Field No. 2369, 2375, 2376, 2383, belonging to Mohan Lal, and also gave his statement to this effect. Since none identifies him, the compensation is assessed in the name of the owner but it will remain disputed till such time, he is properly identified by some local Namberdar etc. of the village.

25. INDER KAUR W/O HARBANS SINGH:- Requested compensation Rs.35000/- for a plot measuring 300 Sq. Yds., situated in Neta Ji Park. She produced a copy of sale-deed dated 17.2.1958, vide which she purchased the plot in question against Rs.21,00/-.

26. PARKASH KAUR W/O MEHR SINGH & KARTAR KAUR W/O HARBANS SINGH:- Claimed compensation at the rate of Rs.25,500/- for 300 Sq. Yds. plot in Neta Ji Park. They produced a copy of sale-deed dated 28.2.58, vide which they purchased the plot in question against Rs.2250/-.

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27. PREM KAUR W/O NIDEN SINGH:- Requested compensation Rs.40,500/- for a plot measuring 200 Sq. Yds. in Neta Ji Park. She produced a copy of sale-deed dated 7-6-57, vide which she purchased the plot in question for Rs.1500/-.

28. ISHWAR SINGH S/O SWARN SINGH:- Requested compensation at the rate of Rs.100/- per Sq. Yd. for a plot measuring 200 Sq. Yds. in Neta Ji Park and also Rs.6,000/- for the four-walls and other charges. He produced a copy of sale-deed dated 1.6.57, vide which he himself purchased the plot against Rs. 1500/-.

29. BISHAM SINGH S/O SABHA SINGH:- Requested compensation at the rate of Rs.20,000/- for two hundred Sq. Yds. plot in Neta Ji Park, and Rs.1550/- for construction and other expenses. He produced ~~him~~ a copy of sale-deed dated 16.4.56 vide which he purchased the plot in question for Rs.1550/-.

30. KISHAN SINGH, BISHAM SINGH Ss/O RAM CHAND:- Requested compensation at the rate of Rs.100/- per Sq. Yd. and Rs. 5000/- for cost of the pro rata value of the roads, land etc. They produced a copy of sale-deed dated 16.4.56 vide which they purchased the plot in question against Rs.1400/-.

31. AVTAR SINGH, AMRIK SINGH Ss/O JAWAHAR SINGH:- Requested compensation at the rate of Rs.100/- per Sq. Yd. They claimed Rs.47,400/- in all including pro rata value of roads and land etc. They have produced a copy of sale-deed dated 29-10-57 in respect of this plot, measuring 266 Sq. Yds. purchased for Rs.1862/-. They ~~has~~ <sup>have</sup> also produced two copies of memorandum issued by the Rehabilitation Department in respect of Plot No 10/15, 10/16, situated in Romesh Nagar Colony for Rs.8400 and Rs.8200/- respectively. Romesh Nagar Colony is an approved colony and sales with regard to this colony are not applicable to the agricultural land under acquisition.

32. NARINDER KAUR W/O HARNAM SINGH:- Claimed compensation at the rate of Rs.100/- per Sq. Yd. in respect of a 200 Sq. plot situated in Neta Ji Park, and also ~~Rs.11,000/-~~ Rs.11,000/- for construction and pro rata value of roads and parks etc. She produced a copy of sale-deed dated 25.10.57 vide which she purchased the plot in question for Rs.1500/-.

herself purchased the plot against Rs.1500/-.

33. TEJ KAUR W/O BAINI SINGH:- Requested compensation at the rate of Rs.100/- per Sq. Yd. in respect of 3 plots measuring 200 Sq. Yds. each and Rs.30,000/- for construction and 10,000/- for pro rata value. She produced copies of three sale-deeds dated 28.2.56, 28.2.56 and 17.2.58, for Rs.1500/- each.

34. BAINI SINGH S/O JAWALA SINGH & NARINDER SINGH S/O MEHR SINGH:- Requested compensation at the rate of Rs.100/- per Sq. yd. in respect of a plot measuring 200 Sq. Yds. in Neta Ji Park and Rs.20,000/- for construction, Rs.500/- for hand pump and Rs.5,000/- for pro rata value. They did not produce any proof in support of their claims. However, they produced a copy of sale-deed dated 1.6.57, vide which ~~the~~ they purchased the plot for Rs.1500/-.

35. RAJ KAUSHAL W/O BAINI SINGH:- Requested compensation @ Rs.100/- per Sq. Yd. of a plot measuring 298 Sq. Yds. situated in Neta Ji Park. She filed total claim for Rs.50,400/- including construction and other expenses. She produced a copy of sale-deed dated 19.6.59, vide which she herself purchased the plot against Rs.1952/-.

36. GUR CHARAN KAUR W/O UTTAM SINGH:- Claimed compensation at the rate of Rs.100/- per Sq. Yd. in respect of plot measuring 200 Sq. Yds. situated in Neta Ji Park. She ~~total~~ claimed Rs.31,000/- including construction etc. She produced a copy of ~~the~~ sale-deed dated 3.1.1957 vide which she purchased plot in question for Rs.14,500/-.

37. SOM NATH S/O HARI CHAND :- Requested compensation at the rate of Rs.100/- per Sq. Yd. for a plot in Neta Ji Park. He did not produce any proof in support of his claim.

38. KAILASH VATI W/O DES RAJ:- Requested compensation at the rate of Rs.100/- per Sq. Yds. and Rs.800/- for levelling the plot. She produced no proof in support of her claim.

39. BHOLLA S/O MOHAN:- Requested compensation for the land @ Rs.25/- per Sq. Yd. and Rs.4000/- for well. He did not produce any proof in support of his claim.

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40. CHHATTAR SINGH, RATTAN LAL, CHHOTTE LAL, RAM DASS & SHIB CHARAN :- Requested compensation at the rate of Rs.25/- per Sq. Yd. and 45% for loss of proper and economic use of the land due to notification under section 4.
41. HARI SINGH, CHOOTTEE LAL, RAM CHAND, RAGUVINDER, BIJANDER BIRENDER, THROUGH SHRI CHANDER BHAN :- Requested compensation at the rate of Rs.25/- per Sq. Yd. and Rs.4000/- for the well but did not produce any evidence in support of their claim.
42. TEK CHAND, LAL SINGH, RAM KISHAN & MEHR SINGH:- Same as in Claim at Serial No. 40.
43. BEG RAM, PREM RAJ:- Same as in claim at Serial No.40.
44. RAM PHAL S/O LAL CHAND:-Requested compensation @ Rs.25/- per Sq. Yd. and Rs.4000/- for the well but did not produce any proof in support of his claim.
45. CHHOTTE LAL AND OTHERS(27 PERSONS):- Requested compensation at the rate of Rs.25/- per Sq. Yd. but did not produce any proof.
46. DEVA NATH C/O GURBAKSH SINGH:- Requested compensation at the rate of Rs.100/- per Sq. Yd. for a plot situated in Neta Ji Park and Rs.5000/- for bounding the land. But he did not produce any evidence in support of his claim.
47. KARAN CHAND S/O WASHVA MAL :- Requested compensation at the rate of Rs.90/- per Sq. Yd. for a plot measuring 250 Sq. Yd. situated in Neta Ji Park and Rs.800/- for levelling the plot, and Rs.100/- for the registration fee. But he did not produce any proof in support of his claim. However, he produced a copy of sale-deed dated 8.12.56 in respect of his own plot against Rs.2,000/-.
48. SHANTI DEV & KRISHAN RANI:- Requested compensation at the rate of Rs.100/- per Sq. Yd. for a plot situated in Neta Ji Park, and Rs.2,000/- for levelling the plot. They did not produce any proof in support of their claim. However, they have produced a copy of sale-deed dated 21.2.56, in respect of their own plot for Rs.1750/-
49. KRISHAN BEHARI W/O INDER JIT :- Requested compensation at the rate of Rs.100/- per Sq. Yd. for a plot

Sq. Yds. situated in Neta Ji Park and Rs.1000/- for levelling the plot. She produced a copy of sale-deed dated 17.4.56, vide which she herself purchased the plot in question against Rs.13,000/-.

50. SHANI DEVI W/O PISHORI LAL:- Same as in claim at Serial No. 49.

51. RAM RAKHI W/O HAVELI RAM:- Requested compensation at the rate of Rs.100/- per Sq. Yd. for a plot measuring 300 Sq. Yds. situated in Neta Ji Park and Rs.5,000/- for levelling the plot. She produced a copy of sale-deed dated 3.2.56 in respect of plot in question for Rs.2000/-.

52. GURMEET SINGH S/O JAGJIT SINGH:- Requested compensation at the rate of Rs.80/- per Sq. Yd. in respect of plot situated in Neta Ji Park. He did not produce any proof in support of his claim.

53. RAM S/O BAL MUKAND:- Requested compensation Rs.20,000/- for the plot measuring 200 Sq. Yds. situated in Neta Ji Park and Rs.5000/- for other expenses but did not produce any proof in support of his claim.

54. KRISHAN RAJ S/O JAI GOPAL:- Requested compensation at the rate of Rs.20,000/- for a 200 Sq. Yds. plot situated in Neta Ji Park Colony but did not produce any evidence in support of his claim.

55. KRISHAN RANI W/O G.P. KAPOOR:- Requested compensation at the rate of Rs.100/- per Sq. Yd. for a plot measuring 265 Sq. Yds. in Neta Ji Park but did not produce any proof in support of his claim.

56. SUMITARA RANI W/O TILAK RAJ:- Requested compensation at the rate of Rs.90/- per Sq. Yd. for a plot situated in Neta Ji Park, and Rs.14,400/- for pro rata value of roads and Parks, Rs.16,00/- for levelling the plot, and Rs.200/- for registration fee. She produced two copies of sale-deed dated 8.12.56 and 12.8.57 vide which she herself purchased the plots against Rs.1476/- and Rs.1500/- respectively.

57. KASTURI LAL S/O MILAKHI RAM:- Requested compensation at the rate of Rs.90/- per Sq. Yds. in respect of plot situated in Neta Ji Park.

200 Sq. Yds. situated in Neta Ji Park and Rs.400/- for levelling the plot and Rs.100/- for registration fee. She produced a copy of registration dated 8.12.56 vide which she purchased the plot for Rs.1500/-.

58. GUR PREMA NAND:- Requested compensation at the rate of Rs.90/- for a plot measuring 200 Sq. Yds. situated in Neta Ji Park, and Rs.7200/- for pro rata value and Rs.800 for levelling the plot and Rs.100/- for registration fee. He produced a copy of sale-deed dated 14.3.59, vide which he himself purchased the plot in question against Rs.1500/-.

59. KANAL NAIN S/O SOM NATH :- Requested compensation at the rate of Rs.90/- per Sq. Yd. for a plot measuring 180 Sq. Yds. and Rs.400/- for levelling the land and one hundred for registration fee. He produced a copy of sale-deed dated 22.6.55, vide which he himself purchased the plot in question for Rs.1692.

60. CHUNI LAL S/O MILKHI RAM:- Requested compensation at the rate of Rs.90/- per Sq. Yd. for a plot out of field No. 1297/2. Since the field No. is not being acquired in the present Award, the claim is not maintainable.

61. SHANTI DEVI W/O CHUNI LAL:- Requested compensation at the rate of Rs.90/- per Sq. Yd. for a plot measuring 200 Sq. Yds. situated in Neta Ji Park Colony and <sup>Rs.400 for</sup> ~~Rs.400 for~~ levelling the plot and other charges. She produced a copy of sale-deed dated 12.2.57, vide which she herself purchased the plot in question for Rs.1500/-.

62. SATYA DEVI W/O VALATI RAM:- Requested compensation at the rate of Rs.90/- per Sq. Yd. in respect of a plot measuring 200 Sq. Yds. situated in Neta Ji Park. She also requested for Rs.7200/- for pro rata value for roads and parks, Rs.80/- for levelling the plot and Rs.100/- for registration expenses. He produced a copy of sale-deed dated 8/12/56, for Rs.1500/- in respect of her own plot ~~for~~ of 200 Sq. Yds.

DES RAJ BHATIA:- Requested compensation at the rate of Rs.90/- per Sq. Yd. for 3 plots and Rs.21,600/- for pro rata value.

value of roads and Parks and Rs.1200/- for levelling the plot and Rs.300/- for other expenses, registration fees etc. He produced copy of a sale-deed in respect of his own plots.

64. Tilak Raj Bhatia S/o Siddi Ram :- Requested compensation at the rate of Rs.90/- per Sq. Yd. in respect of plot measuring 200 Sq. Yds. However, he claimed Rs.26,100/- including all the expenses of levelling the land and other expenses. He produced a copy of sale-deed of plot in question.

65. BRIJ MOHAN NATH S/O NAND LAL:- Requested compensation at the rate of Rs.90/- per Sq. Yd. in respect of plot measuring 150 Sq. Yds. in Neta Ji Park. However, he claimed Rs.14,000/- in all including cost of levelling the plot and other expenses. He produced a copy of sale-deed of his own plot.

66. HAZOOR SINGH S/O SAWAN SINGH:- Requested compensation at the rate of Rs.80/- per Sq. Yds. for a plot measuring 400 Sq. Yds. He claimed Rs.34,000/- in all including other expenses. He produced copy of a sale-deed in respect of his own claim.

67. HARI KRISHAN S/O HARNAND SINGH:- Requested compensation at the rate of Rs.90/- per Sq. Yd. in respect of plot 200 Sq. Yds. however, he claimed Rs.26,200/- in all including other expenses, but he did not produce any proof in support of his claim.

68. JAI KRISHAN S/O JAGAT NARAIN :- As in claim at S.No.67.

69. PARKASH VATI W/O BEHARI LAL:- Requested compensation at the rate of Rs.100/- per Sq. Yd. in respect of her plot in Neta Ji Park, measuring 200 Sq. Yds. and Rs.3000/- for the cost of four walls. She produced a copy of sale-deed in respect of his own plot.

70. LILA WANTI W/O SUKHDEV RAJ:- Requested compensation at the rate of Rs.100/- per Sq. Yd. in respect of plot measuring 100 Sq. Yds. situated in Neta Ji Park and Rs.1000/- for four-wall, however, he claimed Rs.81,000/- in all including cost of levelling the land and other expenses. He produced a sale-deed dated 22.6.55, in respect of plot in question Rs.7,000/-.

71. INDER RANI W/O ONKAR NATH:-Requested compensation @ Rs.100/- per Sq. Yd. in respect of plot situated in Neta Ji Park, and Rs.1000/- for levelling the land, however, he claimed Rs.54333/- in all including other expenses. He produced a copy of a sale-deed in respect of plot in question vide which he himself purchased the plot for Rs.5500/-.

72. Amar Singh S/o Lal Singh:-

73. Sita Ram S/o Ganga Ram, & Lila Wanti W/o Sita Ram:-

74. Amar Kaur W/o Harcharan Singh:-

75. Amar Singh S/o Aya Singh,

76. Balbir Singh S/o Wasawa Singh:-

77. Tirath Ram S/o Ram Rattan:-

78. Tirlochan Singh S/o Vasawa Singh:-

79. Veeranwali W/o Kartar Singh:-

80. Harnam Singh S/o Mahal Singh:-

81. Gurmeet Singh Johar :-

82. Kartar Singh S/o Teja Singh:-

83. Ishar Singh S/o Gopal Singh,

84:- Didar Singh S/o Bishan Singh:-

85. Bhagwan Singh S/o Wasakha Singh

86. Chatter Singh S/o Lekha Singh:-

87:- Inder Singh S/o Sadhu Singh:-

88. Joginder Singh S/o Kalyan Singh:-

89. Hardit Singh S/o Narain Singh:-

90. Satya Wanti ~~W~~ W/o Karam Chand.

91. Harnam Singh S/o Atam Ram:-

92. Balwant Singh S/o Lal Singh.

93. Laj wanti W/o Ram Labhaya Mal.

94. Malak Ram S/o <sup>Ram</sup> Ratten :-

95. Mohinder Singh S/o Roor Singh:-

96. Mahinder Kaur W/o Kirpal Singh:-

97. Moti Ram S/o Jagat Singh:-

98. Nahinder Singh S/o Waswa Singh:-

99. Partap Singh S/o Teja Singh:-

100. Parveen Singh S/o Sardar Singh:-

101. Saran Singh S/o Teja Singh:-
102. Surat Singh S/o Sunder Singh:-
103. Ram Singh S/o Lahna Singh:-
104. Ram Singh S/o Nobat Singh:-
105. Jagtar Singh S/o Dayal Singh:-
106. Vishan Dass S/o Ram Dhand:-
107. Dewan Devi W/o Ram Ratten.
108. Baldev Singh S/o Wasawa Singh :-

ALL THE ABOVE FILED SEPARATE CLAIMS THROUGH SHRI MAN MOHAN SINGH, ADVOCATE :- And requested compensation at the rate of Rs.72/- per Sq. Yd. in respect of their plots situated in Neta Ji Park area and also requested for compensation in respect of the constructions made thereon. They have produced copies of sale-deeds in respect of their respective plots. These sale-deeds were executed at the rate of Rs.6/- to Rs.8/- per Sq. Yd. In the Revenue Record, their names do not appear. The compensation in respect of the Khasra Nos. in which plots are situated will remain in dispute till the mutations are attested in their favour. On enquiry it has come to notice that these houses were constructed four or five years back that is after the Notification under section 4. As such the question of assessment of compensation for the structures does not arise. The parties are at liberty to remove the material if they so desire.

109. Amar Singh S/o Lal Singh.
110. Balwant Kaur W/o Man Singh.
111. Sardar Singh S/o Rattan Singh.
112. Prem Nath Anand S/o Dewan Chand.
113. Leela Wanti W/o Karam Chand.
114. Kaushalya Devi W/o Dev Raj.
115. Shanti Devi W/o Ajudhya Nath.
116. Kewal Krishan S/o Ram Parkash.
117. Harjas Singh and S/o Dewan Chand.
118. Gurdial Singh S/o Teja Singh.
119. GurBaux Singh ~~XXXX~~ S/o Lakha Singh



120. Parkash Chand S/o Tak Chand:-  
121. Sohah Singh S/o Nabat Singh.  
122. Bansi Lal S/o Kirpa Ram.  
123. ~~Kari Krishan~~ Shandi Parkash S/o Raja Ram:-  
124. Om Parkash S/o Kirpa Ram.  
125. Hari Krishan Malik S/o Payaree Lal.  
126. Raja Singh S/o Veer Singh.  
127. Ragbir Singh S/o Sampooran Singh.  
128. R.P. Khanna S/o kishan Chand.  
129. Mehr Singh S/o Dhanna Singh, Bahadur Singh.  
130. Mahinder Nath Wahi S/o Dwarka Nath.  
131. Jagat Singh S/o Khushal Singh.  
132. Hukam Chand S/o Chhajju Ram.  
133. Mahinder Kaur W/o Diwan Singh:- ALL THROUGH SHRI MAN

MOHAN SINGH ADVOCATE:- Requested compensation at the rate of Rs.72/- per Sq. Yd. in respect of their plots situated in Neta Ji Park. They have produced copies of sale-deeds in respect of their respective plots. These sale-deeds were executed at the rate of Rs.6/- to Rs.8/- per Sq. Yd. In the Revenue Record their name do not appear. The compensation in respect of these Khasra No. will remain in dispute till the mutations are attested in their favour.

134. SUHAG RANI:- Requested compensation at the rate of Rs.100 per Sq. Yd. in respect of a plot situated in Neta Ji Park measuring 200 Sq. Yds. and Rs. 5,000/- for four walls the cost of levelling the plot. She did not produce any evidence in support of her claim.

135. MADAN LAL CHUG:- Requested compensation at the rate of Rs.100/- per Sq. Yd. in respect of plot situated in Neta Ji Park, and Rs.3,000/- for construction and cost of levelling land. He produced a copy of sale-deed dated 21.2.56 vide which he himself purchased the plot in question for Rs.900/-.

136. K. C. BATRA:- He has applied that he purchased a plot in Khasra No. 1290 from Shri Madan Lal Khanna and requested compensation be not paid to anyone. Thus the compensation is kept in dispute till the applicant produces a copy of mutation in his favour.

The Department was not represented.

The demand of the land owners and the interested parties vary from Rs.10/- to Rs.100/- per Sq. Yd. Majority of the land is agricultural land while some of the land under acquisition has been sold away in the shape of small plots known as Neta Ji Park. Most of these claimants have produced copies of their respective sale-deeds in respect of their plots, in which the price varies from Rs.6/- to Rs.8/- per Sq. Yd. Although these sale-deeds relate to the land sold within the acquired area, the price mentioned in the sale-deeds is in respect of small plots and cannot be taken as the true index of the market value of the agricultural land under acquisition. Shri Mohan Lal claimant has produced a copy of sale-deed with regard to a plot situated in Mansarwar Garden at the rate of Rs.24/- per Sq. Yd. Shri Avtar Singh and Shri Amrik Singh claimants mentioned at serial No. 31 have also produced a copy of Memorandum issued by the Ministry of Rehabilitation with regard to plots No.10/15 and 10/16, situated in Ramesh Nagar Colony at the rate of Rs.82/- and Rs.84/- per Sq. Yd. Both the colonies viz., the Mansarwar Garden and Ramesh Nagar Colony are approved colonies while the land under acquisition is agricultural land. The sale-deeds produced by them of approved land are not applicable to the land under acquisition. None has produced any proof with regard to land under acquisition. The rates claimed by them, therefore, cannot be made applicable to the land under acquisition.

The year-wise statement of average sale-price for the quinquennium immediately preceeding the date of Notification under Section 4 of the land Acquisition Act has been worked out as under:-

Y.E A R.	A R E A Big:Bis	A M O U N T	AVERAGE PER BIGHA.
1952-53	99--14	Rs. 2,17,565-00 NP	Rs.2182--10 NP
1953-54	84--4½	Rs. 1,40,850-00 NP	Rs.1672--31 NP
1954-55	121--13	Rs.3,90,320--95 NP	Rs.3202
1955-56	138--11½	Rs. 3,74,110½ the average	
1956-57	262	Rs. 8	

The average sale-price for the five years comes to Rs.2499-23 NP, while that for the year 1956-57, it comes to Rs.2463-81 NP.

Out of the land under acquisition the following land has been sold, the detail of which is as under:-

No. of Mutation.	Date of Registration.	Field No.	A R E A Big.Bis.	AMOUNT	AVERAGE PER BIGHA
2920	24--2--56	1283	5--8	Rs.15000/-	Rs.2777-78
2921	16--3--56	1285	5--1	Rs.14003/-	Rs.2772-87

The following awards were announced in this village with regard to near-by area against notification under section 4 of the land Acquisition Act written against each:-

Sl. No.	AWARD No.	Date of Notification under section 4.	Rate per Bigha.
1.	850	22--9--53	Block No. I, Rs.3800/- Block No. II, Rs.2800/- Block No.III, Rs. 800/- Rs.3.50 NP, per Sq. Yd.
2.	891	24--4--57	Block No. I, Rs.3500/- Block No. II, Rs.3000/- Block No.III, Rs.2500/-
3.	996	3---9--57	Block No. I, Rs.3500/- Block No. II, Rs.3000/- Block No.III, Rs.2500/-
4.	1272	3---9--57	Block No. I, Rs.3500/- Block No. II, Rs.3000/- Block No.III, Rs.2500/-

The land under acquisition is situated between the approved colonies and Delhi Rewari Railway line. Ramesh Nagar Colony and Industrial Area is to the North, Boundary of Village Naraina and Mansarwar Garden to the South, Delhi Rewari Railway Line to the East and Mansarwar Garden to the West.

The land under acquisition is in the Urban area and it would be fair to assess the Market Value of the land according to the quality and situation of the land. I have inspected the land at site. All the land except land under the name is of one and the same quality and is levelled one. I have assessed the market Value of the land as it stood on 3.9.56 the date of Notification under section 4. It is seen that out of the land under acquisition 10 Bighas 9 Biswas has been sold in two transactions vide mutation 2921, on 24.2.56 and 16.3.56, and the average

- 20 -

Rs.2,777-78 NP and Rs.2772-87 NP per Bigha respectively. These transactions truly reflect the market value of the land as in Feb-March, 1956. As the market value is to be assessed as it stood on Sept., 1957, and as the prices of land were going up in 1956-57, I would assess the market value in Sept., 1957, at a bit higher rate than Rs.2800/-

After giving full consideration to the demand of the land owners and interested persons, the situation and quality of the land, average sale-transactions for the five years before the date of Notification under section 4, and the previous awards announced in this village and all other factors, I am of the opinion that Rs.3,000/- per Bigha for the land except Nala and G.M. Rasta and Rs.1000/- for land under nala would be reasonable and fair market price in this case. No compensation is assessed for G.M. Rasta as it is already being used for public purposes since long.

#### TREES, WELLS AND OTHER STRUCTURES :-

##### TREES

There are a few ~~XXXX~~ trees in the land under acquisition the detail of which is as under:-

Sl. No.	Khasra No.	Kind of tree & Weight.	Amount assessed.
1.	2356	Kikar I, 1 quantal.	Rs.5/- @ Rs.5/-per Quantal
2.	2369	Kikar I, 3 "	Rs.15/-----do-----
3.	2373	Kikar 2,15 "	Rs.75/-----do-----
4.	2375	Kikar I, 3 "	Rs.15/-----do-----
5.	2376	Bairi I, 2 "	Rs.10/-----do-----
6.	2391	Kikar I, 1 "	Rs.5/-----do-----
7.	2389	Kikar I, 4 "	Rs.20/-----do-----
8.	2392	Kikar I, 8 "	Rs.40/-----do-----
9.	2394	Kikar I, 4 "	Rs.20/-----do-----
10.	2410/2398	Kikar I, 2 "	Rs.10/-----do-----
Total:-			Rs.215/-

##### WELLS:-

There are three wells in the land under acquisition detail and the amount of compensation for which is as under:-

## Kind of Well

One old well in the midst of the Abadi at present in a ruined condition.

Rs.500/-

One old but pucca well in working order.

Rs.800/-

one pucca well in working order.

Rs.1000/-

TOTAL:- Rs.2300/-

There are Persian wheels ~~wheels~~ in two wells at S. Nos. 2 & 3. These wheels can be removed and hence no compensation for these wheels.

OTHER STRUCTURES

There are structures on the land within Neta Ji Park. On Inquiry it has been pointed out that these structures were made four or five years ago, that is after the Notification under section 4, which is dated 3.9.57. Since all these structures were made after the Notification, the question of assessing the compensation does not arise. The interested parties, in occupant are at their liberty to remove them, if they so like.

By applying the rates mentioned above, the price of the land works out to be:-

Land except Nala	378--18	@ Rs.3000/-	Rs. 11,36700-00
Land under Nala	25--19	@ Rs.1000/-	Rs. 25,950-00
Rasta	1--15	Nil	Nil
Total:-	406--12		Rs.1162650-00

COMPULSORY ACQUISITION CHARGES

The owners and the interested persons will be entitled to 15% in consideration of the compulsory acquisition on the market value of the land and well comes to Rs.17,4742-50 NP.

Contd.

INTEREST

The owners and the interested persons are not entitled to get any interest on the amount awarded as compensation since the possession of the land has not so far been taken.

MODE OF PAYMENT

The owners and the interested persons will be paid compensation according to the shares as entered in the Jama-Bandi of the village. There are some non-occupancy tenants in their case, protection against eviction by the land-lord has been secured under the Delhi (Urban Area) Tenants Relief Act, 1961. Since these tenants cannot be ejected unless they violate any of the conditions enumerated in the clauses A to F of the Act, they would be entitled to a substantial amount of compensation i.e. 0-81 NP in a rupee for the land acquired, which is under their possession at the moment. Hisa Dari Kas are not maintainable and, therefore, the compensation of such land is assessed in the name of the owner according to Jama-Bandi of the village. There is some land under G.M. Nala and is entered in the occupation of the Rehabilitation Department. The compensation for this land is assessed in the name of the owners according to the shares entered in the revenue record. Their payment, however, will remain disputed till it is confirmed from that Department that they have no claim to the land & the compensation.

LAND REVENUE REDUCTION:- Khalsa amount of reduction from the land revenue due on account of land acquired works out to be Rs. 149-82 NP. There will be a reduction of Rs. 149-82 NP from the Khalsa Rent Roll with effect from taking over possession.

The land aforesaid, will vest absolutely in the government free from all encumbrances from the date of taking over possession.

Subject to the above, the Award is

Price of the land.	Rs. 11,62,650--00 NP
Compensation of wells	Rs. 2,300--00 NP
15% towards compulsory acquisition charges	Rs. 1,74,742--50 NP
Compensation for trees	Rs. 215--00 NP
Total:-	Rs. 13,39,907--50 NP

( RAM PARSHAD )  
LAND ACQUISITION COLLECTOR(III)  
DELHI.25-2-1964.

.....  
Forwarded to the Collector, Delhi, for favour of  
information, please.

( RAM PARSHAD )  
LAND ACQUISITION COLLECTOR(III)  
DELHI 25-2-1964. c

.....  
Seen  
H. P. M. B. G.  
ADMLA Delhi  
with P. M. S. J. Collector  
COLL-CTO. 5/2/64

I will announce in  
award on 16/2/64. Inform in the  
P. M. S. J. only.  
NTDA 16/2/64

کتابخانه عمومی و کتابخانه ۱۶۸۰ / ۷۱۹

کتابخانه عمومی و کتابخانه ۱۶۸۰ / ۷۱۹

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