

AWARD No. 1757

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

CR-NO. 8

Acquisition of land for the 'Interim General Plan for
Greater Delhi'.

Village: Basaidarapur

AWARD

In pursuance of Delhi Administration Notification under
section 4, No.F.15(84)/57-LSG, dated the 3rd September, 1957, made
under the provisions of the Land Acquisition Act, 1894, and as
declared vide Notification No.F.1(20)/62-L&H, dated the 16th May,
1964 under section 6 of the Act, the Delhi Administration acquired
17 bighas 10 biswas of land in village Basaidarapur Tehsil and
District Delhi at a public expense for a public purpose, namely for the
Interim General Plan for Greater Delhi.

MEASUREMENT

The area under acquisition as given in the Notification
under section 6 of the Act is 17 bighas 10 biswas and same has been
found on the spot measured by the field staff. There is no difference
between area notified under section 6 and on the spot. Thus the
acquisition file has therefore been prepared for 17 bighas 10 biswas.
The land acquired lies only in one field number in village Basaidarapur
as detailed in form 7(LA) prepared under paragraph 55 of the Financial
Commissioner's Standing Order No.28.

The detail of the Khasra Nos. and ownership is as under:-

No.	Name of the owner.	Name of the tenant.	Khasra No.	Area Big. Bis.	Kind of land
1.	Shri Bhagirath, Balkishan, Harpal, Harsarup, Ran Singh, s/o. Chanda.....1/8	Nathu Singh co- sharer 13 big. 10 bis.	1297/2	17 - 10	B.Jadid
	Khushi Ram s/o Chetta..1/8 Mohar Singh s/o Nanda..1/4 Nathu s/o Ghasita.....1/2	Mohar Singh co- sharer 4 big. 235/350. Share.			
	Tirbhawan Nath Jain s/o Parma Nand Jain4/350 Kasturi Lal s/o Bishambar Nath4/350 Kasturi Lal Dogra s/o Dampat rai4/350				

contd.....2

Waya Ram s/o Nand Lal...3/350
 Om Parkash s/o Ram Ditta...3/350
 Balwant Singh s/o Kasar Mal...4/350
 Chuni Lal s/o Milkhi Ram...4/350
 Inder Rani w/o Onkar Nath...5/350
 Lila Wati w/o Sukh Devi Raj...5/350
 Pyara Singh s/o Basant Singh...4/350
 Narinder Nath s/o Raja Ram...39/350
 Amar Nath s/o Kishori Lal...4/350
 Inder Sarup Goel s/o Khem Chand...4/350
 Kala Wati Devi d/o Nathu Ram w/o Inder
 Sarup Goel.....5/350
 Satya Wanti w/o Karam Chand
 Kakar.....5/350.
 Basanti Devi w/o Jia Lal d/o.
 Siri Chand.....4/350.
 Krishana Devi d/o Tara Chand
 w/o Parabu Dayal.....4/350.
 Sarv Mittar s/o Nand Lal...10/350.

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 Tehsildar (L.A) on the basis of the entries of Khasra Girdawari as it stood on 3.9.1957 which is as under:-

<u>Class of Land</u>	<u>Area</u> Big. Bis.
1. Banjar Jadid	17 - 10

POSSESSION:

The possession of the land has not been taken over so far.

MARKET VALUE:

Some of the owners and interested persons who appeared in pursuance of the notices issued under section 9 and 10 of the Act, were examined for the measurement of the area, quality of the land, and the assessment of the compensation.

1. Krishana Devi w/o Prabhu Dayal: Requested compensation @ Rs.40/- per sq. yd., but did not produce any proof in support of her claim.

2. Balwant Singh Schedva s/o Kesar Mall through Shri Om Parkash:

Requested compensation @ Rs.70/- per sq.yd. for land under plot, Rs.7000/- for levelling the land, Rs.500/- for H.P. under for construction. He has not produced any proof in support of his claim.

3. Shri Tribhawan Nath s/o Parma Nand through Shri Om Parkash

Advocate: Requested compensation @ Rs.60/- per sq.yd. for plot, Rs.200/- for Hand Pump, Rs.800/- for construction. But he did not produce any proof in support of his claim.

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4. Sarv Mittar s/o Nand Lal through Om Parkash Advocate: Requested compensation @ Rs.70/- per sq.yd. for plot, Rs.7000/- for levelling the land and boundary wall, Rs.200/- for Hand Pump. He has produced two copies of sale-deed dated 4.4.1956 and 18.8.1959 vide which he purchased plot in question. The claimant purchased 1/2 share of plot i.e. 260 sq.yd. against Rs.3910/- vide sale-deed dated 4.4.1956 and the remaining 1/2 share of plot purchased against Rs.1955/- on 18.8.1959. There is a doubt in the sale deeds due to the reason that the claimant purchased 1/2 for Rs.3910/- in 1956 and 1/2 for Rs.1955/- in 1959 and therefore, these are not admissible.
5. Kasturi Lal Dogra through Om Parkash Advocate: Requested compensation @ Rs.70/- per sq.yd. for plot, Rs.7000/- for levelling the land and boundary wall, Rs.200/- for hand pump and Rs.800/- for construction But he did not produced any proof in support of his claim.
6. Shri Amar Nath Tandan s/o Kasturi Lal through Om Parkash Tyagi: Requested compensation @ Rs.60/- per sq.yd. for plot, Rs.800/- for construction and Rs.200/- for hand pump, but he did not produce any proof in support of his claim.
7. Shri Kasturi Lal s/o Bishambar Nath through Om Parkash Advocate: Requested Compensation @ Rs.70/- per sq.yd. for land, Rs.7000/- for levelling the plot and boundary wall and Rs.200/- for hand pump and Rs.800/- for construction, but did not produce any proof in support of his claim.
8. Swaya Ram s/o Nand Lal:- Requested compensation @ Rs.60/- per sq.yd. He has produced copy of sale-deed dated 24.1.1956 vide which he purchased the plot in question for Rs.1232/- measuring 133 sq.yds, besides this he has also produced 2 copies of sale-deeds in respect of plots situated within Ramesh Nagar colony and Industrial area. Both these sale deeds relate to developed land in approved colonies, hence these are not applicable to the present case.
9. Shri Khushi Ram, Nathu, Mohar Singh, Bhagirath, Balkishan Har Sawarup, Harpal and Ran Singh:- Requested compensation @ Rs.25/- per sq.yd. but did not produce any proof in support of their claim. They also requested that they have sold some land in shape of plots to different persons and 11 bighas 2 biswas area is still with them. They requested that the compensation of the land sold by them be paid to the vendeeds. In view of this, compensation of sold area ¹⁶ he remained in

dispute for the present and be paid to the vendees as and when they get the land mutated in their favour and produce copy of the same.

10. Indar and Sarup Goel through ³/Shri Lal Chand & Dev Raj Advocates: Requested compensation @ Rs.75/- per sq.yd. for the land with interest. He has produced copy of the sale deed dated 9.2.1956 vide which he purchased the plot in question for Rs.2000/- measuring 243.3. sq.yds.

11. Kala Wati w/o Inder Singh Goel through Advocates: Requested compensation @ Rs.75/- per sq.yd. for plot measuring 266 sq.yds. She has produced copy of sale deed dated 15.1.1956 vide which she purchased plot in question for Rs.2500/-

12. Basanti Devi d/o Lal Chand w/o Jai Lal through Advocates: Requested compensation @ Rs.80/- per sq.yd. but did not produce any proof in support of her claim.

13. Pyara Singh Masutas:- Requested compensation @ Rs.20/- for 200 sq.yds. plot. He has produced copy of sale-deed dated 8.8.1955 vide which he purchased plot in question for Rs.1900/-

The department was not represented.

The demand of land owners and the interested persons vary from Rs.20/- to Rs.80/- per sq.yd. The land under acquisition is agricultural land while some of the land has been sold away in the shape of small plots known as Nataji Park. Most of these claimants have produced copies of their respective sale deeds in support of their contention, in which the price varies from Rs.6/- to Rs.15/- per sq.yd. Although the sale deed relates to the land sold within the acquired area, the price mentioned in the sale-deeds is in respect of small plots for residential purposes and cannot be taken as the true index of the market value of the agricultural land under acquisition. Shri Swaya Ram claimant has produced two copies of sale-deeds with regard to plot, situated in Ramesh Nagar Colony and Industrial area. Both the sale-deeds relate to approved colonies while the land under acquisition is agricultural land. The sale deed produced by him of developed land are not applicable to the 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

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quinquennium immediately preceeding the date of notification under section 4 of the Land Acquisition Act has been worked out as under:-

S.No.	Year.	Area		Amount.	Average per bigha.
		Biz.	Bis.		
1.	1952-53	98	5	Rs. 2,17,565.00	Rs. 2,214.40
2.	1953-54	69	1	Rs. 1,50,950.00	Rs. 2,186.89
3.	1954-55	122	15	Rs. 4,05,725.94	Rs. 3,305.30
4.	1955-56	161	16	Rs. 4,35,531.31	Rs. 2,692.00
5.	1956-57	416	7	Rs. 8,81,168.06	Rs. 2,116.33

The average sale price for the five years comes to Rs. 2408.42 while that for the year 1956-57, it comes to Rs. 2116.33 Paise.

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

S.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/-
2.	891	24.4.57		Rs. 3.50 nP per sq. yd.	
3.	996	3.9.57	2.	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/-
5.	1680	3.9.57		1. Rs. 3000/- per bigha for agricultural land.	
				2. Rs. 1000/- for land under Nalla.	

The land under acquisition is situated between the Industrial area to the North and the land already acquired vide award No. 1680 on to the other three sides. 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 is of the same quality and is levelled one.

I have to assess the market value of the land as it stood on 3.9.1957 the date of notification under section 4. It is seen that

contd....6

out of the land under acquisition 3 bighas 15 biswas of land has been sold vide mutation No.2905 for Rs.10344.75 registered on 24.1.1956. The average of this sale comes to Rs.2758.60 paise. This transaction truly reflects the market value of the land under acquisition as in January 1956. As the market value is to be assessed as it stood on September, 1957 and as the prices of land were going up in 1956-57. I would assess the market value in September, 1957 at a bit higher rate than Rs.2800/-. Other sales out of the land under acquisition relate to plots, hence those are not considerable.

The land is of the same quality as already acquired through award No.1680, in which Rs.3000/- per bigha has been awarded for such lands.

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 previous awards announced in this village and all other factors, I am of the opinion that Rs.3000/- per bigha would be reasonable and fair market price in this case. *Kham*

TREES, WELLS AND OTHER STRUCTURES:

There are small trees in the land and these appeared to have been planted after the date of notification under section 4 hence no compensation is assessed for the same.

WELLS: There is no well in the land under acquisition, however, there are some hand pumps which have been fixed after the date of notification under section 4 and hence no compensation is assessed for these hand pumps. The parties are at their liberty to remove them.

OTHER STRUCTURES: There are structures in the land under acquisition. On inquiry it has been pointed out that these structures were made four or five years ago, i.e. after the notification under section 4 dated 3.9.1957. Since all these structures were made after the notification the question of assessing the compensation does not arise. The interested parties, in occupation are at their liberty to remove them, if they do like.

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

Area Big. Bis.	Rate per bigha	Amount
17 - 10	Rs.3000/-	Rs.52500.00
		contd..7

COMPULSORY ACQUISITION CHARGES:

The owners and the interested persons will be entitled to 15% in consideration of the compulsory nature of acquisition on the market value of the land which comes to Rs. 7875.00.

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 share as entered in the Jamabandi of the village. There is no occupancy tenant or non-occupancy tenant in the land under acquisition. Hissa dari kasht is not maintainable. At the time of inspection of the land it was pointed out that some land has been sold out by the owners in shape of plots to different persons, hence for the present compensation due to the original owners be remain in dispute till it is confirmation from them.

LAND REVENUE REDUCTION:

Khalsa amount of reduction from the land revenue due on account of land acquired works out to be Rs. 7.11 paise. There will be a reduction of Rs. 7.11 paise from the Khalsa rent Roll with effect from taking over possession of the land.

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 stands as follows:-

- | | | |
|----|---|--------------------|
| 1. | Price of the land: | Rs. 52500.00 |
| 2. | 15% towards compulsory acquisition charges; | Rs. 7875.00 |
| | Total: | Rs. 60375.00 paise |

(RAM PERSHAD)
LAND ACQUISITION COLLECTOR(N)
DELHI. 28.11.64

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

(RAM PERSHAD)
LAND ACQUISITION COLLECTOR(N)
DELHI. 28.11.64

See
Collector Delhi
with powers of collector Delhi
2.11.64

आज दिनांक 19-10-73 को बहुत जनोव भूमि अधिकार
आधिकारी नरेन्द्र (दिल्ली) बाबत आठवां आवृत्ति नं. 1757 ग्राम-बसेइवारा पुरे
आठवां खलास Kgo. L.A. में राखे जाते हैं। आवृत्ति नं. 1757 ग्राम-बसेइवारा पुरे
मौका पौ पुर्णिया। मौके पौ भूमि तथा मालिक विभाग की ओर से भूमि नल्लू सिंह
Kgo L.A. व भूमि पुर्णिया। हुसैन पटवारी L.A. व भूमि राखे दित्त मले Kgo
L.A. मौके पौ हाजि मिल। मौके पौ न. रवे. 1297/2 ताथडी रुकवा 17-10
नं. O. O. A. नं. Development की हुई है। आगे सिलेन रुकवा आवृत्ति 17-10
खाली पड़ा हुआ है। जिलाका आवृत्ति वाकई श्री नल्लू सिंह Kgo L.A.
को दिया गया। आवृत्ति रुकवा के चारों ओर धूना फिर कर निशानात खान
लगावारा जमे। इस प्रकार उपरोक्त आवृत्ति द्वारा अधिकार सारी भूमि का वाकई
आठवां आवृत्ति 17-10 को श्री नल्लू सिंह Kgo L.A. को दे दिया गया है। मौके पर
आठवां आवृत्ति के दौरान किसी प्रकार का वाकई कोठनाई पैदा नहीं हुआ। मौके
पर व देहजा में श्री दया नन्द चपरासी L.A. द्वारा ऊँची आवाज से मुशतहरी व
मुनावा कराई गई। मालिकों की ओर से मौके पर कोई हाजिर नहीं आया।
पटवारी हलका सरकारी आवृत्ति होने के कारण मौके पर हाजिर नहीं आया।
मौके पर श्री नल्लू सिंह Kgo. L.A. ने उपरोक्त भूमि का आवृत्ति श्री राखे दित्त मले
Kgo O. O. A. को दे दिया गया। इस प्रकार आवृत्ति आवृत्ति मुकम्मल हो
चकी है। तथा आवृत्ति आवृत्ति की रुकवा नकल तहसील दार माफ को फाँगजात
गान में शामिल होमने के लिए भिजवा दी जायेगी। 19-10-73

Sd/-
लायक राखे न. रवे. L.A.
19/10/73

Sd/-
नल्लू सिंह Kgo L.A.
19/10/73

Sd/-
कोशर पटवारी
L.A.
19/10/73

Sd/-
आठवां (नल्लू सिंह)
Kgo L.A.
19/10/73

Sd/-
दया नन्द
च.
19/10/73

Certified true copy.
Sd/-
3/5/75
मा. ला.

19/10/73

