

(184A)

A W A R D No.

1862

Name of the Village:

Basaidarapur.

Nature of acquisition:

Permanent.

Purpose of acquisition:

Planned Development of
Delhi.

INTRODUCTION:

The land situated in the estate of village Basaidarapur is required by the Government at the public expense for a public purpose, namely for the Planned Development of Delhi. A notification under section 4 of the Land Acquisition Act No.F.15(111)/59-LSG dated 13.11.1959 was made. This area is covered by the common notification No.F.15(111)/59-LSG dated 13.11.1959 covering 34070 acres. The substance of the notification was given due publicity and objections were invited from the interested persons. The objections were heard and a report was made to the Delhi Administration along with the objections in original. A declaration under section 6 of the Land Acquisition Act was made vide the notification No.F.4(1)/62-L&H dated 9.2.1965. Notices under section 9(1) was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act were served upon the known interested persons. Almost all the interested persons have responded to the notices.

(048)

MEASUREMENT & OWNERSHIP:

According to the notification under section 6 of the Land Acquisition Act(I), 1894, the total area to be acquired was 101 bighas 2 biswas comprising khasra Nos.1237/2, 1238/2, to 4, 3242/1239, 3243/1239, 1240, 1241, 1242, 1243, 1244, 1245, 2, 1247/2, 2416/2, 2417, 2418, 2419/2, 2420/2, 2421/2, 2422, and 2423. From further verification made on the spot under section 8 of the Land Acquisition Act, the area under acquisition comes to 100 bighas 13 biswas. The difference of 9 biswas is due to the measurement of the khasra Numbers at the site. I, therefore, hold the area under acquisition to be true 100 bighas and

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the details of which are as follows:-

<u>Field Nos.</u>	<u>Area Big. Bis.</u>	<u>Kind of soil.</u>
1237/2	2 - 18	Aabi.
1238/2	0 - 03 ✓	-do-
1238/4	2 - 13	-do-
1238/3	0 - 06 ✓	-do-
3242/1239	2 - 09	-do-
3243/1239	7 - 07	-do-
1240.	7 - 08 ✓	Rosli.
1241	2 - 13	Rosli.
1242.	2 - 09 ✓	Rosli.
1243.	2 - 13 ✓	Rosli.
1244.	3 - 15 ✓	Aabi.
1245/2	1 - 00	Aabi.
1247/2	3 - 06 ✓	Aabi.
2416/2.	5 - 17 ✓	Rosli.
2417.	10 - 15 ✓	Rosli.
2418.	8 - 08 ✓	Aabi.
2419/2.	4 - 11	Aabi.
2420/2.	7 - 02	Abbi.
2421/2. <i>2</i>	9 - 19 ✓	Aabi.
<i>2422/2. 2422</i>	7 - 10 ✓	Aabi.
2423.	7 - 11 ✓	-do-
<hr/> 100 - 13 <hr/>		

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CLASSIFICATION OF LANDS:
(100-13):

Aabi : 68 - 18
Rosli : 31 - 15

100 - 13

Note: At the site it was seen that the land has been dug out in the following khasra Nos.

<u>Khasra No.</u>	<u>Area. Big. Bis.</u>
1238/4	0 - 02
1238/3	0 - 06

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✓ 3242/1239.	1 - 01.
✓ 3243/1239.	1 - 13.
✓ 1240.	0 - 01.
✓ 1247/2.	0 - 13.
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	3 - 16

COMPENSATION CLAIMS:

The following persons have filed claims for compensation:-

Sl.No.	Name of the claimants.	Compensation demanded.	Remarks.
1.	Beg Ram s/o Ramji Lal, Lal Singh, Ram Kishan, Mehr Chand ss/o Ch. Tilak Ram, Tek Chand s/o Kehar Singh, Chatar Singh, Ratan Lal ss/o Ch. Surat Singh, Chotey Lal, Ram Dass, Shiv Charan ss/o Ghasita Singh.	Rs.30/- per sq. yd.	The claim is exorbitant and fabulous.
2.	Ch. Khushi Ram s/o Cheta- 1/8, Shri Nathus/o Ghasita 1/2, Shri Mohar Singh s/o Nanda Ram-1/4 and 5 others.	Rs.25/- per sq.yd.	-do-
3.	Shri Prithi, Siri Ram, Goverdhan, and Mehar Singh ss/o Bidhi, and Mehar Singh s/o Kali Ram.	Rs.25/- per sq.yd.	-do-
4.	Banwari s/o Prashadi.	Rs.15/- per sq. yd.	-do-
5.	Shri Ram Saran, & Ram Kishan ss/o Kehri.	Rs.20/- per sq. yd.	-do-
6.	Mansa s/o Hira.	Rs.20/- per sq. yd.	-do-
7.	Ram Chander s/o Bulaqi, Hari Singh s/o Bulaqi, Chhotey Lal s/o Bulaqi, Bijender, Virender, & Raghbinder ss/o Rama Nand, all minors through their guardian Shmt. Ghogri.	Rs.25/- per sq. yd.	-do-
8.	Mohan Lal s/o Ch. Bhagwana.	Rs.15/- per sq. yd. Rs.10,000/- for kharif crop and vegetables.	-do-

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Shri Mohan Lal s/o Ch. Bhagwana has also produced a copy of the judgement in the L.A.C Nos 270 of 1961, Khem Chand & others vs. U.O.I., L.A.C. No.171 of 1961, Sewa Singh Vs. U.O.I. and L.A.C.No.272 of 1961, Barkat Ram & another Vs. Union of India, of the Additional District Judge, Delhi.

The evidence produced by the claimant Shri Mohan Lal s/o Ch. Bhagwana cannot be made reliable for arriving at the market value of the land as the land in the above cases is in the form of plots, near the colonies & railway Station and far away from the land ^{under} present acquisition.

'MARKET VALUE'

The land under acquisition is on the boudaries of villages Naraina and Khampur Raya and to the west of the Pusa Institute on the other side of the Bhund.

I have inspected the site. Recently Award No.1829 has been passed. The land under acquisition is quite similar and adjacent to the land acquired vide the award No.1829 given by the Land Acquisition Collector (Palam) and is inferior to the lands acquired under various awards of village Basaidara pur. The date of notification under section 4 of the award No.1829 and of the present land in question is the same i.e. 13.11.1959. In the above said award Rs.2500/-, Rs.2000/- and Rs.600/- per bigha were awarded for the Chahi, Rosli and Gm.Lands respectively. In the present award also the land is divided into three blocks A, B, and C consisting of Aabi, Rosli and Gm.Lands respectively. The block B consists of the khasra Nos. 1240 min(7-07), 1241(2-13), 1242(2-09), 1243(2-13), 2416/2 (5-17), and 2417(10-15) total measuring 31 bighas 14 biswas. The block C consists of the khasra Nos.1238/4 min(0-02), 1238/3(0-06), 3242/1239 min(1-01), 3243/1239 min(1-13), 1240(0-01), and 1247/2 min(0-13) total measuring 3 bighas 16 biswas, and the block A consists of the remaining khasra Nos. other than the Block B and 'C'.

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On my site inspection it was seen that the lands of Block A, B, and C of the award No.1829 are quite similar to the lands of blocks A, B, and C of the present award in question. Therefore keeping in view the rates awarded in the above stated award No.1829 and other relevant factors, I consider the rates of Rs.2500/-, Rs.2000/- and Rs.600/- per bigha for the lands of Block A, B, and C respectively to be the fair and reasonable values and I award accordingly.

'OTHER COMPENSATIONS'

2420

There is only one tree in khasra Nos.2419/2 and 2470/2 the value of which has been assessed at Rs.25/- By the Naib Tehsildar(LA).

I have inspected the site and I found that the value assessed by the Naib Tehsildar(LA) is quite reasonable and I award accordingly.

Note: The compensation of the tree will be paid in the presence of the owners of both the above said khasra Nos.

'APPORTIONMENT'

(180B)

The compensation will be paid on the basis of the latest entries in the revenue record.

INTEREST: As the possession of the land under acquisition has not been taken, therefore, the question of payment of interest doesnot arise.

15% FOR COMPULSORY ACQUISITION CHARGES:

15% will be paid on account of compulsory acquisition charges as provided in section 23(2) of the Land Acquisition Act(I), 1894.

LAND REVENUE DEDUCTION:

There will be a deduction of Rs.3487ps. from the khalsa rent roll of the village from Rabi, 1966.

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SUMMARY OF THE AWARD:

Sl.No.	Area Big. Bis.	Block.	Rate per bigha	Amount of compensa ion.
1.	65 - 03	A	Rs.2500/-	Rs.1,62,875.00
2.	31 - 14	B	Rs.2000/-	Rs. 63,400.00
3.	3 - 16	C	Rs. 600/-	Rs. 2,280.00
				Rs.2,28,555.00
4.	Add 15% for compulsory acquisition charges.			Rs. 34,283.25
				Rs.2,62,838.25
5.	Add price of the tree.			Rs. 25.00
				Rs.2,62,863.25
Grand Total.....				Rs.2,62,863.25

100-13

(Zal Nowsherwanji)
Land Acquisition Collector,
Delhi Shahdara Circle,
DELHI:
30.10.1965

Submitted to the Collector of Delhi for information and filing.

(179B)
Statement checked
A/R M.T.(S.A.)

(Zal Nowsherwanji)
Land Acquisition Collector,
Delhi Shahdara Circle,
DELHI:
30.10.1965

seen filed.
8.12.65
COLLECTOR DELHI

The award will be announced
on 22-12-65. Pl prepare
Walsha Muntazamat Statement
A: Suform all concerned
- 2.12.65

22.12.1965

आज किसानों का दिवस है। अनाई सुनाया गया।

श्री श्री श्री ० नवारी लाल, पुतुल सिंह, रतन सिंह - दोर लाल।

शिव चरण, राम राम, राम कशन, राम सरन, मुन्ना

मोहर सिंह, बच्चु, भगीरथ, खुशी राम बाल कशन,

हर राम, रण सिंह, हरपाल, हर राम, राम कशन

पृथ्वी सिंह, राम चन्द, लक्ष्मी सिंह, वरिन्द, बजीन्दर,

रघुवीन्दर, दत्त सिंह, देव चन्द, मेहर चन्द, लाल सिंह

गोहन लाल, बच्चु राम, पुम राज दानिरे है। जो

गौर दानिरे है उन को 12 (2) के गेटिस जारी किए जावें।

20.10.1965

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SUPPLEMENTARY AWARD NO. 1862-A

Village: Basaidarapur.
Nature of acquisition: Permanent.

Vide award No. 1862, the land measuring 100 bighas and 13 biswas of village Basaidarapur was acquired for the Planned Development of Delhi. There was standing crops on the land but at the instance of the Registrar of Indian Agricultural Research Institute, New Delhi vide his D.O. Letter No. 7-1/66-Estate dated the 1st February, 1966, the possession of the entire land along with standing crops was handedover to the Housing Department on 11.2.1966. The Registrar in his said D.O. Letter has agreed to pay the compensation of the standing crops. Hence this supplementary award is being drawn for assessing the compensation of the standing crops only.

I have inspected the site. The detail of the standing crops existing on the total area of 75 bighas and 17 biswas is as given below. The rate of the crops is discussed headwise:-

Sl.No.	Khasra No. in which the crops standing.	Area		Kind of land crop
		Big.	Bis.	
1.	1237/2.	2	- 18 ¹²	W heat.
2.	1238/2,	0	- 03	"
3.	1238/4.	1	- 01	Mathi.
4.	3242/1239.	2	- 05 0 - 04	Wheat. Mustard.
5.	3243/1239.	7	- 00 0 - 07	Wheat. Mustard.
6.	1240.✓	7	- 00 0 - 08 ¹²	Wheat. Mustard.
7.	1241.	2	- 13	Wheat.
8.	1242.	2	- 05 0 - 04	Wheat. Mustard.
9.	1243.	2	- 10 0 - 03	Wheat. Mustard.
10.	1244.	1	- 05 1 - 10 1 - 00	Wheat. Mustard. Mathi Jhai.

11.	1245/2	1 - 00	wheat.
12.	1247/2.	2 - 05	"
13.	2416/2.	3 - 17	Mathi.
		2 - 00	Palak.
14.	2418.	0 - 02	Mustard.
		4 - 14	Palak.
15.	2420/2.	7 - 00	Wheat.
		0 - 02	Mustard.
16.	2421/2.	7 - 00	Wheat.
		0 - 05	Mustard.
		1 - 03	Mathi.
		0 - 05	Gajar.
		1 - 00	Jahai.
17.	2423.	7 - 00	Wheat.
		0 - 11	Mustard.
18.	2419/2.	2 - 00	Mathi.
		2 - 11	Palak.
		<hr/>	
		75 - 17	
		<hr/>	

CLASSIFICATION:

Wheat.	52 - 04
Jahai.	2 - 00
Mustard.	2 - 06
Mathi.	9 - 17
Palak.	9 - 05
Gajar.	0 - 05
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75 - 17	
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WHEAT:

According to the settlement record the average yield of wheat per bigha comes to 2 maunds and 3 seers. With the use of improved seeds and fertilizers the yield of the wheat crops increases to $1\frac{1}{2}$ times which comes to 3 maunds and $4\frac{1}{2}$ seers. On this, the yield of bhoosa is double i.e. 6 maunds and 9 seers. Now a days the market value of the wheat is about Rs.22/- per maund and that of bhoosa is Rs.5/- per maund. After deducting the half towards the cost of cultivation, harvesting etc; the net value comes to about Rs.50/- per bigha. I, therefore, award Rs.50/- per bigha as value of the wheat crops standing on the land measuring 52 bighas and 4 biswas.

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Jahai:

According to the settlement record the ~~avg~~ average produce of the Jahai crops is 60 maunds per acre. Accordingly the average yield per bigha comes to about 12 maunds. But now a days due to the use of improved seeds and fertilizers the yield is double and as such it works out to 24 maunds per bigha. At present the price of the fodder in the Mandi is about 2.50 ps. per maund and thus price for 24 maunds comes to Rs.60/- which also includes the expenses of harvesting and loading etc. @ 10 annas per maund, the net value of 24 maunds fodder comes to Rs.45/-, therefore, award Rs.45/- per bigha as the value of the standing crops, on the land measuring 2 bighas.

Mustard:

According to the settlement record the average yield of mustard per bigha is 33 srs. But with the use of improved seeds and fertilizers the yield of mustard crops increases to $1\frac{1}{2}$ times which comes to $49\frac{1}{2}$ srs i.e. 50 srs, which comes to 1 maund and 10 srs. Now a days the market value of mustard is 35/- rupees per maund and as such the value of 1 maund and 10 srs. comes to 43.75ps. The expenditure for bringing to the market and other expenses i.e. including to reap the harvest, to separate the seeds loading, unloading etc etc. will come to about Rs.3/- per maund. After deducting the expenditure the market value of mustard comes to Rs.40/- . I, therefore, award Rs.40/- per bigha as value of the mustard crops standing on the land measuring 2 bighas and 6 biswas.

MATHI:

Now a days the owners of the land are selling mathi chara at the rate of Rs.50/- per bigha and I, therefore, award Rs.50/- per bigha as value of the Mathi crops standing on the land measuring 9 bighas and 17 biswas.

PALAK:

Palak crops is standing on the land measuring 9 bighas

and 5 biswas. The crops of Palak is reaped 8 to 10 times in a season. Half of the season has passed and the owners of the lands have been benefited by half of the crops. The earnings from the land so harvested comes to Rs.130/- per bigha. Hence the claimants are entitled only to the half compensation i.e. Rs.65/- per bigha and which I award accordingly.

GAJAR:

According to the settlement Record the average yield of Gajar is 300 maunds per acre and as such the average yield per bigha is 60 maunds. Now a days the market price of the Gajar is Rs.2.50 ps. per maund. According to the above rate the price of Gajar per bigha comes to Rs.150/-. The expenditure for bringing from field to market etc. i.e. including digging, washing, loading and unloading etc. will yield to about Rs.50/- per bigha. After deducting the expenditure, the market value of the Gajar comes to Rs.100/- per bigha. I, therefore, award Rs.100/- per bigha for the Gajar crops standing on the land measuring 5 biswas only.

THE SUPPLEMENTARY AWARD IS THEREFORE SUMMARISED AS BELOW:

✓ Compensation for wheat for 52 bighas and 4 biswas @ Rs.50/- per bigha.	Rs.2,610.00 ✓
Compensation for Jajar crops @ 45/- per bigha for 2 bighas only.	Rs. 90.00 ✓
Compensation for Mustard crops for 2 bighas and 6 biswas @ Rs.40/- per bigha.	Rs. 92.00 ✓
Compensation for Mathi for 9 bighas and 17 biswas @ Rs.50/- per bigha.	Rs. 492.50 ✓
Compensation for Palak for 9 bighas and 5 biswas @ Rs.60/- per bigha.	Rs. 555.00 ✓
Compensation for Gajar for 5 biswas only @ Rs.100/- per bigha.	Rs. 25.00 ✓
G.Total ...	Rs.3,864.50 ps. ✓

(Zal Nowsharwanji)
Land Acquisition Collector (I)
Delhi /17.2.1966.

Submitted to the Collector, Delhi for information and filing.

(283) 4A

Statement checked -

W.M.
H.T.

19/2/66.

W.M.

W.M.
17/2/66

COLLECTOR, DELHI

P.T.O

411

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The Award will be announced
on 27.7.66. Prepare 'A' statement
and Nag the Muntazami and
inform all concerned.

22.7.66
AK

Shri Bantel NI

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(To be published in Part IV of Delhi Gazette.)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Feb
Dated January 9th, '65.

No.F.4(1)/62-L&H: Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Government at the public expense for a public purpose, namely, for the planned development of Delhi, it is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

SPECIFICATION.

<u>Village or Locality.</u>	<u>Total area.</u> <u>Big. Bis.</u>	<u>Field Nos. or Boundaries.</u>
1. Basai Dara Pur.	101 2	1237/2, 1238/2 to 4, 3242/1239, 3243/1239, 1240, 1241, 1242, 1243, 1244, 1245/2, 1247/2, 2416/2, 2417, 2418, 2419/2, 2420/2, 2421/2, 2422, 2423.
2. Kham Pur Raya.	124 7	682/70/2, 71/2, 72/2, 73/2, 74, 75, 76, 78, 77, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 675/90, 676/90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

By order,

sd -

JAGMOHAN
(K.L. Rathee)

Dy. Housing Commissioner,
Delhi Administration.

P.T.O.

Shri Jagmohan
1290.
10/1/65

27/1
23/1/65