

AWARD NO. 1981

Award NO. \_\_\_\_\_ for the year 1967 by Shri  
Bishan Singh, P.C.S., Land Acquisition Collector, Delhi.

Case No. \_\_\_\_\_

Acquisition of land for the Planned Development of  
Delhi.

Village : BASAI DARAPUR  
A W A R D

Delhi Administration issued notification No.  
F.15(III)/59-LSG dated 13.11.59 under section 4 of the  
Land Acquisition Act, 1894, for acquiring 34070 acres  
area in many villages and this village is one of them.  
Seperate notifications u/s 6 of the above mentioned act are  
being issued by the Delhi Administration as and when any  
necessity arises for acquisition. After considering  
objections u/s 5-A, a notification No. F.1(80)/62-LAH  
dated 7.10.66 under section 6 of the said act was issued  
for the acquisition of land measuring 4 bighas 2 biswas  
in village Basaidarapur Tehsil & Distt. Delhi at public  
expense for a public purpose namely, for Planned Development  
of Delhi. Notices u/s 9 & 10 were also issued to the  
claimants to submit their objections and <sup>these</sup> will be dealt  
with under the head "CLAIM".

1. MEASUREMENT :

The area under acquisition as mentioned above is  
4 bighas 2 biswas and is found correct even on measurement  
by the field staff. The acquisition file has also been  
prepared for this area. Details of khasra Nos. in Form 7A  
have been prepared under paragraph 35 of the Financial  
Commissioner's standing order No. 23 which are as under:-

<u>Khasra No.</u>	<u>Area</u> <u>Big. Bis.</u>	<u>Kind of soil</u>
1343/1	4 - 0	Chahi 1-08 Khokha 0-10 G.M. Quarter 3-02
1348	0 - 2	G.M. Chahi

The measurement and classification of the land  
has been accepted by the land owners, because no objection

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was received from either of the party. I, therefore, agree with the classification as proposed by the Naib Tehsildar (Land Acquisition) on the basis of entries of Khasra Girdawari at the time of notification u/s 4 which is as under:-

<u>Kind of land</u>	<u>Area</u> <u>Dig.Bis.</u>
Chahi	1 - 08
Kholha	0 - 10
G.M.Quarter	2 - 02
G.M. Chah	0 - 02
Total:	4 - 02

## 2. CLAIMS :

The interested persons have filed their claims against acquisition of the land and have also mentioned regarding high prices now prevailing in the locality and have demanded the same. The claims of all interested persons are as under:-

1. Shri Khushi Ram etc.  
28 in all

### CLAIM

Claimants have put up joint claim and the share of all the claimants in whole of the area now under acquisition have been explained therein and have demanded Rs. 25/- per sq.yd. as compensation of the land on account of its location surrounded by well developed colonies like Ramesh Nagar, Kirti Nagar, Mansarovar Garden, Sarswati Garden, Industrial area and Delhi Milk Scheme etc. Moreover Rs. 3000/- have been demanded as value of well.

2. Sh. Amar Nath s/o  
Sh. Devi Ditta Mal

### REMARKS

All the claimants have their rights of ownership in the area now under acquisition. No proof in support of their claim has been given by the claimants. The compensation shall be fixed according to facts and figures available from the revenue record.

Claims compensation of 300 sq.yd. out of Khasra No. 1343/1/3 and demands Rs. 35500/- as compensation of his 13/16 share for the dislocation of his business from this site and has stated that due to its surrounding by colonies like Mansarovar Garden, Sarswati Garden, Ramesh Nagar etc. -The land is sold @ Rs. 150/- per sq.yd.

The name of the claimant does not stand in the revenue record. The claimant has not given any proof in support of his claim. The compensation shall be fixed according to facts and figures available from the revenue record.



3. Sh. Ram Phal etc.  
10 claimants through  
Bhagwan Dass Verma,  
Advocate.

Claims ownership of  
13 persons inland under acq-  
uisition with shares  
mentioned in the applica-  
tion and demands compensa-  
tion @ Rs. 40/- per s. yd.  
due to relocation of the  
land now under acquisition  
in between Mansarovar Garden,  
Sarawati Garden, Ramesh Nagar  
etc.

The counsel of the claimants  
was given an opportunity to sub-  
stantiate his claim but failed to  
turn out. Hence the compensation  
shall be fixed according to the  
facts and figures available from  
the revenue record.

#### 4. MARKET - VALUE :

The land of this village is of urban nature. A portion  
of khasra No. 1343/1 measuring 1-08 is Chahi and the other  
remaining area is either under Khokha, G.M. Quarter or well  
etc. which is not brought under cultivation. The Chahi area  
is a source of annual income to certain extent to the owners  
while the G.M. area though of the same quality and same  
level is not a source of annual income in the shape of  
crops etc. Some preference is to be given to Chahi area  
while fixing the market value. It seems necessary that the  
market value of the land now under acquisition should be  
fixed according to its classification i.e. Chahi and Chahr-  
mashin.

In calculating the amount of compensation to be awarded,  
certain points as mentioned under section 23(1) of the Land  
Acquisition Act, are to be kept in view. In order to  
determine the market value, many other factors enter into  
reckoning which are also necessary, for instance, the sale  
transaction of the village concerned that took place during  
first 5 years preceding to the date of publication of noti-  
fication u/s 4 of the Act, i.e. 13.11.59, nearness of the  
land to any gucca road, the size and shape of the land now  
under acquisition, all the previous transactions, situation  
and use to which it can be put to, rise and fall in prices &  
due to demand of the land in market and the land acquired

previously in the village concerned. It is a fact that exact market value is not likely to be fixed in any case, but it cannot be denied that every possible effort should not be made to fix up the correct market value prevailing on the date of notification u/s 4. The claims of the right-holders already discussed are also to be kept in view for fixing up the market value.

The yearwise statement of the average sale price for the 5 years immediately preceding to the date of notification i.e. 13.11.1959 u/s 4 has been worked out as under:-

S.No.	Year	Area Bis. Bis.	Amount	Average per bigha
1.	1954-55	115-02	Rs. 3,97,599-18	Rs. 3454-38
2.	1955-56	150-17 $\frac{1}{2}$	Rs. 3,90,523-53	Rs. 3588-21
3.	1956-57	416-16 $\frac{3}{4}$	Rs. 10,83,732-05	Rs. 2611-91
4.	1957-58	38-07	Rs. 2,80,534-00	Rs. 3176-26
5.	1958-59	10-10 $\frac{1}{4}$	Rs. 53,475-00	Rs. 5080-76
		781-13 $\frac{1}{2}$	22,10,868-76	2828-30

The above table shows that the average sale price during first 5 years preceding to the date of notification u/s 4 comes to Rs. 3328-30, but it also appears that the market price of land per bigha fell down during the year 1955-56, as compared with the market price prevailing during the year 1954-55. Thereafter a slight upward trend of market price is quite visible during the year 1956-57. There was high rise in prices i.e. Rs. 5080-76 during the year 1958-59. A review of the sales during the above mentioned five years which will throw some light is as under:-

#### 1954-55:

During this year the highest price per bigha comes to Rs. 23000/- of the land sold vide mutation No. 2983 based on registered deed dated 22.6.55. The lowest price paid per bigha is Rs. 1000/- of the land sold vide mutation No. 2599 entered on the basis of registered deed dated 2.2.55.

As many sales have taken place during the subsequent year round about the area now under acquisition so it would be of no use to discuss each sale which took place during this year.

#### 1955-56:

The above mentioned statement reveal that the average  
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price during this year was Rs. 3538-21 per bigha. It is also a fact that portions of khasra No. 1345 measuring 4 biswas and 5 biswas were sold on <sup>4</sup>25.4.56 and <sup>1.5.56</sup>~~25.5.56~~ for Rs. 1937-50 and Rs. 1937-50 vide mutations No. 2337 & 2337, respectively and the average price per bigha for both these transactions comes to Rs. 9687-50 and 7750/- respectively but this area is adjacent to built up area now comprising in Sarawati Garden which is a well developed colony and is fitted with all sorts of amenities of modern life. The purchaser must have paid high price of this area with the expectation that this area would also be included in the cadre of built up area of nearby colony and would also be benefited with the present amenities. Moreover the sale transactions are of very small area which also is a main reason for high price. It would not be out of place to mention here that khasra No. 1346 was sold @ Rs. 1000/- per bigha vide registered deed dated 22.3.56 and it is adjacent to khasra No. 1345 mentioned above and is also adjacent to khasra No. 1348 which is now under acquisition. Had there been no colony with modern amenities adjacent to the area sold out of khasra No. 1345, the price of land would have been not so high as is evident from the price of land sold out of khasra No. 1346 which is away from the approved colony but is quite adjacent to khasra No. 1345. Keeping all these facts in view it can now safely be said that if the transactions relating to the area out of khasra No. 1345 are taken into account for working out value then these are bound to lead to wrong calculation which is not justified in any case and hence I ignore that.

1956-57:

During the year the price per bigha of the land remained Rs. 2611-91 but it is also a fact that no land near the area now under acquisition was sold. Hence the price of land prevailing during this year cannot be taken into account.

1957-58:

On 24.3.58, khasra Nos. 2935/2346, 2353, 1357, 3280/2319/1, 3280/2319/3 measuring 33 bighas were sold for Rs. 99825/-. The average price per bigha of this transaction comes to Rs. 3025/-

Khasra No. 1357 which is near to the area now under acquisition was also purchased through this transaction. The fact that this transaction took place in favour of Bharat Builder and colonizers is/also not to be over looked. Generally all the colonizers pay high price under the impression that they would get the colony approved before selling it out and would earn a lot of money thereafter. While selling the plots, sometimes, the vendees are also misguided and these transactions can not be made the only base for working out the market value.

1953-53:

The average price per bigha during this year is Rs. 5000-75 and it is the highest one. The perusal of all the transactions during this year reveals that this area is near to Delhi Mujafgarh Road which is now very flourishing industrial area. It is not out of place to mention here that the area now under acquisition is very far from this land. It is also not necessary to mention here that in almost all the transactions with the exception of only 2, very small area i.e. up to 5 biswas was sold and this is the main reasons for high average price per bigha because when small area is put to sale it generally fetches high price and when the area is sufficient then it is generally sold at low price because sometimes it becomes beyond the purchasing power of a large percentage of persons who were anxious to purchase land. Fear of preemption can be one of the factors for getting inflated rates entered in the registered documents by the purchasers. Hence the average price per bigha of this year can not be made the sole base for fixing up the market value.

The following awards were announced in this village with regard to other area against notification u/s 4 of the Land Acquisition Act.

S.No.	Award No.	Date of notification u/s 4	Rate per bigha
1.	850	22.9.53	Block 'A' Rs. 3200/- Block 'B' Rs. 2800/- Block 'C' Rs. 800/-



1	2	3	4
2.	891	24.4.57	Rs. 34 per sq.yd.
3.	996	3.9.57	Block 'A' Rs. 3500/- Block 'B' Rs. 3000/- Block 'C' Rs. 2500/-
4.	1272	3.9.57	Block 'A' Rs. 3500/- Block 'B' Rs. 3000/- Block 'C' Rs. 2500/-
5.	1680	3.9.57	The land other than Mala & G.M. Rasta Rs. 3000/- per bigha. Mallah & G.M. Rasta Rs. 1000/- per bigha.
6.	1757	3.9.57	Rs. 3000/- per bigha.
7.	1910	13.11.53	Chahi Rs. 3100/- Chairmunkin Rs. 3000/-

The land mentioned in award No. 850, 891, 996, 1272 and 1680 is not near the present site as compared with the area acquired vide award No. 1910. So it would be of no use to discuss the method adopted for fixing up the market price of the land per bigha while drawing those awards. It is also a fact that this area is surrounded by several colonies namely, Ramesh Nagar, Mansarovar Garden, Sarswati Garden. The price also per bigha awarded vide award No. 1910 can be relied upon for fixing up the value of the land now under acquisition and the price fixed at that time have already been mentioned in the above statement. It is also a fact that no reference u/s 18 of the Land Acquisition Act against this award has so far been ~~filed~~ <sup>decided</sup> but at present about 40 references are pending in the court of A.D.J.. After careful examination of the average price per bigha of the land, though away from the site to some extent, for the year 1958-59 and sale price of nearby land during 1958 and the upward trend in the prices and average prices of 5 years sale preceding to the date of notification, the location of the land under acquisition, the price of land sold near and adjacent to the present site as mentioned above, and the price of land fixed at the time of drawing award No. 1910, the area which is quite adjacent to the area now under acquisition, I am of the view that the fair and reasonable market price for Chahi and Other than Chahi area, is Rs. 3100/- and Rs. 3000/- per bigha respectively. I also assess the same.

5. TREES:WELLS AND OTHER STRUCTURES:

TREES:- There are trees like Kikar, Janti, Shehtoot and Burgad which are of very ordinary type and can only be used as firewood. The details of trees alongwith amount assessed is as under

S.No.	Khasra No.	No. and kind of tree	Weight	Amount assessed
1.	1343/1	Kikar-1	1 quintal	Rs. 5-00
		Janti-1	1 quintal	Rs. 5-00
		Shehtoot-1	1 quintal	Rs. 5-00
2.	1348	Burgad-1	15 quintal	Rs. 75-00
		Total:	18 quintal	Rs. 90-00

All the above mentioned trees, except Burgad appear to be planted 6 or 7 years back but the Burgad tree is old one which may be of about 40 years old.

WELLS:- There is one well in khasra No. 1349. It is a very old but is still used for irrigational purpose. The condition of this well is just average because it is built up with stones. I am of the view that the fair and reasonable price of this well is Rs. 800/- which I also assess.

OTHER STRUCTURES:

There is one Khokha in khasra No. 1343/1 which was built up after the publication of notification U/s 4. Moreover this structure can be removed by the person concerned. Hence no price is fixed for this Khokha but the person concerned will be at liberty to remove before taking over the possession of the land concerned.

6. COMPULSORY ACQUISITION CHARGES:

The owners and other interested persons shall be entitled to 15% in consideration of Compulsory nature of acquisition on the market value of the land under section 23(2) of the Land Acquisition Act, 1894.

7. INTEREST:

As the possession of the land has not been taken by the acquiring department, the owners and interested persons are not entitled to have any interest on this basis. However, according to the provisions of the Land Acquisition (Amendment & Validation) Act, 1967, simple interest @ 6% per annum is allowed on the market value of the land from the date of expiry of three years from the date of publication of notification U/s 4 of the L.A. Act. In this case



notification U/s 4 of the said Act was published on 13.11.59 and payment of compensation is likely to be made on 27.7.67. The interested persons will get the amount of interest for the above period @ 6% per annum as indicated above i.e. 13.11.62 to 27.7.67

8. MODE OF PAYMENT:-

The owners and interested persons shall be paid compensation according to the latest entries of the revenue record. Some of the interested persons have either purchased land from the previous owners or have constructed temporary structures in Kh. No. 1343/1 but the names of such persons do not stand in the revenue record. The compensation of this khasra No. will remain under dispute and shall be referred to the competent court if the parties do not come to any amicable settlement.

9. MAUFI AND JAGIR :- There is no Maufi and Jagir regarding the area now under acquisition.

10. LAND REVENUE DEDUCTION:-

Khalsa amount of reduction from the land revenue dues on account of land acquired is Rs. 1.60. There will be deduction of this amount from the Khalsa Rent Roll of the village w.e.f. the date of taking over the possession of the land.

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

Subject to above remarks, the award is summarised as under:

1. Compensation for Chahi land measuring 1 bigha 8 biswas @ Rs.3100/- per bigha.	Rs. 4,340-00
2. Compensation for G.M. land measuring 2 bighas 14 biswas @ Rs.3000/- per bigha.	Rs. 98,100-00
3. Compensation for well	Rs. 800-00
4. 15% for compulsory acquisition charges	Rs. 1,986-00
5. Interest @ 6% per annum from 13.11.62 to 27.7.67	Rs. 3,736-95 6
6. Compensation for trees.	Rs. 90-00

Total: Rs. 10,052-95

(Bishan Singh)

Land Acquisition Collector (N): Delhi.

Forwarded to the Collector, Delhi, for information.

(Bishan Singh)

Land Acquisition Collector (N): Delhi.

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22.7.67

COLLECTOR DELHI





DELHI ADMINISTRATION, DELHI.

NOTIFICATION

Delhi, the 13th November, 1959

No.F.15(III)/59-LSG.--Whereas it appears to the Chief Commissioner, Delh, that the land is required by the Government at the public expense for a public purpose, namely, the planned development of Delhi;

2. It is hereby notified that the land, measuring 34070 acres and marked with blocks Nos.A to T and X in the enclosed map(annexure I) and the description of which has been given in annexure II, excepting the following land in the blocks referred herein.

- (a) Government land and evacuee land;
- (b) the land already notified, either under section 4 or under section 6 of the Land Acquisition Act, for any Government scheme;
- (c) the land already notified either under section 4 or under section 6 of the Land Acquisition Act for House Building Co-operative Societies mentioned in annexure III;
- (d) the land under graveyards, tombs, shrines and the land attached to religious institutions and waqf property;

is likely to be acquired for the above purpose.

3. This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

4. In exercise of the powers conferred by the aforesaid section the Chief Commissioner is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

5. Any person interested, who has any objection to the acquisition of any land in the locality may within thirty days of the publication of the notification file an objection in writing before the Collector of Delhi.

6. The map referred to in para 2 above as annexure I may also be inspected at the following places:-

- (i) Office of the Land Acquisition Collector, Distt. Courts, Tis Hazari, Delhi;
- (ii) Office of the Delhi Municipal Corporation, Town Hall, Delhi;
- (iii) Office of the New Delhi Municipal Committee, Town Hall, New Delhi;
- (iv) Office of the Town Planning Organization, Asaf Ali Road, New Delhi;
- (v) Chief Commissioner's Office, 5 Alipore Road, Delhi.

## ANNEXURE II

### Block A:

Starting from the junction of eastern boundary of Mehrauli Road with the southern boundary of D.L.F.'s Hauz Khas Scheme towards east-north, against east and north along southern and eastern boundary of D.L.F.'s Hauz Khas Scheme, then thence towards west along the northern boundary of the D.L.F.'s Hauz Khas Scheme up to its junction with the Mehrauli Road. Thence towards north along the eastern boundary of Mehrauli Road up to its junction with the village Abadi of Yusuf Sarai. Thence towards east and north along the southern and eastern boundary of the village Abadi of Yusuf Sarai and then towards north along the boundary of Government land i.e. eastern boundary of the Medical Institute up to its junction with the southern boundary of D.L.F.'s, New Delhi South Extension No.2. Thence towards east along the southern boundary of the D.L.F.'s, New Delhi South Extension No.2 and then towards south and towards west along the western and southern boundary of the village Abadi of Masjid Moth up to its junction with the boundary of Government land known as Pinjara Pole Estate. Thence towards east along the southern boundary of Government land up to its junction with the Railway land north of Okhla Railway Station. Thence towards the south along the Western boundary of Railway land and the northern, western and southern boundary of the Government, Okhla Industrial Estate, and again along the western boundary of the Railway land up to its junction with the eastern boundary of the Abadi of village Tekhand. Thence towards west along the southern boundary of village Tekhand and along a Barsati Nallah immediately south of the Abadi Tekhand up to a distance of  $\frac{1}{4}$  mile east from the outer fortification of Tughlakabad Fort. Thence towards north, south-west and south along an imaginary line running parallel to the outer fortification of Tughlakabad Fort at a distance of  $\frac{1}{4}$  mile from the fort wall up to a point at a distance of 1,000 ft. south of the southern boundary of Badarpur Mehrauli Road. Thence towards west along an imaginary line running parallel to Badarpur Mehrauli Road at a distance of 1,000 ft. on the south of this road up to its junction with the Mehrauli by-pass road. Thence towards west along the western boundary of the Mehrauli by-pass road up to its junction with the Gurgaon Mehrauli road. Thence towards west along the northern boundary of Mehrauli road up to its junction with the western boundary of Shadi Wala Bagh. Thence towards north along the western boundary of Shadi Wala Bagh and then towards east along the northern boundary of Shadi Wala Bagh, Qazi Wala Bagh and Hauz Khas crossing the Mehrauli Road. Thence towards north-east and north along the south-east and eastern boundary of the Abadi of village Mehrauli up to its junction with the Mehrauli Road. Thence towards the north along the eastern boundary of Mehrauli Road up to the point of start. (Except for the areas covered by:-

1. Kalka Ji Township.
2. Malviya Nagar Township.
3. Chiragh Delhi Village within the wall fortification.
4. D.L.F.'s Kailash Colony and Greater Kailash, and
5. The over-seas Communications Transmission Station.



Block B:

Starting from the north-eastern corner of the Qutab Minar Gardens towards north along an imaginary straight line joining the western boundary of Abadi Ber Sarai. Thence towards north extending on the same line up to 1,000 ft. south of the area recently acquired by the Ministry of W.H.S. popularly known as 1,100 acres. Thence towards south-west and north along an imaginary line running parallel to the southern and western boundary of the above mentioned 1100 acres up to its junction with the existing Government boundary south of Arakpur Bagh Mochi. Thence towards east-south, east-north, east-south and again east along the existing boundary of the Government a land up to its junction with Mehrauli road immediately north of Yusuf Sarai. Thence towards south along the Mehrauli Road up to its junction with the northern boundary of Yusuf Sarai village Abadi. Thence towards south and east along the western and southern boundary of Green Park up to its junction with Mehrauli Road. Thence towards south along the western boundary of Mehrauli Road up to the point of start.

Block C:

Starting from the Southern boundary of Government land immediately south of Nizamuddin Railway Station towards south along the eastern boundary of the Railway land up to its junction with the Ring Road near Hari Nagar Ashram. Thence towards north-east along the northern boundary of the Ring Road up to its junction with the Delhi-Mathura Road. Thence towards south-east along the eastern boundary of Delhi Mathura Road and the eastern boundary of the Friends Colony and again eastern boundary of the Delhi Mathura Road up to the junction of Delhi Mathura Road with Kalka Ji Road. Thence towards north-east along an imaginary line joining this junction point with the Okhla Road right in front of the entrance to Holy Hospital. Thence towards east along the northern boundary of Okhla Road up to its junction with the Jamia Milia property. Thence towards north and north-west along the western boundary of Jamia Milia property and along the high-bar immediately north-east of Khijra Bad up to its junction with the Ring Road near village Kilkri. Thence towards north along the Western boundary of the Ring Road up to its junction with Government land extending towards west along Government land Southern boundary to the point of start.

Block D:

Starting from the junction of the Ring Road with the Western Railway line to Cantonment, towards north along the eastern boundary of Railway line up to its junction with the Road No.34 (Patel Road). Thence along the southern boundary of Road No.34 up to the western boundary of Abadi Village Khampur. Thence towards south and east along the western and southern boundary of village Khampur, Shadipur and Ranjit Nagar up to its junction with the boundary of the Pusa Institute. Thence towards south-east and again south along the boundaries of the Pusa Institute and the western boundary of Indarpuri colony. Thence towards south-east along the south-western boundary of Indarpuri Colony up to village Naraina. Thence towards south-west and west along the north and northern-western boundary of Abadi Naraina village up to its junction with the Ring Road. Thence towards north-west along the north-eastern boundary of Ring Road up to point of start.

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Block E:

Starting from the south-eastern corner of Kirti Nagar towards south-west along the western boundary of the West Railway line going to Cantonment up to its junction with roads joining Cantonment Road to Najafgarh Road. Thence towards west along the northern boundary of this road up a distance of 1/4 mile from its junction with the Railway line. Thence towards north along an imaginary line joining this point to the southern corner of the District Jail. Thence towards north-west along the south-western boundary of the District Jail to be produced further parallel to the District Jail Road up to its junction with the Najafgarh Road. Thence towards north-east along the Najafgarh Road up to its junction with the Ring Road. Thence towards south-east along the Road up to its junction with the southern boundary of Manasarovar colony. Thence towards north-east along the southern boundary of Manasarovar colony and Ramesh Nagar up to its junction with Kirti Nagar boundary. Thence towards east along the southern boundary of Kirti Nagar up to the point of start. (The following areas will be excluded from the notification Area covered by:-

- (a) District Jail.
- (b) Tehar Village Abadi and Rehabilitation Ministry Tehar extension west and extension east, and
- (c) D.L.F's Rajouri Garden).

Block F:

Starting from the junction of the southern and of Moti Nagar colony and Najafgarh Road towards south-west along the north-western boundary of Najafgarh Road upto Mile Stone 9 of the Najafgarh Road. Thence towards north along an imaginary line joining the 9th Mile Stone to the southern point of the village Abadi of village Keshopur. Thence towards north-east skirting the village Keshopur and along the road from Keshopur to Mangloi Saidan up to its junction with Najafgarh drain. Thence towards north-east along the south bank of Najafgarh drain up to its junction with Katcha road from village Khayola to village Jwala Hari. Thence along eastern boundary of this katcha road from village Khyala Rohtak Road up to a point 1,000 ft. to the south of the Road. Thence towards west parallel to Rohtak Road 1,000 ft. west of it up to Mangloi drain. Thence towards north along the Mangloi drain up to its junction with Rohtak Railway way land up to the boundary of the Defence land (Shakur C.O.D). Thence towards south along the western boundary of the C.O.D. up to Rohtak Road. Thence towards east along southern boundary of Rohtak Road up to the Western boundary of Panjabi Bagh colony. Thence towards south-east along the bank of Najafgarh drain up to its junction with Moti Nagar (Rehabilitation colony). Thence towards south-east along the south-western boundary of Moti Nagar up to the point of start. (Except the areas covered by:-

- (a) Tilak Nagar
- (b) Bali Nagar.
- (c) Kailash Park.
- (d) Lakshmi Garden).

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Starting from the junction of the New Rohtak Road with Gandodia Road towards west along the southern boundary of New Rohtak Road up to its junction with the Railway line. Thence towards south-west along the south-eastern boundary of the Railway line to Cantonment up to the north-eastern boundary of the Government Milk Pasteurisation Plant. Thence towards south-east and south-west along the boundaries of the Milk Pasteurisation Plant up to the north-eastern boundary of D.T.U. Depot. Thence towards south-east along the north-eastern boundary of the D.T.U. Depot and its south-eastern boundary and north-eastern boundary of Bungalows facing the Patel Road up to the Western boundary of West Patel Nagar. Thence towards north-east, south east along the northern and eastern boundaries of West Patel Nagar and East Patel Nagar up to its junction with New Pusa Road. Thence towards east along the New Pusa Road up to the junction of the nazul land of Western Extension area. Thence towards north along the western boundary of the nazul estate of Western Extension area and Karol Bagh up to its junction with Than Singh Nagar Road. Thence towards west along the Than Singh Nagar Road up to its junction with Gadodia Road. Thence towards north along the Gadodia Road up to point of start.

## Block H:

Starting from the junction of the Ring Road with the Railway line to Rohtak towards east along the northern boundary of the Railway line upto its junction with the old Rohtak Road. Thence towards east along the northern boundary of Old Rohtak Road upto its junction with the eastern boundary of Shajada Bagh. Thence towards north along the boundary of Shajada Bagh upto the western Yamuna Canal. Thence towards east along the northern bank of western Yamuna Canal upto its junction with the roads immediately west of the Andha Moghul Colony. Thence towards north along this road, immediately west of the Andha Moghul Colony upto its junction with Ambala Kalka Railway line. Thence towards north west along the south western boundary of the Ambala Kalka Railway line upto a point opposite 5 miles and 7 furlongs on G.T.Road. Thence towards south-west along an imaginary straight line at right angles to the Railway line up to a distance of  $\frac{1}{4}$  a mile south west of the Railway line. Thence towards south east along an imaginary straight line parallel to the Railway line at a distance of  $\frac{1}{4}$  a mile upto a point  $\frac{1}{4}$  mile north west of the Ring Road. Thence towards south, along a imaginary line running parallel towards the western side of Ring Road at a distance of  $\frac{1}{4}$  a mile upto the northern boundary of Shakurpur Village Abadi. Thence towards south-east along the north-eastern boundary of Shakurpur village upto Ringh. Road. Thence towards south along the eastern boundary of Ring Road, upto the point of start. (Except areas covered by Bharat Nagar and Sawan Park Colony).

Block I:

Starting from the junction of Rohtak Railway line with the Nangal Grid Electric Sub-Station towards south along the eastern boundary of Nangal Electric Grid Sub-Station upto Rohtak Road. Thence towards west along the southern boundary of Rohtak Road upto its junction with Bhagwan Dass Nagar.

Contd...3.



Thence towards south along the eastern boundary of Bhag Dass Nagar upto Najafgarh drain. Thence towards east and north-east along the Najafgarh drain upto its junction with Rohtak Railway Line. Thence towards west along the south boundary of the Rohtak Railway line upto point of start, except the area covered by D.L.F.'s Ashoka Park Extension 3

Block J:

Starting from the Junction of the G.T.Road with Pambari Road to village Wazirpur towards west along the north boundary of Pambari Road upto its junction with the Ambala Kalka Railway line. Thence towards north-west along the eastern boundary of the Ambala Kalka Railway line upto a 5 miles 7 furlongs on G.T.Road. Thence towards north-east to 5.7 furlongs on G.T.Road. Thence towards south-east along the south-western boundary of G.T.Road upto point of start.

Block K:

The triangular piece of area bounded by the Mall Road on the north; the Grand Trunk Road to Karnal on the south-west and Pambari Road on the east.

Block L:

Area bounded by the Pambari Road on the west; the Polo Road on the north; Vijay Nagar Road on north-east the Najafgarh drain on south-east and G.T.Karnal Road on south-west. (Except areas covered by:-

- (a) Gupta Colony,
- (b) Village Abadi Rajpur village, and
- (c) Area belonging D.T.U.)

Block M:

Area bounded on the west by princess street; north by the southern boundary of All India Radio Transmission Station; east by Kingsway Road and south by the northern and western boundary of Infections Diseases hospital and the T.B. Hospital.

Block N:

West by the Kingsway Road; north by the Military Parade Road to its junction with the Government land of Timarpur; east by the western boundary of Government land and south by the north boundary of D.T.U. Depot; northern boundary of the Government land (Kingsway Camp) and northern boundary of the Harijan colony, Thakur-Baba Nagar). (Except areas covered by the residential quarters of the Radio colony and Abadi village Dhaka).

Block O:

West by the eastern boundary of Shadhara Bund, north of G.T.Road; south the northern boundary of Government land



north of G.T. Road; north an imaginary straight line joining the northern point of Usmanpur village Abadi with the south-western corner of village Babarpur Abadi west an imaginary line joining south-eastern corner of Babarpur Abadi to G.T. Road at 3 miles 2 furlongs.

Block P:

West by the eastern boundary of Loni Road; south by the northern boundary of G.T. Road; east by the eastern boundary of Saharanpur Railway line and north by an imaginary straight line parallel to the G.T. Road towards its north at a distance of  $\frac{3}{4}$ th of a mile.

Block Q:

West the eastern boundary of Saharanpur Railway line; south and south-east by the northern boundary of the Mental Hospital and the north-western boundary of Dilshad Garden area; north by an imaginary line parallel to the G.T. Road; towards its north at a distance of  $\frac{3}{4}$ th of a mile.

Block R:

The area bounded by the eastern, south-eastern and southern boundary of Dilshad Garden and the eastern boundary of Delhi State.

Block S:

North the southern boundary of Railway line to Ghaziabad; west the eastern boundary of Government land and Gandhi Nagar Abadi; south the katcha road leading from the Gandhi Nagar Abadi to Sahdara and east and western boundary of Bhola Nath Nagar, Shadhara.

Block T:

Starting from the junction of the southern Shadhara Bund with Hindan cut and along it towards north-east upto its junction with the Delhi State boundary. Thence towards north-west and north along the boundary of Delhi State upto its junction with the southern boundary of Jhil-Mila Tahirpur nazul estate. Thence along the southern boundary and western boundary of the Jhil Mila Tahirpur nazul estate up to Gaziabad Railway line. Thence towards west along the southern boundary of the Ghaziabad Railway line up to Circular Road of Shadhara Abadi. Thence towards south and west along the Circular Road up to its junction with the katcha road leading to Krishna Nagar. Thence towards south-west along this katcha road and then along the south-eastern boundary of Krishana Nagar, Gita Nagar and the Government land of southern Shiragha up to its junction with the Shadhara Bund. Thence towards south-east along the Shadhara Bund up to the point of start.

Block X:

Bounded on north by the newly constructed Bund joining the G.T. Karnal Road north of Coronation Memorial, South-west by G.T. Karnal Road. South-east by the north-western boundary of Adarsh Nagar and east by the western boundary of Government land known as Birari plane.

ANNEXURE III

List of Co-operative House Building Societies for which Section 4 notification has already been issued.

3. Name of the Society. No.	Notification No. & date.	Usaf S House
1. Naveen Bharat Co-operative Society.	F.15(23)/57-LSG, dt. 9.12.58, in Delhi dated 12.1.59, page 567, Part IV.	Old Ch Bldg S
2. Shakurbasti Defence Employees Co-operative Society.	F.15(41)/57-LSG, dt. 29.1.59, shed in Delhi Gazette dt. 59 page. 43 Part IV.	Anand Bldg.
3. Arya Basti Co-operative House, Building Society.	F.15(87)/56-LSG, dt. 11.5.57, shed in Delhi Gazette dt. 23.5.57, page 240 part IV.	Lis tion 6
4. New Friends Co-operative House Building Society.	(i) F.15(109)/57-LSG, dt. 28. Published in Gazette dt. 58, page 47 part IV.	Dara As Buildin
	(ii) F.15(107)/57-LSG, Published in Delhi Gazette dt. 27.8.59, 216-17, Part IV.	Delhi Co-op.
5. Diplomatic Enclave Extension Society.	F.15(32)/56-LSG, Published dt. 31.7.59. Delhi Gazette dt. 12.8.59, Page, 193, IV.	Kashmi Societ
6. Govt. Servants Co-op. House Building Society.	F.15(167)/55-LSG Published dt. 9.3.56, 2.1.57, Delhi Gazette dt. 22.3.57, page 112, V & dated 10.1.57, part III, 2.1.58, Part IV.	
7. Workers Co-operative Bldg. Society Ltd.	F.15(184)/55-LSG, Published dt. 10.3.56. Delhi Gazette dated 15 page 101 V.	
8. Kalyan Co-operative House Bldg. Society.	F.15(59)/56-LSG, Published dt. 1.10.56 Delhi Gazette dated, 11 page 473, Part V.	
9. Adarsh Bhawan Co-op. House Bldg. Society.	F.15(64)/56-LSG, Published dt. 4.12.58. Delhi Gazette dated 18 page 563, IV.	
10. Maharani Bagh Co-op. House Bldg. Society.	F.15(109)/57-LSG, Published dt. 28.11.58. Delhi Gazette dated 11 58, page Part IV.	



Usaf Sarai Co-operative House Bldg.Society.	F.15(26)/54-LSG, dt.11.4.55.	Published in Delhi Gazette dated 21.4.55, Page 240, Part V.
Old Chandrawal Co-op.House Bldg Society.	F.15(119)/55,LSG dt.6.1.56.	Published in Delhi Gazette dated,12.1.56, page 19, Part V.
Anand Niketan Co-op.House Bldg.Society.	F.15(94)/56-LSG, dt.7.9.59.	Published in Delhi Gazette Dated 17.9.59, Page.241, Part IV.

List of Co-operative House Building Societies for which  
ion 6 notification has already been issued.

Aras Asmai Khan Co-op.House Building Society.	F.15(78)/55-LSG, dt.14.10.56.	Published in Delhi G-zette dated 20.10.55,Page:698 Part V.
Royal Bagh Co-operative House Bldg.Society.	F.15(147)/54-LSG, dt.13.6.56.	Published in Delhi Gazette dated 21.6.56 Page 222, Part V.
Delhi State Govt.Employee's Co-op.Society.	F.15(118)-LSG dt.21.7.57.	Published in Delhi Gazette Dated 8.8.57 Page.446, Part IV.

Kashmiri Co-op.House Building Society Ltd. F.15(5)/56-LSG.dt.19.90.59.

By order,

J AGMOHAN, Under Secy.  
(Local Self Government), Delhi Administration,

DELHI

( TO BE PUBLISHED IN PART IV OF DELHI GAZETTE )

DELHI ADMINISTRATION; DELHI.

Dated the \_\_\_ Oct, 1966.

No.F.I(20)/62-L&H;- Whereas it appears to the Lt. Governor of Delhi that land is required to be taken by Government at the public expense for a public purpose, namely, for 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

Village or Locality.	Total area Big. Bis	Field Nos. or Boundaries.
Besai-Darapur	4 2	1343/1& 1348

By order,  
sd/-

(JAGMOHAN)

Special Secretary (Land & Building)  
Delhi. Administration,  
Delhi.

Dated the 7 Oct, 1966

No.F.1(20)/62-L&H

Copy forwarded to the;-

1. The Recruitment & Service Department (in duplicate) for favour of publication in Delhi Gazette.
2. Additional District Magistrate (Land Acquisition), Delhi.
3. Land Acquisition Collector (Narela Circle), Delhi with reference to his letter No.12998 LAB(Rev) dated the 26th September, 1966.
4. Tehsildar (L&H) Deptt., Delhi Delhi Administration, Delhi.

sd/-

( JAGMOHAN )

Special Secretary (Land & Building)  
Delhi Administration, Delhi.

*Handwritten notes:*  
19/11/66  
19710  
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*Handwritten signature and date:*  
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