AWARD No. 1201

Name of the Village: Basant Nagar.

Nature of Acquisition: Permanent.

Purpose of Acquisition: Planned Development of Delhi.

Land measuring 4 bighas 4 biswas consisting of Field No.4 pt. 203/60 pt., 62/7 pt, and 84/11 pt. situated in village Basant Nagar was notified for acquisition under section 4 vide notification No.F.15(167)/55-LSG(iii)/GI(S-IV) dated 24th May, 1961 issued under the authority of the Chief Commissioner, Delhi. Due publicity was given to this notification and objections received under section 5(a) were duly considered by the local Government. On this a declaration under section 6 of the Act was issued in respect of the same area and for the same purpose vide notification No.F.15(167)/55-LSG(ii)/GI(S-IV) dated 27th July, 1961 issued by the Chief Commissioner, Delhi. Due publicity was given to declaration also and notices under sections 9 and 10 of the Land Acquisition Act, 1894 were issued to all the persons interested in the land under acquisition inviting claims for compensation. The claim filed by these persons are separately discussed under the 'heading' "COMPENSATION, CLAIMS"

TRUE AREA.

The land was measured on the spot by the Land Acquisition staff in-conjunction with a representative of the Requiring Department. On measurement, the true and correct area was found as follows:-

Field No.	Area. Bigha-Biswa.	Kind of soil.
4 pt.	1 - 18	Gairmumkin Pahar.
203/60/1 Pt.	0 - 9	Rosli.
62/7/1 Pt.	0 - 1	Banjar Jadid.
84/11/1 Pt.	1 - 16	Rosli.
	4 - 4	

THE LAND IS CLASSED AS UNDER.

Rosli.	2 - 5
Gairmumkin.	1 - 18
Banjar Jadid.	0 - 1
	4 - 4

COMPENSATION.

CLAIMS:- In compliance with notices under sections 9 and 10 of the Land Acquisition Act, the following persons put in their written claims.

1. Shm.Praveen Nayar w/o Shri Amrit Lal Nayar and Shm.Shakuntla Puri w/o Shri J.C. Puri, r/o 8-B, Pusa Road, New Delhi have claimed compensation @ Rs.20/- per sq.yd., but did not produce any documentary evidence in support of their claims. They themselves purchased it for Rs.15774/- inluding stamp duty and statin charges. The comensation claimed by them is exorbitant and is not based on any documentary evidence. They are only entitled to the market value as detemined by me under the next following paragraph.

2. Kanahya s/o NAthu Ram has claimed compensation at the market value but did not produce any documentary in support of his claim. The demand made by him is exorbitant, and so it cannot be accepted in full. He will get only the market value as determined by me under the heading 'Market value'.

3. Tara Chand s/o Chhaju stated that he had sold 1 bigha 16 biswas to some Bengali gentleman and does not know his name. Hence he should not be paid compensation for 1 bigha 16 biswas.

No other person put in any claim for compensation.

MARKET VALUE.

We have to find out the market value as prevailing on the date of notification under section 4 namely the 24th May, 1961. During the last five years preceding the date of notification under section 4, a large number of transactions took place which are listed in this file. The average of these sales works out as under:-

Sl.No.	Year	Area Sold. Bigha-Biswa.	Consideration money.	Average per bigha.
1.	1956-57	248 - 7	Rs.7,14,419.00	Rs.2876.66
2.	1957-58	140 - -14	Rs.4,75,910.00	Rs.3382.44
3.	1958-59	70 - 18	Rs.2,47,409.00	Rs.3489.49
4.	1959-60	~~67~~ 72 - 17	Rs. ~~2,52,343.00~~ 2,69,845.00	Rs. ~~3718.16~~ 3704.12
5.	1960-61	31 - 1	Rs.1,20,520.00	Rs.2881.43

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The following transactions took place within the land under acqusition.

No.	Mutation No.	Date of Rgn.	Khasra No.	Area Bigh-Bisw	Amount	Average per bigha.
.	460	12.9.58	203/60	2 - 0	Rs.8000/-	Rs.4000/-
.	489	10.1.59	4 pt.	2 - 0	Rs.8000/-	Rs.4000/-
3.	492	22.8.58	-do-	4 - 10	Rs.13500/-	Rs.3000/-
.	493	-do-	-do-	1 - 10	Rs.4500/-	Rs.3000/-
.	495	21.8.58	-do-	1 - 0	Rs.3000/-	Rs.3000/-
.	496	22.8.58	-do-	1 - 0	Rs.3000/-	Rs.3000/-
.	497	-do-	-do-	-do-	-do-	-do-
.	498	-do-	-do-	1 - 10	Rs.4500/-	Rs.3000/-
.	499	-do-	-do-	-do-	-do-	-do-
0.	543	2.8.58	204/60 203/60 58/6,57/5 & 205/60.	8 - 15	Rs.34400/-	Rs.3931.71
1-	508	17.11.59	4 pt.	7 - 16	Rs.27300/-	Rs.3500/-

The average of the above quoted transactions comes to Rs.3493.09 N.P. per bigha.

Recently I have given an Award No.1172 in this village and in that award the rate was assessed at Rs.3500/- per bigha. The land under acquisition is identical to that of involved in the above award.

I have inspected the land under acquisition. It is in the close vicinity of Moti Bagh colony, and has potential value as building sites. Considering a large number of sales that took place in the vicinity of the land under acquisition and Award No.1172, I am of the firm view that Rs.3500/- per bigha is the correct market value of the land under acquisition and award accordingly.

TREES, WELLS AND OTHER STRUCTURES.

There are not trees or wells in the land under acquisition. However, there are certain jhugees, jhompries and other temporary structures which have been put up by the persons other than the land owners. Even if some land owners have constructed some

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temporary structures like jhugees, jhomprees ~~xxx~~ or tamporary boundary walls in an unauthorised manner, they will not be entitled to any compensation on this account and are at liberty to remove the 'malba'.

APPORTIONMENT.

Payment will be made on the basis of shares as recorded in the Revenue Record. In cases in which the sales or transfers have not been implemented so far, payment will be made as soon as these are implemented in the revenue record.

15% FOR COMPULSORY ACQUISITION COST.

As provided by section 23 of the Land Acquisition Act 1894, 15% shall be paid on account of its compulsory acquisition.

THE AWARD IS SUMMARISED AS UNDER.

Area Bigha-Biswa.	Rate per bigha.	Amount of compensation.
4 - 4	Rs.3500/-	Rs.14,700.00
Add 15% towards its compulsory nature of acquisition.		Rs. 2,205.00
	Total.	Rs.16,905.00

LAND REVENUE DEDUCTION.

The land under acquisition is assessed to Rs.0.46 N.P. as land revenue which will be deducted from the Khalsa Rent Roll of the village w.e.f. the harvest in which the Department takes over possession of the land.

LAND ACQUISITION COLLECTOR

Mahinder Singh

(Mahinder Singh)
Land Acquisition Collector,
DELHI.
27.9.61

Submitted to the Collector, Delhi for information.

Mahinder Singh

(Mahinder Singh)
LAND ACQUISITION COLLECTOR
DELHI.
27.9.61.

Seen. Filed.

COLLECTOR, DELHI.

30-9-61

(To be published in Extra-Ordinary)

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

No.F.15(167)/55-LSG(ii)-61(S-VI) Dated 27 July, 1961.

Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Govt. 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.

Locality or Village.	Total Area. Big. Bis.	Field Nos. or boundaries.
1. Basant Nagar.	4 - 4	4/1, 203/60/1, 62/7/1, 84/11/1.
2. Mohpur Munirka.	12 - 9	27/2/1, $\frac{13/1,\ 14/1}{1}$, $\frac{13/1,\ 14/1}{21}$ $\frac{13/1,\ 14/1}{20}$, 13/2/1, 1390/12/1, $\frac{13/1,\ 14/1}{11}$

By Order,

(JAGMOHAN)
Deputy Housing Commissioner,
Delhi Administration, Delhi.

No.F.15(167)/55-LSG-(ii)-GI(S-VI) Dated 27 July, 1961.

Copy forwarded to:-

1) Recruitment & Services Deptt. (In duplicate) for favour of publication in Extra-Ordinary Gazette.
2) Land Acquisition Collector, Delhi.
3) Engineer-Member, Delhi Development Authority, New Delhi.

(JAGMOHAN)
Deputy Housing Commissioner,
Delhi Administration, Delhi.

HR/28-9