

AWARD NO. 1229.

Name of the village:

Basant Nagar.

Nature of acquisition:

Permanent.

Purpose of acquisition:

Planned Development
of Delhi.

Land measuring 229 bighas 14 biswas as described by field numbers given below and situated in village Basant Nagar was notified for acquisition under section 4 of the Land Acquisition Act, 1894 vide notification No.F.15(167)/55-LSG(i)-GI(S-VI), dated the 24th May, 1961, issued under the authority of the Chief Commissioner, Delhi for a public purpose namely, for the Planned Development of Delhi. Due publicity was given to this notification as required by law and objections received under section 5A were duly considered by the Local Government. After this a declaration under section 6 of the ibid Act was issued vide notification No.F.15(167)/55-LSG(i)-GI(S-VI), dated the 27th July, 1961 in respect of the same area. This declaration was also issued under the authority of the Chief Commissioner, Delhi. Due publicity was given to this declaration as required by law 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 from them. Claims filed by the persons interested are separately discussed under the heading "COMPENSATION: CLAIMS".

TRUE AREA:

The land was measured on the spot by the Land Acquisition Field Staff in conjunction with a representative of the requiring Department. On measurement, the true and correct area was found to be 229 bighas 14 biswas, of which

the details are given below:-

<u>Field Nos.</u>	<u>Area</u>		<u>Kind of soil.</u>
	<u>Big.</u>	<u>Bis.</u>	
49/3	4	17	Banjar Qadim
50/3	7	7	Banjar Qadim
51/3	1	8	Banjar Jadid
52/3	12	9	Banjar Qadim
53/3	10	4	Banjar Qadim
4/1 pt.	22	6	Ghairmumkin (Pahar)
54/5	29	3	Rosli
55/5 x	11	9	Rosli
182/56	3	17	Banjar Qadim (3 -12) Ghairmumkin (5 biswas)
183/56	3	11	Banjar Qadim
58/6	2	7	Rosli
20 159/6/1 x	2	6	Rosli
203/60/2/7	14	11	Rosli
216/59/6/2	2	7	Rosli
204/60	2	7	Rosli
205/60	21	3	Rosli
61/7	4	19	Rosli
62/7/2	5	0	Rosli
84/11/2 ✓	8	4	Rosli
85/11 ✓	4	0	Rosli
86/11 ✓	19	16	Rosli
12/1	36	3	Rosli
Total:	229	14	

THE LAND IS CLASSED AS UNDER:

Rosli	163 bighas 15 biswas
Banjar Qadim	42 bighas 0 biswas
Ghairmumkin	22 bighas 11 biswas
Banjar Jadid	1 bigha 8 biswas
Total:	229 bighas 14 biswas

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^{ms.}
~~The discrepancy in area is due to the actual measurement.~~
^{ms.} Through a clerical mistake field numbers 49/23, 50/23, 51/23, 52/23 and 53/23 were wrongly printed under section 4. Actually the correct field numbers as given in the notification under section 6 are 49/3, 50/3, 51/3, 52/3 and 53/3 respectively. The owners of these field numbers as notified under section 6 of the Act were duly served with notices under section 9 and 10 intimating that their land is being acquired and the owners have full knowledge that the field numbers as given in notification under section 6 are being acquired.

C O M P E N S A T I O N:

CLAIMS: The following persons filed claims for compensation in respect of the land under acquisition in compliance with notices under sections 9 and 10 of the Land Acquisition Act, 1894.

1. Shri A.L. Rai, Deputy Secretary.
2. Shrimati Kamla Devi D/o Sh. Jawar Singh
3. Shri Kedar Nath Chopra.
4. Krishan Prashad Sareen.
5. Shri S.S. Lal, Manager, Bata Shoe Stores.
6. Shrimati Leelawati Malhotra w/o Sh. Dwarka Nath
7. Shri Ramji Dass, 7-Hanuman Rd. New Delhi.
8. Shri H.R. Varma, Director (UT)-Power.
9. Dr. P.D. Dhameja, 7-Hanuman Rd. New Delhi.
10. Sh. N.N. Dewan c/o 28-B, Irwin Rd., New Delhi.
11. Shmt. Lakshmi Devi, G-28 East Vinay Nagar.
12. Sh. Trikuti Verma, G-317, East Vinaya Nagar.
13. Virendara Chandra Tandon, Manager, Bata Shoe Store
14. Sarvshri Kanhaya s/o Nath, Lehri s/o Nathu,
Gordhan s/o Chhatru, Lala s/o Chhatru, Chetan
s/o Richhpal, Mam Chand s/o Makhan, Mangli s/o
Makhan.
15. Shri Ramji Dass, 7-Hanuman Rd. New Delhi.
16. Shri Davinder Singh, E-420, Moti Bagh-2.

17. Shri Daljit Singh s/o ~~Shri~~ Durgal Singh.
18. Pt. Arjan Singh s/o Pt. Jawahara.
19. Mohan Lal s/o Kirparam, Chandgi s/o Sohan Lal,
Ram Saran s/o Sohan Lal, Munshi s/o Sohan Lal.
20. Sarvshri L.R.Mandal, V.K.Srivastava, L.C.
Nirula, M.Nirula and Romesh Mehta.
21. Devi Ram, B.N.Gaur, Lala, Ram Pershad, Ram
Sarup.
22. Sh.M.K.Bagai
23. Sarvshri Bodhraj Tannen and Prem Tannen.
24. Shri M.B.Asthana
25. Raja Ram Jaiswal.
26. Capt.Darshan Singh Brara. s/o Dr.Raja Singh
27. Pritam Singh Sethi.
28. Shmt.Prem Lata Mahotra.
29. Shri A.C.Bogra.through Makand Lal
30. R.B.Ramji Dass Dhameja.
31. Shyam Sunder Lal.
32. Krishan Prashad Saxena.
33. Kishan Prashad Sareen.
34. Virendra Chandra Tandon, Manager.
35. Virendra Chandra Tandon, Manager.
36. Dr.Chaman Lal Sahni s/o Late Dr.Madan
Chand Sahni.
37. Madan Mohan Gulati s/o Sh.J.N.Gulati.
38. Sh.Narendra Kumar s/o Sh.C.L.Kumar.
39. Sh.Manohar Lal Kapur s/o Lt.Diwan Chand Kapur.
40. Dr.P.D.Dhameja S/o Ramji Dass Dhameja.
41. Capt.Sunandan Kumar.
42. Sh.H.R.Varma s/o L.Duni Chand.
43. Shmt.Koshalaya Devi w/o Sh.C.B-Bhatia.
44. Sh.M.L.Bhatia, attorney for Shmt.Bhag Devi
w/o L.Sodagar Mal.
45. Shmt.Leela Wati Malhotra.
46. Shri Tarlok Nath through Darbari Lal Khanna.
47. Shri Madan Lal Malhotra s/o Sh.Lal Chand
Malhotra.

48. Shri Dev Pal Seth s/o L.Tirlok Chand Seth.
49. Shmt.Lachhmi Devi, Vidya Wati, Tilak Raj Kapur, Prithvi Raj Kapur, Gopal Krishan Mehra, Radha Krishan Mehtra. Raj Kishen Mehra.
50. Gopal Krishan Mehra
51. Shri Lajpal Luthra s/o L.Tara Chand Luthra.
52. Sh. Raghu Nath Sahai Gulati.
53. Capt.Krishan Lal Gulati.
54. Dr.Raj Kumari Luthra.
55. Shri Lapal Luthra s/o Sh.Tara Chand Luthra.
56. Dr.Raj Kumari Luthra d/o L.Tara Chand Luthra.
57. Shri Raghu Nath Sahai Gulati, s/o L.Bhagwan Dass Gulati.
58. Capt.Kirshan Lal Gulati.
59. Mrs.Savitri Devi Sharma
60. Mrs.Sumitri Devi Sharma.
61. Shri Om Prakash Dua s/o Late Dr.Ramdass Dua.
62. Shri Sudarshan Johar c/o Lt.Col.I.J.S.Johar.
63. Pt.Arjan Singh s/o Pt.Jawahra.
64. Amar Nath Kakar.

The persons interested or claimants mentioned above have filed exorbitant claims for compensation and none has substantiated it by means of any documentary evidence. In the absence of any documentary evidence, the claims cannot be accepted in full. They are only entitled to the market value as determined by me in this award under the next following paragraph marked as "MARKET VALUE".

MARKET VALUE:

We have to find out the market value of the land as prevailing on the date of notification under section 4 namely the 24th May, 1961. During the last 5 years preceding the date of notification under section 4, a large number of transactions took place in this village which are listed in this file. The average of all these sales works out as under:-

S.No.	Year	Area sold		Consideration money	Average per bigha.
		Big.	Bis.		
1.	1956-57	248	7	Rs. 7,14,419/-	Rs. 2876.66
2.	1957-58	140	14	Rs. 4,75,910/-	Rs. 3388.44
3.	1958-59	70	18	Rs. 2,47,409/-	Rs. 3489.55
4.	1959-60	67	17	Rs. 2,52,345/-	Rs. 3718.16
5.	1960-61	31	1	Rs. 1,20,520/-	Rs. 3881.48

The following transactions took place within the land under acquisition during the year 1958-59, 1959-60 and 1960-61.

S.No.	Mutation No.	Date of Regn.	Field No.	Area	Consieration money.	Average per bigha
				Big. Bis.		
1.	455	22.9.58	205/60 pt.	1 - 10	Rs. 4500/-	Rs. 3000/-
2.	460	12.9.58	203/60	2 - 0	Rs. 8000/-	Rs. 4000/-
3.	461	11.9.58	205/60 pt.	2 - 0	Rs. 8000/-	Rs. 4000/-
4.	463	28.8.58	4	2 - 0	Rs. 6000/-	Rs. 3000/-
5.	464	5.9.58	12 pt.	2 - 10	Rs. 7500/-	Rs. 3000/-
6.	465	5.9.58	12 pt.	0 - 10	Rs. 1500/-	Rs. 3000/-
7.	471	11.9.58	205/60 pt.	1 - 0	Rs. 3000/-	Rs. 3000/-
8.	472	11.9.59	205/60 pt	1 - 0	Rs. 3000/-	Rs. 3000/-
9.	485	17.3.59	12 pt.	7 - 0	Rs. 24500/-	Rs. 3500/-
10.	519	20.4.59	12 pt.	1 - 2	Rs. 4500/-	Rs. 4090/-
11.	481	11.1.58	86/11	2 - 0	Rs. 6091/-	Rs. 3004.50
12.	487	17.3.59	12 pt.	3 - 0	10500/-	Rs. 3500/-
13.	488	9.3.59	12 pt.	10 - 0	Rs. 35,000/-	Rs. 3500/-
14.	489	10.1.59	4 pt.	2 - 0	Rs. 8000/-	Rs. 4000/-
15.	491	9.3.59	12 pt.	5 - 0	Rs. 17,500/-	Rs. 3500/-
16.	492	22.8.58	4 pt.	4 - 10	Rs. 13500/-	Rs. 3000/-
17.	493	22.8.58	4 pt.	1 - 10	Rs. 4500/-	Rs. 3000/-
18.	495	21.8.58	4 pt.	1 - 0	Rs. 3000/-	Rs. 3000/-
19.	496	20.8.58	4 pt.	1 - 0	Rs. 3000/-	Rs. 3000/-
20.	497	20.8.58	4 pt.	1 - 0	Rs. 3000/-	Rs. 3000/-
21.	498	20.8.58	4 pt.	1 - 10	Rs. 4500/-	Rs. 3000/-
22.	499	20.8.58	4 pt.	1 - 10	Rs. 4500/-	Rs. 3000/-
23.	543	2.8.58	204/60; 203/60; 58/6, 57/5, 305/60	8 - 15	Rs. 34400/-	Rs. 3931.43

24.	546	6.8.58	59/6/1	1 -3	Rs.5000/-	Rs.4347.82
25.	508	17.11.59	4 pt.	7 -16	Rs.27300/-	Rs.3500/-
26.	515	4.4.60	205/60 pt.	0 -10	Rs.2000/-	Rs.4000/-
27.	516	4.4.60	205/60 pt.	0 -10	Rs.2000/-	Rs.4000/-
28.	506	7.7.59	12 pt.	1 - 0	Rs.3500/-	Rs.3500/-

The above transactions will indicate the trend of prices during the last 3 years preceding the date of notification under section 4. It is a fact that there has been no rise in prices since the Delhi Administration had issued a notification under section 4 in respect of 34070 acres on 13th November, 1959.

I have inspected the land. It has certainly gained a little importance as building site due to its close vicinity to the various housing schemes of the Government of India. As agricultural land, it is not productive at all and is hilly and does not yield good return but since the land has gained some importance as building sites, hence it was with that ulterior motive in view that the purchasers had purchased the above land at the rates varying from Rs.3000/- to Rs.4000/- per bigha kham. A few awards have also been given in this village in respect of similar lands and in which the date of notification under section 4 is either the same as in this case or very close to it. The rates in these awards were Rs.3500/-. The land under acquisition is also similar to the land involved in these awards and considering all the facts I am of the firm view that Rs.3500/- per bigha kham is just and fair market value on the date of notification under section 4 namely the 24th May, 1961 and award accordingly.

TREES: WELLS AND OTHER STRUCTURES:

TREES: There are some trees in the land under acquisition which are detailed in annexure 'A' attached to this award. Their total price is assessed Rs.230/-.

There is no well or structure on the land in question, so the question of payment of compensation does not arise.

A P P O R T I O N M E N T:

Compensation will be paid on the basis of entries as exist

in the revenue record till today. If any person who has not intimated his title to the compensation, intimates to me in writing his title to the compensation in respect of any field number under acquisition, then that case will be duly investigated.

There are no occupancy-tenants or tenants-at-will in the land under acquisition as entered in the revenue record and also none has claimed compensation on account of his tenancy-rights.

The apportionment of the said compensation among all the persons known or believed to be interested in the land under acquisition, whether or not, they have respectively appeared before me is attached herewith separately as required by section 11 of the Land Acquisition Act, 1894.

15% FOR COMPULSORY ACQUISITION:

As required by section 23(2) of the Land Acquisition Act, 1894, 15% shall be paid on account of compulsory nature of acquisition.

THE AWARD IS SUMMARISED AS UNDER:

<u>S.No.</u>	<u>Area</u> <u>Big. Bis.</u>	<u>Rate per bigha</u>	<u>Amount of compensation</u>
1.	229 14	Rs. 3500/-	Rs. 8,03,950.00
2.	Add 15% for compulsory nature of acquisition.		Rs. 1,20,592.50
3.	Add price of trees.		Rs. 230.00
	<u>G.TOTAL:</u>		<u>Rs. 9,24,772.50</u>

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs. 34.90 as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from the harvest in which the Department takes over possession of the land.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector, Delhi.
29.11.1961

Submitted to the Collector, Delhi for information.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector, Delhi.
29.11.1961

COLLECTOR, DELHI

Filed
29.11.61

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N.T.L.A. to please keep the various statements ready to enable me to pay the compensation at an early date.

R.S. Guntam, branch etc to keep 130 copies of the award ready for disbursement to persons interested who may like to give reference petition 4218 of the Act.

subscribing
L.A.C

sub Raj N.T.L.A.

6.12.61

R.S. Guntam

نزدیک تر رسیدگی شود

نزدیک تر رسیدگی شود 6/12/61
9/12/61

Shamshul

N.T.L.A.

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نزدیک تر رسیدگی شود L.A. 9/12/61

پیش 12/61 27 کو ایا اور ستانجی

پیش 18/61

نزدیک تر رسیدگی شود A 18/12/61

نزدیک تر رسیدگی شود 18/12/61

نزدیک تر رسیدگی شود 18/12/61

نزدیک تر رسیدگی شود 18/12/61

نزدیک تر رسیدگی شود 18/12/61

ANNEXURE. 'A'

LIST OF TREES STANDING IN THE LAND UNDER ACQUISITION -
VILLAGE BASANT NAGAR.

S.No.	Fild Nos.in which the tree is standing.	Kind & No. of trees	Weight in maunds	Rate per maund	Amount
1.	205/60	Kikars 2	12	Rs.2/-	Rs.24.00
2.	205/60	Ronj 6	60 16	Rs.1.50	Rs.24.00
3.	12/1	Kikar 2	12	Rs.2/-	Rs.24.00
		Ronj 2	10	Rs.1.50	Rs.15.00
		Shisham 1	12	Rs.2.00	Rs.24.00
4.	54/5	Kikar 7	55	Rs.2.00	Rs.110.00
		Ronj 2	6	Rs.1.50	Rs.9.00
					Rs.230.00

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector, Delhi.
29.11.1961

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~~308~~ 14.3 1365
 1401

Handwritten signature

(To be published in Part IV of Delhi Gazette)
 DELHI ADMINISTRATION: DELHI.
 NOTIFICATION.

Dated the: 14 May,

No.F.15(167)/55-LSG(ii)-SI(S-VI):- Whereas it appears to the Commissioner, Delhi that land is likely to be required by Government at the public expense for a public purpose, namely for the planned development of Delhi, it is notified that the land in the locality described below is likely to be required for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all persons concerned.

In exercise of the powers conferred by the said section, the Chief Commissioner is pleased to authorise all Officers for the time being engaged in the undertaking of this notification and his servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by the said section.

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

SPECIFICATION.

<u>Village:</u>	<u>Total Area</u> <u>Acres.</u>	<u>Field Nos. or Boundaries</u>
1. Basant Nagar	229 14	49/23, 50/23, 51/23, 52/23, 53/23, 54/23, 55/23, 56/23, 57/23, 58/23, 59/23, 60/23, 61/23, 62/23, 63/23, 64/23, 65/23, 66/23, 67/23, 68/23, 69/23, 70/23, 71/23, 72/23, 73/23, 74/23, 75/23, 76/23, 77/23, 78/23, 79/23, 80/23, 81/23, 82/23, 83/23, 84/23, 85/23, 86/23, 87/23, 88/23, 89/23, 90/23, 91/23, 92/23, 93/23, 94/23, 95/23, 96/23, 97/23, 98/23, 99/23, 100/23, 101/23, 102/23, 103/23, 104/23, 105/23, 106/23, 107/23, 108/23, 109/23, 110/23, 111/23, 112/23, 113/23, 114/23, 115/23, 116/23, 117/23, 118/23, 119/23, 120/23, 121/23, 122/23, 123/23, 124/23, 125/23, 126/23, 127/23, 128/23, 129/23, 130/23, 131/23, 132/23, 133/23, 134/23, 135/23, 136/23, 137/23, 138/23, 139/23, 140/23, 141/23, 142/23, 143/23, 144/23, 145/23, 146/23, 147/23, 148/23, 149/23, 150/23, 151/23, 152/23, 153/23, 154/23, 155/23, 156/23, 157/23, 158/23, 159/23, 160/23, 161/23, 162/23, 163/23, 164/23, 165/23, 166/23, 167/23, 168/23, 169/23, 170/23, 171/23, 172/23, 173/23, 174/23, 175/23, 176/23, 177/23, 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My Order

No. F. 15(167)/55-LRG(11)-SI(S-IV) Dated the: 24/10/55

Copy forwarded to:-

1. The Recruitment & Services Department (duplicate) for favour of publication of the Delhi Gazette.
2. The Land Acquisition Collector, Delhi
3. Engineer-Member, Delhi Dev. Authority

sd/- (Jagmohan)
By. Housing Commissioner,
Delhi Admn., Delhi.

Shri Shiv Raj M. L. A. will
complete the last year
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Extra-ordinary

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

1397

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated 27

(i) (s. VI) No. F. 15 (167)/55-LSC-GIDM-1-11 Whereas it appears to the Commissioner of Delhi that land is required to be taken by the 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 3 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.		Field Nos. or boundaries.
	Bigs.	Bis.	
1. Mohd Pur Munirka.	81	8	897/3, 898/3, 899/3, 902/3, 903/3, 1308/90
			1389/12, 1390/12/2, 1392/11, 13/2/2, 14/2
			13/1, 14/1, 13/1, 14/1
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			13/1, 14/1, 13/1, 14/1
			18 19
			26/2, 27/2/2.
2. Basant Nagar.	229	14	49/3, 50/3, 51/3, 52/3, 54/5, 55/5, 182/56, 59/6/1, 203/60, 59/6/2, 205/60, 61/7, 62/7, 86/11, 12/1.

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By order

Self

(JAGANNATH)

Deputy Housing Commissioner
Delhi Administration