

AWARD NO. 1252.

Name of the village: Basant Nagar.
Purpose of acquisition: Permanent.
Purpose of acquisition: Planned Development
of Delhi.

Land measuring 981 bighas 3 biswas and situated in village Basant Nagar was notified for acquisition under section 4 of the Land Acquisition Act, 1894 vide notification No.F.15(138)/61-LSG, 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. After it a declaration under section 6 of the said Act was issued vide notification No. F.15(138)/61-LSG/L&H, dated the 7th December, 1961, in respect of field No.13/1, measuring 52 bighas 1 biswa. The remaining land notified under section 4 was notified under section 6 under a different notification has already been acquired. Due publicity was given to this declaration and notices under sections 9 and 10 of the Land Acquisition Act I of 1894 were issued to all the persons interested in the land under acquisition inviting claims for compensation. 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 52 bighas 1 biswas as detailed below:-

<u>Field No.</u>	<u>Area</u> Big. Bis.	<u>Kind of soil.</u>
13/1	52 - 1	Ghairmumkin (Pahar)

CONTD...2..

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

CLAIMS. The following persons filed written claims for compensation in compliance with notices under sections 9 and 10 of the Land Acquisition Act I of 1894.

1. Sarvshri Roop Chand, Harbens Lal, Garib Ram, Shanker, Chhotu, Chuni, Din Dayal alias Dina, Ghasitu, Kalu, Umrao Neta, Manphul, Hukam Chand, Amar Singh have filed a joint claim for compensation demanding Rs.20,000/- per bigha kham as price for the land under acquisition. They also stated that compensation be paid according to the recorded shares as entered in the revenue record, but in proof did not lead any evidence. The claim is exorbitant and cannot be accepted in full as it is not based on any documentary evidence.

2. Hardwari Lal s/o Parbhu Dayal, Hazari Lal s/o Chander Bal, Madan Lal s/o Nand Ram, Sri Chand s/o Bhagwan, Sahai have filed a separate joint claim for compensation demanding Rs.20,000/- to Rs.25,000/- per bigha kham as price for the land under acquisition but did not produce any documentary evidence in support of their claim. Evidently the claim is exorbitant and cannot be accepted in full. They are only entitled to the market value as determined by me under the next following ~~para~~ paragraph.

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 which are listed in this file. The average of all these works out as under:-

S.No.	Year	Area sold big. Bis.	Consideration money	Average per bigha.
1.	1956-57	248-7	Rs.4,14,419.00	Rs.2876.66
2.	1957-58	140-14	Rs.4,75,910.00	Rs.3388.44
3.	1958-59	70-18	Rs.2,47,409.00	Rs.3489.55

4.	1959-60	67	- 17	Rs.2,52,345.00	Rs.3718.16
5.	1960-61	31	- 1	Rs.1,20,520.00	Rs.3881.48

The following transactions took place within or just adjoining the land under acquisition during the year 1959-60, and 1960-61:-

S.No.	Mutation number	Area sold Big.	Bis.	Field Nos.	Consideration money.	Average per big.
1.	517	0	10	1 pt.	Rs.1500/-	Rs.3000/-
2.	518	0	10	1 pt.	Rs.1500/-	Rs.3000/-
3.	534	0	10	1 pt.	Rs.2000/-	Rs.4000/-
4.	538	1	0	1 pt.	Rs.6000/-	Rs.6000/-
5.	539	0	10	1 pt.	Rs.2000/-	Rs.4000/-
6.	540	0	14	1 pt.	Rs.2800/-	Rs.4000/-
7.	541	0	10	1 pt.	Rs.2000/-	Rs.4000/-

There are some other transactions which took place in the immediate vicinity of the land under acquisition at the rate of Rs.3500/- per bigha for example-see Mutation Nos. 485, 486, 487, 488, 491, 505, 506, 537, 554, 567, 568 and 576. Some transactions even at lower rates took place but considering a very large number of transactions in similar lands that took place in this village at the rate of Rs.3500/- per bigha and taking into consideration a recent award for this very purpose in which the date of notification under section 4 was 17th May, 1961 and in which Rs.3500/- per bigha was assessed as price of the land for similar land. I am of the firm view that the land under acquisition in this case should be assessed at the same rate i.e. Rs.3500/- per bigha. I am assessing the compensation at the rate of Rs.3500/- per bigha keeping in view the fact that the land has somewhat potential value as building sites and there are some Government colonies in the vicinity of the land under acquisition and the land has gained some importance due to the construction of Shanti Path Road which passes through the revenue estate of Basant Nagar.

TREES: WELLS & OTHER STRUCTURE: 'Nil'.

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. In case, any intimation is given by any person interested about his title to the land under acquisition, then due notice will be taken, and he will be asked to substantiate his title by documentary evidence and compensation will be paid accordingly on the basis of registered sale-deed also. There are no tenants within the land under acquisition and compensation was not claimed by any persons claiming himself to be a tenant.

The apportionment of the said compensation among all the persons known or believed to be interested in land, of whom or whose claims, I had information, whether or not they have respectively appeared before me, is made in the statement attached with this file.

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> Big. Bis.	<u>Rate per bigha</u>	<u>Amount of compensation.</u>
1.	52 - 1	Rs.3500/-	Rs.1,82,175.00
2.	Add 15% for compulsory acquisition.		
TOTAL:			Rs. 27,326.25 Rs. 2,09,501.25 nP

LAND REVENUE DEDUCTION: 'NIL'.

Mahinder Singh 23/11/62
(Mahinder Singh)
Land Acquisition Collector, Delhi.

Submitted to the Collector, Delhi for information.

Mahinder Singh 23/11/62
Land Acquisition Collector, Delhi.

Recd. Filed.

[Signature]
DIRECTOR, DELHI 24.1.62

Shirkoj N.F.L. to keep the award statements ready to enable me to disburse compensation.
 Supdt (L.A.) to keep 30 copies of the award ready.

Shirkoj N.F.L.
 Supdt (L.A.)

meunye
 L.A.C.
 L.S. 1-6-62

This file was called to-day for examination.
 The staff has not cared to prepare Statement A so far. They are warned for this deviation.
 Without Statement A the award cannot be announced.

The statement should now be ready by 2-4-62, so that award can be announced on 4-4-62.

meunye
 L.A.C.
 27-3-62
 17 5/62
 meunye

آنچه در این باره اعلام شده است - شایع شده است -
 جناب آقای ... - در این باره ...
 26-62
 meunye
 L.A.C.

انتقال غرض 700 ریال در صورتیکه
 10/64
 کتبی

9
7
(To be published in part IV of the Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the 24 May, 1961

No.F.15(138)/61-LSG:- Whereas it appears to the Chief Commissioner, Delhi, that land is likely to be required to be taken by Government at the public expense for a public purpose namely, for the Planned Development of Delhi, it is hereby notified that the land in the localities 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 it may concern.

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 undertaking with their servants and workmen to enter and survey any land in the locality and do all other required or permitted by that 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.

Village. Total Area
Bdg. Bds.
Basant Nagar 981 - 3

Field Nos. or Boundaries

46/2, 47/2, 48/3, 57/5, 63/7, 64/8, 66/7, 67/7, 173/68 to 70, 174/71, 72/8, 73/8, 74/8, 184/75, 76/9, 77/9, 78/9, 79/9, 80/10, 196/82, 200/197, 201/197, 202/197, 13/1-3, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

By order,

Sd/-
(JAGMOHAN)
DEPUTY HOUSING COMM
DELHI ADMINISTRATION

2

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)
NOTIFICATION

Dated, the 7th December, 1961

6/12/61

No.F.15(138)/61-LSG/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.

Locality or village.	Total area.	Field Nos. or boundaries	
Basant Nagar	52 bighas and 1 biswa.	13/1	Big. 52 - Bis. 1

By order,
sd -

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

*Shivraj N.T.L.A.
Please complete this
file.
issue notices
7/2/61
to all persons
interested
m/s
9/12/61*

No.F.15(138)/61-LSG/L&H. Dated, the 7th December, 1961

Copy forwarded to:-

1. Recruitment & Services Deptt. (in duplicate) for favour of publication in Delhi Gazette.
2. Land Acquisition Collector II, Delhi, with reference to his letter No.6492/LAB/REV dated 11.10.1961.
3. Engineer-Member, Delhi Development Authority, New

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

LAND ACQUISITION BRANCH
No. 6986 Dated 9/12/61