

AWARD No. 1331

Name of Village. Basant Nagar.
Nature of Acquisition. PERMANENT.
Purpose of Acquisition. Planned Development of Delhi.

Land measuring 34 bighas 14 biswas and comprising field Nos. 48/3, 57/5, 112/25/1, 206/111/25/1, 260/111/25/1, 28/1, and 179/21/22 and situated in village Basant Nagar, was notified & for acquisition under section 4 along with other land vide Notification No.F.15(138)/61-LSG, dated the 24th May, 1961 issued under the authority of Chief Commissioner, Delhi for a public purpose namely for the Planned Development of Delhi. Due publicity was given to this Notification and objections received under section 5-A were duly considered by the Local Government, and on this a declaration under section 6 of the Land Acquisition Act, 1894 was issued vide notification No.F.15(138)/61-L&H-I, dated the 18th April, 1962. Notices under sections 9 & 10 of the ibid Act were issued to all the persons interested in the land under acquisition notifying claims for compensation. These claims are discussed in this award under a separate heading "COMPENSATION CLAIMS".

TRUE AREA.

Land was measured on the spot by the Land Acquisition field staff in conjunction with the representative of the requiring Department. On measurement the true and correct area was found to be as follows:-

<u>Field No.</u>	<u>Area.</u>	<u>Kind of soil.</u>
48/3	0 big. 10 bis.	Banjar Qadim.
57/5	2 " 19 "	Rosli.
112/25/1	6 " - "	Ghairmumkin.
206/111/25/1	7 " 17 "	Rosli.
207/111/25/1	4 " 1 "	"
28/1	12 " 17 "	"
179/21-22	- " 10 "	Banjar Qadim.
Total.	34 " 14 "	

COMPENSATION.

(CLAIMS). The following persons filed claims for compensation in compliance with notices under section 9 & 10

These are detailed below:-

Sl.No.	Name of the claimant.	Compensation demanded.	Remarks.
1.	Ghasita s/o Jhandu.	Rs.20/- per sq.yd.	
2.	Krishan Pershad Sarin.	Rs.15/-	"
3.	Mohani d/o Jatinder Nath.	Rs.15/-	"
4.	Satish Chander.	Rs.15/-	"
5.	Gian Singh s/o Jiwan Singh.	Rs.20/-	"
6.	Mohanjit Singh s/o Dhan Singh.	Rs.20/-	"
7.	Jagjit Singh s/o Dhan Singh	Rs.20/-	"
8.	Kartar Singh s/o Sadhu Singh	Rs.20/-	"
9.	Surinder Singh s/o Dhana Singh	Rs.20/-	"
10.	Lala s/o Maya Ram, Rup Chand, Devi Ram, B.N.Gaur ss/o Nand Ram.	Rs.30/- per sq.yd.	
11.	Kamla Rani w/o Sham Lal.	Rs.50/-	"
12.	Amer Nath s/o Mohan Lal.	Rs.50/-	"
13.	Chananjit Sachdev.	Rs.50/-	"
14.	Saraswati Devi.	Rs.40/-	"
15.	Seth Ram Nandan s/o Khushi Ram, Satya Narain s/o Prof. Sita Ram, Sushila Gupta w/o Ram Dev.	Rs.30/-	"
16.	Tikan s/o Richhpal, Mam Chand.	Rs.12/-	"
17.	Sh.Rajinder Singh P.C.S.	Rs.50/-	"
18.	Dalip Singh s/o Hari Singh.	Rs.50/-	"

COMMENTS.

The claimants have calimed exordibant and ~~ix~~ fabulous compensation without producing any satisfactory evidence in support of the claim. They have deliberately ignored large number of sales ~~wik~~ that took place in this village in similar land as the land under acquisition. These sales are listed by me in this award under a separate heading "MARKET VALUE" hence the claims cannot be accepted in full the claimants are only entitled to the market value as determined by me in this award.

MARKET VALUE.

We have to find out the market value of the land as prevailing on the date of notification under section 4 namely 24th May, 1961. During these 5 years, preceeding the date of notification under section 4 a large number of transactions took place in this village in similar land as the land under acquisition. The average works out as under:-

Sl.No.	Year	Mutations sold.		Consideration money.	Average per bigha
		Big.	Bis.		
1.	1956-57	248	- 7	Rs.7,14,419/-	2876/-/-
2.	1957-58	140	- 14	Rs.4,75,910/-	3388.44 nP
3.	1958-59	70	- 18	Rs.2,47,409/-	3489.55 NP
4.	1959-60	67	- 17	Rs.2,52,345/-	3717.16 nP
5.	1960-61	31	- 1	Rs.1,20,520/-	3881.48 nP

The perusal of mutations of sales that took place in this village will show that the large number of sales took place @ range from Rs.3000/- per bigha kham to Rs.4000/- Per bigha Kham according to the situation of the land e.g. mutation numbers 489, 488, 490, 491, 492, 493, 495, 496, 497, 498, 499 are certain instants, in which similar land as the land under acquisition was sold at the rate varying from Rs.3000/- per Bigha Kham to Rs.3500/- per bigha Kham. The land under acquisition is wholly undeveloped and no-body can be allowed to built a house in its present form as there are no initial services provided and no lay out Plan is sanctioned. There is no doubt that the land has future potential value as building sites being enclosed vicinity to various colonies and it was with that goal in view of these sales and purchases took place, otherwise the land is agricultural land is useless under productive and uneven. On the basis of observations made above and keeping in view that the land has potential value as building sites ~~xxxxxx~~

I award Rs.3500/- per bigha Kham for the land under acquisition

TREES, WELLS and OTHER STRUCTURES.

Nil.

APPORTIONMENT.

Compensation will be paid on the basis of latest entries as incorporated in statement 'B', which has been prepared from the Revenue record. There is possibility that there may be large number of purchasers, who have not intimated the purchase to the village Patwari and no mutation may be entered. In such cases the original landlord shall not receive compensation, if he has sold his land through a registered sale-deed. In such cases the vendees will get the compensation.

15% FOR COMPULSORY ACQUISITION.

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

THE AWARD IS SUMMARISED AS UNDER:

Sl.No.	Area.	Rate per Bigha.	Amount of compensation.
1.	Big. Bis. 34 14	Rs.3500/-	1,21,450.00
2.	Add 15% on account of compulsory acquisition.		18,217.50
Grand Total			<u>1,39,667.50</u>

LAND REVENUE DEDUCTION.

The land under acquisition is assessed to Rs.5.74 nP as land revenue, which will be deducted from the Khalsa Rent Roll of the village with effect from Kharif, 1962.

(MAHINDER SINGH)
Land Acquisition Collector (II),
Delhi.

Submitted to the Collector, Delhi for information 15.6.62.

(MAHINDER SINGH)
Land Acquisition Collector (II),
Delhi.
15.6.62.

Seen. Filed. *[Signature]*

COLLECTOR, DELHI.

15.6.62

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

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the 18th April, 1962.

No. F.15(138)/61-L&H(I). 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.	Total Area.		Field Nos. or Boundaries.
	Bigh.	Bis.	
Easant Nagar	34	14	48/3, 57/5, 112/25/1, 206/111/25/1 207/111/25/1, 28/1 and 179/21-22.

By order,

Sd/-

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION: DELHI.

Dated the 18th April, 1962.

*See notices
9 and 10*

5/2

1)
2/4/62

- ✓ 2)
- 3)
- 4)
- 5)
- 6)

Copy forwarded to the :
Recruitment & Services Department (in duplicate) for
favour of publication in Delhi Gazette. 25 spare
copies may also be supplied to this Department, as
usual.
A.D.M. (Land Acquisition) Delhi.
Land Acquisition Collector, Delhi.
Engineer Member, Delhi Development Authority, New Delhi.
Tehsildar (Housing) Delhi.
Legal Adviser, Land & Housing Deptt. Delhi Adm. Delhi.

San. Mun.

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION: DELHI.

San. H. Dargah
20.4.62
1974

LAND ACQUISITION BRANCH
2750
21/4

No. 135/LAB(REV).

Dated the:- 5-4-62

From

The Land Acquisition Collector II,
Delhi.

To

The Deputy Housing Commissioner,
Delhi Admn., Delhi.

Sub:-

Acquisition of land for the Planned Development
of Delhi- notification No.F.15(138)/61-LSG, dated
24.5.1961 - village Basant Nagar.

Sir,

I hereby submit a draft notification under section
6 of the Land Acquisition Act I of 1894 for favour of
publication in the official Gazette.

No objection under section 5A against the proposed
acquisition was received.

Yours faithfully,

[Signature]
(Mehinder Singh)

Land Acquisition Collector, Delhi.

(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 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 whom 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 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.

Any person interested who has any objection to the acquisition of any land in the locality may within 30 days of the publication of the notification file an objection in writing before the Collector of Delhi.

SPECIFICATION.

<u>Villages.</u>	<u>Total Area</u>
	<u>Big.</u> <u>Bis.</u>
Basant Nagar	981 - 3

Field Nos. or Boundaries.
46/2, 47/2, 48/3, 57/5, 63/7, 64/7, 65/7,
66/7, 67/7, 173/68 to 70, 174/68 to 70,
71/7, 72/8, 73/8, 74/8, 184/75, 185/75,
76/9, 77/9, 78/9, 79/9, 80/10, 81/10,
196/82, 200/197, 201/197, 202/197, 83/10,
13/1-3, 14, 15, 16, 96/18, 97/18, 88/17/1,
89/17/1, 91/17, 92/17, 93/18/1, 219/102/
19/1, 220/102/19/1, 179/21-22, 207/111/1,
112/25/1, 129/27, 135/27, 134/27, 133/27,
131/27, 130/27, 138/144, 199/144, 150/27,
151/27, 152/27, 210/153, 211/153, 212/153,
192/154, 193/154, 155/27, 145/27, 147/27,
142/27, 141/27, 191/156/27, 209/190,
208/190/1, 28/1, 29/1, 165/39, 164/39,
163/39, 170/40, 169/40, 168/40, 167/40,
193/165, 180/38, 181/38, 195/166, 171/41,
172/41, 44, 45, 42, 160/36, 161/37, 159/36,
175/31, 176/31, 157/30, 32, 35, 33, 1,
87/17/1, 90/17, 94/18, 95/18, 206/111/1,
114/27, 115/27, 116/27, 117/27, 118/27,
119/27, 120/27, 121/27, 122/27, 123/27,
124/27, 125/27, 126/27, 127/27, 210/132,
211/132, 136/27, 137/27, 138/27, 139/27,
140/27, 143/27, 146/27, 148/27, 149/27,
158/30, 34, 162/37, 43, 128/27, .

By order,

Sd/-
(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

Acquisition Collector,
DELHI.