

AWARD NO. 1888

Name of the village:

Begumpur.

Nature of acquisition:

Permanent.

Purpose of acquisition:

Planned Development of Delhi.

Land measuring 6 bighas 5 biswas comprising of field numbers 194 pt., 195 pt., 196 pt. and situated in village Begumpur, Delhi was included in the 34070 acres' Notification under-section 4 of the Land Acquisition Act(I) 1894, issued on 13-11-1959, under the authority of the Chief Commissioner, Delhi for the planned Development of Delhi. Due publicity was given to this notification and objections received under-section 5(A) were duly heard and on the report of the Land Acquisition Collector, were rejected by the Delhi Administration, Delhi. On this a declaration under-section 6 of the Ibid Act, was issued under the authority of the Chief Commissioner, Delhi vide Notification No.F.4(2)/62-L&H., dated the 1st February, 1963. Notices under-sections 9 and 10 of the Land Acquisition Act(I), 1894, were issued to all the persons interested in the land under acquisition inviting claims for compensation. These claims are discussed in this award under a separate heading 'Compensation claims'.

TRUE AND CORRECT 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 as follows:-

Field Nos.	Area Big.Bis.	Kind of soil.
194 p t.	1 - 15.	Rosli.
195 pt.	2 - 00.	Rosli.
196 pt.	2 - 10.	Rosli.
	<u>6 - 5.</u>	

CLASSIFICATION OF AREA:

ROS LI; 6 - 5.

contd.....12.

COMPENSATION CLAIMS: Inspite of informing the owners of the land no claim for compensation was filed by the Lok Sewak Co-operative House Building Society. Hence the Society will get compensation at the market rate as determined by me in this award.

MARKET VALUE:

We have to assess the market value of the land under acquisition as prevailing on the date of notification under-section 4 namely the 13-11-1959. The following sales transactions are available within the land under acquisition and are a better guide to assess the market value of the land under acquisition:-

Sl. No.	Notification No.	Date of Regn.	Area sold. Big. Bis.	Consideration money.	Average (per bigha).
1.	887.	7-5-1959.	11 - 17.	Rs. 41804.00.	Rs. 3527.75.np
2.	888.	7-5-1959.	12 - 5.	Rs. 43212.00.	Rs. 3528.00.np
3.	889.	9-7-1959.	5 - 16.	Rs. 20461.00.	Rs. 3577.00.np
4.	890.	9-6-1959.	23 - 10.	Rs. 86172.00.	Rs. 3023.00.np
5.	891 892.	3-7-1959.	34 - 2.1 6 - 16.1	Rs. 113400.00.	Rs. 2772.62.np
6.	902.	21-9-1959.	63 - 13.	Rs. 153750.00.	Rs. 2491.00.np

In the above transactions it is clear that the vendees who are colonizers had purchased the land simply for building houses and not for agricultural purposes. These transactions took place very near the date of Notification under-section 4. The average of all these comes to Rs. 2042/- per bigha kham. I have inspected the land thoroughly and I am of the firm view that land under acquisition being close ~~X~~ to the various colonies and Delhi Mehrauli Rd. has potential value as building sites after proper development. The owners themselves purchased the land at *Rs. 2772 - 62 NP. Per Bigha* ~~Rs. 2042/-~~. Hence considering all these factors I am of the firm view that the price of the land under acquisition ~~should~~ *should* be the same as given in award No. 1327 of this village, namely Rs. 3,000/- per bigha kham, and assess accordingly. *this land is only pocket of the land acquired under award no. 1327 - MM*

APPENDIX:

Compensation will be paid to the Lok Sewak House Building Society as per entry in the revenue records. Unless

it is challenged by somebody.

TREES WELLS AND OTHER STRUCTURES: NIL.

15% FOR COMPULSORY ACQUISITION: As required by section 23(2) of the Land Acquisition Act(I), 1904, 15% shall be paid on account of compulsory acquisition.

THE AWARD IS SUMMARISED AS UNDER:

Sl.No.	Area SI.GNIS.	Rate per bigha.	Amount of compensa- tion.
1.	6 - 5.	Rs. 3,000.00.nP	Rs. 18750.00.nP.
2.	15% for compulsory acquisition:-		Rs. 2312.50.nP.
	G. TOTAL:-		Rs. 21,562.50.nP.

LAND REVENUE REDUCTION:

The land under acquisition is assessed to Rs.2.62.nP. as Land Revenue which will be deducted from the Khalsa Rent Roll of the village with effect from kharif, 1963.

(Mahinder Singh)
Land Acquisition Collector(II), Delhi.
Dt. 25-5-1963.

Submitted to the Collector, Delhi for
information.

(Mahinder Singh)
Land Acquisition Collector(II), Delhi.
Dt. 25-5-1963.

Received on 27/5
Reb... 27/5
Received a... 31/5
31/5

Seen
H...
ADM (A)
With Power of Collector
31/5/63
COLLECTOR, DELHI.

کاملاً در قبضه ایران بود 1585

بر مبنای علم و کتاب نگارش در سال 8 و 20 قمری و 1585
در سال 103

این شهر با دار علی بن ابی طالب و امیر مکه و مدینه و نجاشی - مکه و مدینه و نجاشی
در سال 103

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