

AWARD NO.

1647

Name of the village:

Begumpur, Delhi.

Nature of acquisition

Permanent.

Purpose of acquisition:

Planned Development of Delhi.

Land measuring 100 bighas 7 biswas comprising of field numbers as given below under the heading 'True and Correct Area' and situated in village Begumpur, Delhi, was notified and included in the 34070 acres' Notification under-section 4 of the Land Acquisition Act(I), 1894, vide Notification No.F.15(111)/59-LSG dated 13-11-1959, issued 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 considered by the Delhi Administration, Delhi on the report of the Land Acquisition Collector and rejected. 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 4th April, 1968. 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.
382/19.	6- 14.	Chahi: 6-11. G.M.Well: 3-20. ml.
20.		0-3
21.	2 - 13.	Chahi.
448/22.	2 - 16.	Chahi.
449/22.	3 - 00.	Chahi.
438/31.	6 - 9.	Chahi.
	5 - 00.	Chahi.

contd.....4.

439/31.	1 - 16.	Chahi.
32.	0 - 8.	Ghairmumkin Chah.
326/104.	2 - 00.	G.M. Gitwar.
327/104	2 - 03.	Rosli.
105.	4 - 03.	Rosli.
454/415-416/106.	0 - 14.	ghairmumkin Gher.
455/415-416/106.	1 - 12.	-do-
109.	2 - 6.	Rosli.
101.	8 - 5.	Chahi.
111.	1 - 13.	Ghairmumkin Rasta.
114.	5 - 09.	Chahi.
393/337/115.	2 - 17.	Chahi.
394/337/115.	1 - 07.	Chahi.
395/117.	2 - 07.	Rosli.
396/117.	3 - 00.	Rosli.
430/118-119.	4 - 05.	Chahi.
431/118-119/2.	3 - 07.	Chahi.
306/173/2.	3 - 13.	Rosli.
176/2.	4 - 16.	Rosli.
200/2.	1 - 02.	Ghairmumkin Sarek Kham.
364/172/2.	1 - 03.	Rosli.
TOTAL:	85 - 05.	

CHAH	54 - 02.
ROSLI	23 - 11.
GHAIRMUMKIN GITWAR AND GHER.	4 - 06.
GHAIRMUMKIN CHAH.	00 - 11.
GHAIRMUMKIN RASTA.	2 - 15.
Total:-	85 - 05.

Field Numbers 362/172-172, measuring 9 biswas,
359/170 pt. measuring 1 bigha 6 biswas, 363/172 pt. measuring
13 biswas: total 2 bighas 8 biswas is still evacuee property
which was exempted from the Notification under-section 4
dated the 13th November, 1959. Similarly, field numbers
442/348/178 pt. measuring 10 biswas, 443/348/178 pt. measuring
7 bighas 3 biswas, 347/178, measuring 2 bighas 1 biswas:
total 9 bighas 14 biswas are acquired property under-section
12 of the Displaced Persons Compensation and Rehabilitation
Act, 1954.

contd....3.

Field numbers 427/301/202, measuring 11 biswas, 425/406/300/202, measuring 1 bigha 8 biswas: total 1 bigha 19 biswas belong to Government and are in the possession of Archaeological department. All these field numbers of the three categories mentioned above may either be obtained by back-transfer from the department concerned or in the alternative a fresh notification under-section 4 of the Land Acquisition Act(I), 1894, may be issued by the Delhi Administration, Delhi. These field numbers are not included in this award for the time being. If necessary a ~~fresh~~ supplementary award may be given.

There is shortage of 1 bigha 1 biswa which is due to the fact that parts of many field numbers were acquired under a different scheme.

COMPENSATION CLAIMS:

The following persons filed claims for compensation in compliance with the notices under-sections 9 and 10 of the Land Acquisition Act, issued by the Land Acquisition Collector, Delhi.

Sl.NO.	Name of the claimant.	Compensation claimed.	Remarks.
1.	Sh.K.M.Sharma, Hon.Secretary, Government Employees Sarvodaya Co-operative House Buildings Society Ltd.	Rs.30/-per sq.yd for the land & Rs.4000/-for the well.	The claim is exorbitant and fabulous and is not based on reality.
2.	Narain Singh s/o Bhikhu	-	Wants restoration which cannot be allowed.
3.	Mange Ram minor through Ram Kaur.	Rs.20/-per sq.yd.	The claim is exorbitant and fabulous.
3.			
4.	Sheo Lal s/o Nanak.	-do-	-do-
5.	Ram Kishan s/o Hans Ram.	Rs.30/-per sq.yd.	-do-
6.	Singh Ram, Daulat Ram and Niadar.		Want restoration which cannot be allowed.
7.	Hoshiar Singh, minor through Mangat.s/o Hans Ram.	Rs.20/-per sq.yd.	The claim is exorbitant and fabulous.
8.	Mangat s/o Hans Ram.	Rs.20/-per sq.yd.	-do-
9.	Shaib Ram s/o Mohan.	Rs.20/-per sq.yd.	-do-
10.	Hari s/o Mohan.	-do-	-do-

- | | | | |
|-----|---|---|---------------------------------------|
| 11. | Khem Chand s/o Garib Ram. | Rs. 8000/- for the land and Rs. 10000/- for the well. | The claim is exorbitant and fabulous. |
| 12. | Hari Mohan s/o Lachhman Das. | Rs. 20/- per sq. yd. | -do- |
| 13. | Dhir Singh s/o ^{Tokha} Tej Ram,
Sri Ram s/o Sheo Ram,
Chander, Bir Singh s/o
Subedar Tek Singh
Dutt | Rs. 8/- per sq. yd. | -do- |
| 14. | Ram Rikh s/o Tej Ram,
Sub. Major Raghunath Singh
s/o Ram Dutt,
Ram Chander s/o Sub. Raghunath Singh. | Rs. 8/- per sq. yd. | -do- |
| 15. | Bhole Ram s/o Naukha. | Rs. 8/- per sq. yd. | -do- |
| 16. | Jai Lal, Karan Singh ss/o Mahipat.
Shrimati Shanti, Atro ds/o Mahipat. | Rs. 8/- per sq. yd. | -do- |
| 17. | Mangat s/o Kure, Jage Ram
s/o Sohan, Khazan Singh,
Dharam Singh, Hoshier Singh
ss/o Udhe Singh. | Rs. 8/- per sq. yd. | -do- |
| 18. | Dharam Singh, Pura, Sardar Singh ss/o Bharat Singh.
Attar Singh s/o Shiv Dhan,
Devi Dutt s/o Kanshi Ram,
Bahadur, Mohan, Narain Singh
ss/o Ramji Lal. | Rs. 8/- per sq. yd. | -do- |
| 19. | Shrimati Giano widow,
Shrimati Ami Kaur and Natho daughters of Shri Data Ram. | Rs. 8/- per sq. yd. | -do- |

All the claimants have put in exorbitant and fabulous claims for compensation which are not based on reality. The land is wholly un-developed where nobody can be allowed to build anything by the Local Authority. It is at present used for agricultural purposes. Subedar Major Raghunath Singh, ~~Mr. Hari Singh~~ Mangat etc. have quoted a sale transaction in which on 24-10-¹⁹⁵⁷~~1954~~, Subedar Major Raghunath Singh sold 1 bigha out of field No. 113 to Jai Paul etc. at the rate of Rs. 5000/-. This instance is wholly irrelevant as this plot which is just adjoining the village abadi was purchased for building purposes and was actually built up and the vendees are living in it. ~~After the notification on 13-11-1952~~ Similarly, the claimants have quoted an instance in which on 21-8-1959 Navjiwan Co-operative House Building Society purchased some land from Jai Paul etc. The vendees are colonisers and this sale cannot be a guide to assess the market value. Other instances of adjoining villages quoted by them are not relevant when

many sales within the revenue estate of Begumpur are available as detailed by me under the heading 'Market Value'.

MARKET VALUE:

We have to find out the market value of the land under acquisition as prevailing on the date of Notification under section 4, namely, the 13-11-1959. The statement below gives year-wise sales:-

Sl.NO.	Year.	Area sold. [Big.Bis.]	Consideration [money.]	Average [per bigha kham]
1.	1954-55.	Nil.	-	-
2.	1955-56.	Nil.	-	-
3.	1956-57.	1 -00.	Rs. 5000.00.nP.	Rs.5000/-
4.	1957-58.	Nil.	-	-
5.	1958-59.	173 -13.	Rs.5,16,441.00nP	Rs.2974.03.nP.
Total:-		174 -13.	Rs.5,21,441.00.nP	Rs.2985.63.nP.

As already stated by me in this award that there is only one transaction during the year 1956-57 in which Subedar Major Raghunath Singh(claimant) sold 1 bigha out of field No.113 for Rs.5,000/- for building a house. This land is adjoining the village abadi and cannot be a guide to assess the market value. It cannot be compared with the land under acquisition which is away from the village-abadi. Although, some of it is near also. The relevant year is 1959 and the following sales will illustrate the prices of the land under acquisition:-

Sl.NO.	Mutation No.	Date of [renga.]	Area sold [Big.Bis.]	Consideration [money.]	Average.
1.	887.	7-5-59.	11- 17.	Rs. 41804.00.	Rs.3527.76.
2.	888.	7-5-59.	12 -06.	Rs.43218 .00.	Rs.3528.00.
3.	889.	9-7-59.	5 -16.	Rs. 20461.00.	Rs.3577.00.
4.	890.	5-6-59.	28 -10.	Rs. 26172.00.	Rs.3023.58.
5.	891&892.	3-7-59.	37 -10.	Rs.113,400.00.	Rs.3024.00.
6.	893.	31-1-59.	2 -14.	Rs. 10,000.00.	Rs.3703.70.
✓ 7.	919.	28-7-59.	1 -11.	Rs. 3,400.00.	Rs.2193.55.
✓ 8.	902.	21-9-59.	63 -18.	Rs.158,750.00.	Rs.2484.35.
9.	945&946.	9-7-59.	5 -10.	Rs. 19,404.00.	Rs.3528.00.
10.	947.	8-7-59.	00-18.	Rs. 3,175.00.	Rs.3528.00.
Total:-		170.09.	Rs.4,99,784.00.	Rs.2932.14	

contd....6.

Rs.130.00.nP.

I have already given awards No.1327 and 1585 in this village and the land was acquired and assessed at the rate of Rs.3000/-per bigha kham. The dates of Notification in these two awards and in the present case are the same namely, the 13th November, 1959. Moreover, the land under acquisition is identical and situated within the same revenue estate and also form pockets, of the land acquired under award No.1327. Hence considering all these factors including the sales preceding the date of Notification under-section 4, quoted above, I assess the market value of the land under acquisition at Rs.3000/-per bigha kham.

TREES, WELLS AND OTHER STRUCTURES:

WELLS: There are two un-used and dilapidated wells as detailed below:-

Field No in which the well is situated.	Condition of the well.	Price assessed.
32.	Dilapidated and out of use since long.	Rs.1,000.00.nP.
382/19.	Out of use and condemned well which form a heap of debris	Rs. 200.00.nP.

STRUCTURES:

(1) There is a pucca water channel; 875 feet long and its price is assessed at Rs.875/-.

(11) There are ^{two} water reservoirs to lift the water for irrigation purposes and the price of each is assessed at Rs.100/-.

TREES: The list of trees and the price assessed is as follows:-

Sl. No.	Kind of trees & No. (Field No)	Approximate weight.	Price assessed.
1.	382/19. 1-Neem.	19. Quintal.	Rs. 95.00.nP.
2.	101. 2 4Kikers.	4. " 7.60. "	Rs.30.00.nP.
3.	326/104. 1-Neem.	22.00. "	Rs.110.00.nP.
	2-Kikers.	19.00. "	Rs.142.50.nP.
	1-Jauntay.	11-Neem.	149. " Rs.745.00.nP.
4.	454/415-416 106. 1-Beri.	4. "	Rs. 20.00.nP.
	2-Neem.	19. "	Rs. 95.00.nP.
	1-Neem.	26. "	Rs.130.00.nP.
5.	455/415-416 106. 4-Beri.	6. "	Rs. 30.00.nP.
	1-Neem.	9. "	Rs. 45.00.nP.
	1-Neem.	26 "	Rs.130.00.nP.

6.	430/118-119.	4-Kikers.	19 Quintal.	Rs.142.50.nP.
7.	395/117.	1-Klker.	1 "	Rs. 7.50.nP.
Total:-				Rs.1722.50.nP.

APPORTIONMENT:

Compensation will be paid on the basis of latest entries in the Revenue Records; in the absence of any intimation to the contrary.

(i) Surinder Nath Johar, has claimed ownership of field Nos.439/31,438/31,395/117 and 396/117 to the exclusion of Devi Dutt, Narain Singh, Mohan Lal and Attar Singh. He has claimed that an appeal in respect of the same dispute is pending in the Punjab High Court. Unless the parties agree the compensation will be treated as disputed and deposited in the court of the Additional District Judge, Delhi.

(ii) Hari Mohan claims compensation for field number 382/19 to the exclusion of Rizak Ram s/o Shri Davi Singh resident of village Lado Sarai, Delhi. Unless the parties agree, compensation will be treated as disputed and deposited in the Court of the Additional District Judge, Delhi. Compensation in respect of well in field No.32 is a composit property and will not be paid to anybody unless Competent Officer separate the shares of Muslim Evacuees.

(iii) Ram Kishan s/o Shri Hans Ram claims compensation for 1/2 share of field number 455/215-217 measuring 16 biswas to the exclusion of Narain Singh s/o Bhikhu. Unless the parties agree, compensation will be treated as disputed and deposited in the court of the Additional District Judge, Delhi.

(iv) Mortgage money if any, will be paid out of the compensation due to the Mortgagor.

(v) Field Nos. 111, measuring 1 bigha 13 biswas, and 209/2 measuring 1 bigha 2 biswas are thorough-fares and the entire community has a right of use, hence no compensation will be assessed for this area.

15% FOR COMPULSORY ACQUISITION: As required by section 23(2) of the Land Acquisition Act, (I), 1894, 15% shall be paid

on account of compulsory acquisition.

THE AWARD IS SUMMARISED AS UNDER:

Sl.NO.	Area Big.Bis.	Rate per bigha.	Amount of compensation.
1.	82 -10.	Rs.3000/-	Rs.2,47,500.00.nP.
2.	2 -15. (Nil)	-	-
Total:	84 -5.		
3.	Add price of wells :-		Rs. 1,200.00.nP.
4.	Add price of water channel and water Reservoirs.		Rs. 1,075.00.nP.
	Total:-		Rs.2,49,775.00.nP.
5.	Add 15% for compulsory acquisition:		Rs. 37,466.25.nP.
	Total:-		Rs.2,87,241.25.nP.
6.	Add price of trees:-		Rs. 1,722.50.nP.
	G.Total:-		Rs.2,88,963.75.nP.

LAND REVENUE DEDUCTIONS:

The land under acquisition is assessed to Rs.33.83.nP. as Land Revenue which will be deducted from Khalsa Rent Roll of the village with effect from the date in which the department takes over possession.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector(II):Delhi.
Dt.26-9-1963.

Submitted to the Collector, Delhi
for information.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector, Delhi.
Dt.26/9/1963.

Mahinder Singh
COLLECTOR DELHI
Mahinder Singh
30/9

