

File No. F.5(47)/72-LAC(MSW) Receipt No. 573/N.T/LA
Dated 29.5.72

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI

NOTIFICATION

MAY, 1972.

No. F.15(38)/64-L&H(111) :- Whereas the Lt. Governor, Delhi is satisfied that land is required to be taken by Government at the public expense for a public purpose, namely, for Development of Palam Air Port, it is hereby declared that the land described in the specification below is acquired 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.

Plan of the land may be inspected at the office of the Collector of Delhi.

SPECIFICATION

Village or Locality	Total Area Big. Bis.	Field Nos. or Boundaries.
Bijwasan	122 - 07	1, 2228/2, 2229/2, 2230/2, 2231/2, 3/1, 3/2, 4, 2482/5, 2483/5, 6min, 7/1min, 7/2, 8min, 17, 18, 2400/19min, 20min, 21, 2487/22min, 2488/22min, 22min, 96min, 2497/97/1min, 98min, 3049/98min, 104min, 2237/103min, 2401/19min

By order,

(R.N. PURI)
DEPUTY SECRETARY (L&B)
DELHI ADMINISTRATION: DELHI.

MAY 17, 1972.

No. F.15(38)/64-L&H(111)

Copy forwarded to:-

1. The Public Relation Department, Delhi Admn. (In dupl.) for publication in part IV of Delhi Gazette.
2. The Additional District Magistrate (LA), Delhi.
3. The Land Acquisition Collector (ME), Delhi, w/r to his letter No. F.5A/72-LAC-ME/4766-68 dated 29.3.72.
4. The Executive Engineer, Delhi Aviation Div. No. II, CPWD, R.K. Puram, New Delhi-22, in continuation of this Admn. Notification No. F.15(38)/64-L&H dated 3.12.71.

(R.N. PURI)
DEPUTY SECRETARY (L&B)
DELHI ADMINISTRATION: DELHI.



Sh. Poojab Singh
N.S.

No 383/N.T/LA
29 5/6/72

38/2AC/MSW

Handwritten notes:
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LAC(MSW)
Sh. Poojab Singh N.S.
LAC(ME)

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RAE(ME)
16/5

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LAC(ME)
27/6/72

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15/5/72

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(TO be published in Part IV of Delhi Gazette
Delhi Administration : Delhi

NOTIFICATION

Dated the 3 Dec. 71

No. F 15(38)/64 -L&H :- Whereas it appears to the Lt. Governor Delhi, that the land is likely to be required to be taken by Government at the public expense for a public purpose, namely for Development of Palam Airport, it is hereby notified that the land for the locality described below is likely to be acquired 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 Lt. Governor, is pleased to authorise the officers of the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do well 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 any objection in writing before the Collector of Delhi.

SPECIFICATION

<u>Village or Locality</u>	<u>Total area</u> <u>Eq. Bis</u>	<u>Field Nos. or Boundaries</u>
Malikpur Kohi alias Rangpuri	1601 - 04	1 to 10, 11/1, 11/2, 12 to 30, 31/1, 31/2, 32 to 34, 35/1, 35/2, 36, 37, 38/1, 38/2, 39 to 44, 45/1, 45/2, 46, 47, 48/1, 48/2, 49/1, 49/2, 50, 51, 52/1, 52/2, 53 to 57, 58/1, 58/2, 59 to 62, 63/1, 63/2, 64, 65/1, 65/2, 66 to 75, 76/1, 77 to 92, 76/2, 93/1, 93/2, 94/1, 94/2, 94/3, 95 to 98, 99/1, 99/2, 100, 101, 102/1, 102/2, 103/1 min, 103/2 min, 104 min, 107, 108/1, 108/2, 109/1 to 111, 112/1, 112/2, 113 to 117, 118/1, 118/2, 119, 120, 121/1, 121/2, 122 to 126, 127/1, 127/2, 128/1, 128/2, 129 to 137, 138/1, 138/2, 139, 140/1, 140/2, 141, 142/1, 142/2, 143/1, 143/2, 144, 145/1, 145/2, 146 to 180, 181/1, 182, 183/1, 183/2, 183/3, 184/1, 184/2, 185/1, 185/2, 186 to 190, 191/1, 191/2, 192/1, 192/2, 193, 194/1, 194/2, 195 to 201, 202/1, 202/2, 203 to 220, 221/1, 221/2, 222 to 228, 229/1, 229/2, 230/1, 230/2, 231/1, 231/2, 232 to 234, 235/1, 235/2, 236/1, 236/2, 237

Contd....2/-



238/1; 238/2, 239, to 243, 244/1,
 244/2, 245, 246/1 min, 246/2, 247 to
 253, 254/1, 254/2, 255/1, 255/2, 266
 min, 257 min, 258 min, 259 min, 263 min.
 264/1 min, 265 min, 274 min, 275,
 276/1, 276/2, 277, 278, 279, 280/1
 280/2, 281 to 289, 290/1, 290/2, 291
 to 297 298/1, 298/2, 298/3, 298/4,
 299, 300, 301/1, 301/2, 302/1, 302/2,
 302/3, 303 to 305, 306/1, 306/2, 307/
 to 309, 310 min, 311/1, 311/2, 312/1
 312/2, 313/1, 313/2, 314 to 317, 318
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 327/1 min, 327/2 min, 331/1 min, 331/
 2 min, 335 min, 336/1 min, 336/2 min,
 337, 338 min, 339/1, 339/2, 340 to
 344/1, 345/2, 346/ to 349. 350/1, 350
 /2, 351 to 357, 358/1, 358/2, 359 to
 363, 364/1, 364/2 min, 365 min, 366,
 min, 368 min, 370 min, 371 min, 380
 381 min, 382, 383, 384/1, 384/2, 385
 386, 387/1, 387/2, 388, 389/1, 389/2
 min, 390/1 min, 390/2 min, 391 min,
 406 min, 407/1 min, 407/2 min, 408/1
 408/2, 409/1 min, 409/2 min, 412 min
 413 min.

2. Shabad 1411-13
 Mohmadnur.

1 etc/228 to 252, 253 min, 254 min,
 255 min, 256 min, 257 min, 258 min,
 259 min, 260 to 272, 273 min, 275,
 276 min, 277 min, 278 min, 341 min,
 2 342 to 347, 350 min, 348 min, 349
 min, 351 to 363 364 /2 min, 367/2
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 2, 387/2 389/2, 390/2, 417/2, 418/4,
 419, 420/2, 421 to 436, 437, 438, 439
 441, 442 min. 443 min, 444 to 446
 447 min, 457 min, 458 min, 459 min,
 460 to 468, 469, 470 to 481, 482 min,
 483 min, 484 min, 558 min,

Bigwasan 122 - 07

1, 2228/2, 2229/2, 2230/2, 2231/2,
 3/1, 3/2, 4, 2482/5, 2483/5, 6 min, 7/1
 min, 7/2, 8 min, 17, 18, 2400/19 min,
 20 min, 21, 2237/22 min, 2488/22 min,
 29 min, 96 min, 2497/97/1 min, 98 min,
 3049/99 min, 104 min, 2237/103 min,
 2401/19 min.

4. Bagdola 491 - 03

1 etc/115, 137 min, 138 min, 139 min,
 141 min, 142 min, 143 min, 144 min, 1
 146/1 min, 146/2 min, 157 min, 166
 to 199, 191/2/2 192/1, 192/2/2, 193/2
 199/1, 200/2, 201/2, 202 to 206,

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207/2, 208/2, 209/2, 210/2, 212/2,
213/2, 219, 220, 221/2/2, 223/2/2,
224, 225/2, 226/to 228, 231/2,
232/2, 233, 234.

No.
5. Bhartal

817-01

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516 to 520, 569/521, 570/521, 522 to
543, 544 min, 545 min, 546 min, 547
min, 548 min, 549 min, 495 min, 496
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min, 394 min, 406 min, 456 min.

Samalka

147-03

Rect.No.

Killa No.

- 2 15 min.
 - 3 11, 12, 13 min, 14 min, 15, 16 min,
17 min.
 - 4. 11/1, 11/2, 12, 13/1, 13/2, 14/1, 14/2,
14/3, 15/1, 15/2, 16, 17, 18 min, 19
min, 20 min, 24 min, 25 min.
 - 5. 11 to 20, 21/1, min, 21/2 min, 22 min
23 min, 24/1, 24/2, 25/1, 25/2,
 - 6. 20, 21,
 - 7. 1 min, 2/1 min, 2/2 min.
 - 8. 4/1 min, 5 min,
- Rect.No. 56/2 min, 56/3 min, 56/4, 56/5
min.

Nangal Dawat. 5854-08

291/1/2/2, 296/2/2, 297/2/2, 298/2,
299/to 304, 305/2, 306/2, 309/2/2,
339/2, 340/2, 341/2/2, 400, 405/1/2,
406, 407, 408/2, 410/2, 411/2, 412/1,
412/2, 413 to 415, 415/1, 416 to
419, 420/1, 420/2, 421, 422, 423/2,
424/2, 425 to 427, 428/1 to 428/3,
429, 430/1, 430/2, 431 to 442, 443/1,
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447 to 450, 451/1, 451/2, 452/1, 452/2,
453 to 471, 472/1, 472/2, 473 to 475,
476/1, 476/2, 477 to 500, 501/1, 501/2,
502 to 505, 506/1, 506/2, 507 to 515,
516/1, 516/2, 517 to 611, 612/1, 612/2,
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651 to 680, 681/1, 681/2, 682/1, 682/2,
683 to 687, 688/1, 688/2, 689 to 699,
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704/1, 704/2, 705 to 712, 713/1, 713/2,
714, 715/2, 716 to 722, 723/1, 723/2,
724 to 746, 747/1, 747/2, 748 to 777,
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781/1, 781/2, 782 to 784, 785/1, 785/2,
786, 787/1, 787/2, 788, 789, 790/1, 790/2,
791 to 810, 811/1, 811/2, 812 to 826,
827/1, 827/2, 828 to 836, 837/1, 837/2,
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Nangal Dewat.

1111 to 1115
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864/2, 865 to 870, 871/1, 871/2, 872 to
 878, 879/1, 879/2, 880 to 891, 892/1, 892/2,
 893 to 914, 915/1, 915/2, 916 to 921, 922/
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 927 to 929, 930/1, 930/2, 931, 932, 933/1,
 933/2, 934/1, 934/2, 935 to 975, 976/1,
 976/2, 977 to 979, 980/1, 980/2, 981, 982,
 983/1, 983/2, 984 to 1004, 1005/1, 1005/2,
 1006 to 1022, 1023/1, 1023/2, 1024 to
 1046, 1047/1, 1047/2, 1048 to 1065, 1066/1
 1066/2, 1067 to 1069, 1070/1, 1070/2,
 1071 to 1078, 1079/1, 1079/2, 1080 to 1091,
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 1101 to 1109, 1110/1, 1110/2, 1118/2,
 1119 to 1131, 1132/1, 1132/2/2, 1133/2,
 1136/2, 1159/2, 1135/2, 1137/2, 1138 to
 1158, 1159/1, 1160 to 1162, 1163/1, 1163/2,
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 to 1279, 1280/2/2, 1284, 1285, 1306 to
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 1532, 1533, 1534/1, 1535/2, 1536/1, 1537/1,
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 1542/1, 1543, 1544/1, 1544/2, 1545 to 1547,
 1551/2 1548/2, 1549, 1550, 1551/1, 1552/2, 1552
 to 1572, 1572/1, 1573, 1573/1, 1574,
 1574/1, 1575, 1574/2, 1574/3, 1575/1,
 1576, 1576/1, 1577, 1577/1, 1577/1/2, 1578
 1579/1, 1579/1/2, 1579/2/2, 1580/1,
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 1587 to 1589, 1590/1, 1590/2, 1591 to
 1601, 1602/1, 1602/2, 1603/1, 1603/2

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Nangal Dewat.

1604/1, 1604/2, 1605 to 1610, 1611/1,
1612/2, 1612 to 1636, 1637/1, 1637/2,
1638, 1638/1, 1639 to 1641, 1642/1,
1642/2, 1643 to 1651, 1652/1, 1652/2,
to 1657, 1658/1, 1658/2, 1659/1, 1659/2,
1660 to 1662, 1663/1, 1663/2, 1664 to
1667, 1668/1, 1668/2, 1669 to 1683, 1683/2,
1684/2, 1685 to 1753, 1754/1, 1754/2,
1755, 1756, 1757 to 1757/3, 1758 to 1764,
1765/1, 1765/2, 1766, 1767/1, 1767/2, 1768,
to 1770, 1771/1, 1771/2, 1772 to 1786,
1786/1/2, 1786/2 to 1786/5, 1787/1, 1787/2,
/2, 1788 to 1796, 1796/1, 1797, 1798/2,
1798/2, 1799 to 1801, 1802/1, 1802/2,
1803 to 1806, 1807/1, 1807/2, 1918/1 to
1808/3, 1809, 1810, 1811/2, 1812/2, 1813,
1814, 1815/1, 1815/2, 1816, 1817/1, 1817/2,
1818/2, 1819/1, 1819, 1820, 1821/1, 1821/2,
1822, 1823, 1824/1, 1824/2, 1825/1, 1825/2,
1826 to 1833, 1833/1, 1834 to 1841, 1841/2,
/1, 1842/2, 1843.

1308/1

By order.

Sd/- (R.N.Puri)
Deputy Secretary
Land & Building Department
Delhi Administration.

No. 15(38)/64-L&H

Dated: the 3rd. Dec., 71.

Copies forwarded to:-

1. The Public Relation Department (in duplicate) for publication in part IV of Delhi Gazette.
2. The Land Acquisition Collector (MSW) Delhi in cont. of this Adm. letter of even number dt. 14.10.71.
3. The Executive Engineer, Delhi Aviation Div. No. II, C.P.W.D. R.K. Puram, New Delhi-22 with ref. to his letter No. 23(13)/70/19498-501 dated 7.10.71.
4. Shri S.N. Duggal, Under Secretary to the Govt of India Ministry of Tourism & Civil Aviation, Sardar Patel Bhawan, Parliament Street, New Delhi with ref. to his letter No. 6-VB(20)/69 dt. 30.9.71.

(R.N.Puri)
Deputy Secretary (L&B)
Delhi Administration,
Delhi.

आज दिनांक 10/5/73 बमोजब हुकम जनाब मूमि अच्यग्रहण
 अधिकारी सहाब बहादुर (M.S.W) दिल्ली व हमराह श्री लखन
 सिंह काबूनगौ मूमि अच्यग्रहण व श्री सीधुराम पटवारी मू० अ०
 व श्री मुकन्दलाल पटवारी मू० अ० व श्री सहानन्द प्रकाश
 चपरासी मू० अ० सीके पर ग्राम बिजवासन पहुचे ।

बमोजब प्रोग्राम सहकमा एक्वायरींग की तरफ से श्री
 एस० एन० गंग जुनियर इन्जीनियर दिल्ली Aviation
 Sub Division No 2 / D.A.V.D.I C.P.W.D. New Delhi
 मय असला भी सीके पर मौजूद है । वास्तादारान से से
 वावजुद इतला कोई भी सीके पर हाजिर नहीं आया
 है । रकबा एक्वायर शुदा बकसे अर्बड नं० 72/1972-73
 ग्राम बिजवासन व शमूला नम्बरान खसरा

- | | | | | | |
|-----------|-----------|-----------|-------------|----------|---------|
| 2229/2 | 2230/2 | 2231/2 | 3/1 | 3/2 | 4 |
| (3-01) | (3-06) | (1-01) | (5-08) | (0-12) | (6-19) |
| 2482/5 | 2483/5 | 6/1 | 7/1/1 | 7/2/1 | 8/1 |
| (8-05) | (8-12) | (15-18) | (1-14) | (1-16) | (0-2) |
| 17 | 18 | 2400/19/1 | 2401/19/1 | 20/1 | 21/1 |
| (3-07) | (3-14) | (3-09) | (6-15) | (4-07) | (11-01) |
| 2487/22/1 | 2488/22/1 | 29/1 | 2497/97/1/1 | कुल रकबा | |
| (6-01) | (0-13) | (0-1) | (0-15) | | |

तादादी 106 बीघे 17 बिस्वे की सीके पर बजरीये जरीब
 अन्दाजी पैमाइश करके व बुजियात खाम लगा कर निशानदेही
 हासिल करके कब्जा वर्कड हासिल किया गया है मय
 सिवाय नम्बरान खसरा 20/1 जिसमे खरबुजा काशता है
 (407)

और नं० ख० 2401/19/1 जिसमे 5-13 बिस्वे से टिन्डे बिस्वे
 से टमाटर व शब्बे से लम्बाकु काशता है बाकि सोलिम
 रकबा खाली अज काशत है । नं० ख० 20/1 व 2401/19/1

का कब्जा मय फसल इसतादा सजकुरा वाला के हासिल
 किया गया और बाद अजां सोलिम रकबा खाली व
 काशता का कब्जा वर्कड बोजिया ही इवाला भी
 एस० एन० गंग जुनियर इन्जीनियर गुमाइन्दा

सहकमा एम्बार्किंग किया गया।

वरवक्त कायवाही कब्जा सीके पर कीई मुजाहमत पेश नही आई। मुनादी व मुशतहरी वाबत तबदिली कब्जा सीके पर व देह हजा से बजरीये भी सहानन्द प्रकाश चपरासी मू० उ० व आवाज बुलन्द करा दी गई। पटवारी हलका बवजह दीगर कार सरकार होजर नही आ सका है। लिहाजा एक जकल कायवाही कब्जा पटवारी हलका की बजरीये तहसीलदार सहाब सहरीली बराये अमल दरामद दर कागजात जाल मिजवाइ जावे। और एक जकल सहकमा एम्बार्किंग की मिजवाइ जावे। कायवाही कब्जा मुकमिल ही चुकी है लिहाजा रिपीट अर्ज है। 10/5/73

S. N. Garg
10/5/73
(S. N. Garg)
for Assistant Engineer
Delhi Aviation Sub-Division-II/
A.V.D.I. C.P.W.D.

Imam
Kgo (L.A)
10/5/73

Parth Singh
10/5/73
N.T. (L.A)

Mukand Lal Patwari (L.A)
10-5-73

LA
10/5/73

Maharand Lashari L.A
10/5/73
Poon

Sen
11/5/73

AWARD NO. 72/1972-73

Name of the Village:- Bijwasan

Nature of acquisition:- Permanent.

Purpose of Acquisition:- Development of Palam Airport.

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These are proceedings u/s 11 Land Acquisition Act 1894 for determination of compensation in respect of land measuring 106 big. 17 bis. situated in village Bijwasan. The land forms part of Notification u/s 4 L.A. Act issued by Delhi Admn. vide No. F.15(38)/64-L&H dt. 3.12.71 for 122 big. 7 bis. in this village alongwith the land of other villages. The land is required by the Govt. at the public expense for a public purpose namely for the Development of Palam Airport.

A declaration u/s 6 of the Act was issued vide No. F.15(38)/64-L&H(iii) dt. 17.5.72 for 122 big. 07 bis.

Notices u/s 9 & 10 L.A. Act were issued to the persons interested in the land. Claims and evidence filed in response to notices will be discussed under the heading "Claims & Evidence."

Measurement and Correct area:-

As said above the present acquisition proceedings are confined to an area 106 big. 17 bis. out of the area notified. The remaining area will be acquired through a supplementary award. The measurement of this land was carried out by field staff at the spot and correct & true Khasra wise area is as below:-

Khasra No.	Area	Kind of Soil
1	8-10	Gair Abpash

.....2/-

1.	2.	3.
2228/2	1-10	G. Abpash.
2229/2	3-01	-do-
2230/2	3-06	-do-
2231/2	1-01	-do-
3/1	5-08	-do-
3/2	0-12	-do-
4.	6-19	-do-
2482/5	8-05	-do-
2483/5	8-12	-do-
6/1	15-18	-do-
7/1/1	1-14	-do-
7/2/1	1-16	Parti Jadid
8/1	0-02	G. Abpash
17	3-07	Abpash
18	3-14	-do-
2400/19/1	3-09	-do-
2401/19/1	6-15	-do-
20/1	4-07	-do-
21/1	11-01	G. Abpash.
2487/22/1	6-01	-do-
2488/22/1	0-13	-do-
29/1	0-01	-do-
2497/97/1/1	0-15	-do-

OWNERSHIP & OCCUPANCY

S.No.	Name of owner	Name of occupant	'Khasra No.	'Area	'Kind of soil
1.	Khazan, Mato, Ajit Singh ss/o, Smt. Parbati, Gaiindawati ds/o Todar, all in equal share.	Self	1	8-10	G. Abpash.
2.	Pyare Lal, Daryao Singh ss/o Kali Ram in equal share.	Self	2228/2	1-10	-do-
3.	Misri adopted son of Bhola, Mam Chand s/o Mukh Ram, in equal share.	Self	2229/2	3-01	-do-
4.	Ghisu s/o Baldev	Self	2230/2	3-06	-do-
5.	Pyare Lal, Daryao Singh ss/o Kali Ram, in equal share.. 1/4 share. Misri adopted son of Bhola, Mam Chand s/o Mukh Ram in equal share, 1/2 share Ghisu s/o Baldev, 1/4 share.	Self	2231/2	1-01	-do-
6.	Ram Gopal, Rama Nand ss/o Hardev in equal share, 1/2 share. Ram Mehar s/o Lal Singh, 1/2 share.	Self	3/1	5-08	-do-
7.	Balbir Singh, Dhir Singh, Chander ss/o Kirpal, in equal share.	Self	3/2	0-12	-do-
8.	Bojan s/o Sheo Ram.	Self	4	6-19	-do-

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1.	2.	3.	4.	5.	6.
9.	Hoshiare s/o Kalia, 1/3 share Dalip s/o Rai Singh, 1/3 share Smt. Shanti wd/o Chandgi, 1/3 share	Self	2482/5	8-05	G. Abpash.
10.	Krishan, Dewan, Ram Jas ss/o, Smt. Murti Devi wd/o Maru, in equal share, 1/36 share. Prithi, Sante ss/o Risal, in equal share, 1/18 share. Mam Chand, Jai Lal, Sardare, Ajit Singh, Chhotu ss/o Balak Ram, in equal share 5/12 share. Hoshiar Singh, s/o Kalia, Dalip s/o Rai Singh, Mst. Shanti wd/o Chandgi, all three unequal share, 1/2 share.	Dalip Singh s/o Rai Singh, Hoshiar Singh s/o Kalia.	2483/5	8-12	-do-
11.	Jage Ram s/o Hari Singh, 1/2 share. Smt. Mewa w/o Bhagwana d/o Hari Singh, 1/2 share	Self	6/1	15-18	-do-
12.	Dharm Singh, Sardare, Ram Kishan ss/o Sehju, in equal share.	Self	7/1/1	1-14	
13.	Hans Raj Gupta & Co. (P) Ltd., Ajmeri Gate, Delhi.	Self	7/2/1	1-16	Parti Jadid

Note:-As per mutation No.1844 Kh.No.6
alongwith other Kh.Nos. is hypothecated
with the Govt. against a Taccavi loan
of Rs.2000/-

1.	2.	3.	4.	5.	6.
14.	Ram Phal, Karan Singh, Khazan Singh ss/o, Mst. Sarti wd/o Lehri, in equal share, 4/5 share.	Self	17	3-07	Abpash
			18	<u>3-14</u> 7-01	-do-
	Baljit Singh, k s . Mohinder Singh, Jagjit Singh, Ram Kumar ss/o, Smt. Kamlesh d/o, Mst. Ram Kaur wd/o Shama Singh, all six in equal share, 1/5 share.				
15.	Raghu Nath s/o Deep Chand.	Self	2400/19/1	3-09	-do-
			2401/19/1	6-15	-do-
				<u>10-04</u>	
16.	Udey Singh, Dhupan ss/o Tara Chand in equal share.	Self	20/1	4-07	-do-
17.	Kishore, Jagdish, ss/o, Smt. Daryai, Om Wati ds/o, Mst. Giaso wd/o Hukam Chand in equal share, 1/5 share.	Self	21/1	11-01	G. Abpash.
	Banwari Lal s/o, Smt. Bharto, Bharpai, Bhateri ds/o Jodha in equal share, 4/5 share.				
18.	Jailal s/o Manphool.	Pyarelal Sarup ss/o Sheo Lal.	2487/22/1	6-01	-do-
19.	Nihal, Rohtas, Om Parkash ss/o Arjun, Smt. Kamlo wd/o Chhotu, in equal share, 1/2 share.	Self	2488/22/1	0-13	-do-
	Umrao s/o Bhgg Mal, 1/2 share.				

1.	2.	3.	4.	5.	6.
20.	Shera s/o Ganga Sahai.	Self	29/1	0-01	G.Abpash.
21.	Ghisu s/o Baldev (6-00) Siri Chand s/o Het Ram. (12-00) Dugar, Jhuman, Ram Kala, Kehri, Paras Ram ss/o, Smt. Chhotan, Smt. Shanti ds/o Ram Chander, all seven in equal share (6-00) Dina, Bhagwan, Ram Kishan ss/o Tulsi, inequal share, 3/4 share Nihal Singh, Ramu, Amar Nath, Prabhu Dayal ss/o Mukam Chand, in equal share, 1/4 share in (10-16) Total 34-16.	Self	8/1	0-02	
22.	Ram Singh s/o Kirpa.	Self	2497/97/1/1	0-15	G.Abpash.

CLAIMS & EVIDENCE

Notices u/s 9 & 10 of the L.A. Act, 1894 were issued to the persons interested. Following persons have filed their claims:-

Sr. No.	Name of claim- ants.	'Khasra' No.	'Area'	'Rate claimed'	'Evidence.'
1.	Dharam Singh, Ram Kishan, Sardare, ss/o Sehju.	7/1/1	1-14	1.Rs.20/-per sq. yd. for land 2.Rs.4000/- for well. 3.Compensation for two Keekar trees.	Attested copy of Saledeed dated 16.6.71. for owner-ship.

1.	2.	3.	4.	5.	6.
✓ 2.	Ramphal, Khazan Singh, Shama Singh, Kishan Singh Ss/o Lahri	17 18	3-07 3-14	Rs.20/- per sq.yd. for land	Nil
✓ 3.	Dalip S/o Rai Singh, Hoshiyare S/o Kalia, Mst. Shanti Wd/o Chandgi	2482/5 2483/5	8-12 8-12	(i) Rs.20/- per Sq.yd. for land (ii) Compensation for trees	
✓ 4.	Ram Singh S/o Kirpa	2497/97	0-15	Rs. 10,000/- P.B. for land.	Nil
✓ 5.	Bojan S/o Shera through Sh. Satyavir Singh (son)	4	6-19	(i) Rs.20/- per sq.yd for land. (ii) Also compensation for one Keekar tree.	Nil.
✓ 6.	Khazan Singh, Mato Ram, Ajit Singh Ss/o, Mst. Parbati, Gaindavati D/o Todar Singh.	1	8-10	(i) Rs.20/- per sq. yd. for land (ii) Compensation for 2/3 trees.	(1) Attested copy of Saledeed dt.16.6.71 for owner ship.
✓ 7.	Ragbir S/o Misri	2229/2 2231/2	3-01 1-01 (1/2 share)	(i) Rs.20/- per sq. yd. for land.	-do-
✓ 8.	Jai Narain S/o Sultan Singh	8/1	0-02	Rs. 20/- per sq.yd. for land	Nil
✓ 9.	Jage Ram S/o Hari Singh	6/1	15-18	(i) Rs. 10,000/- P.B. for land (ii) 15% for compul- sory acquisition. (iii) Rs.5000/- P.B. as severance charges	Attested copy of Sale- Deed dt 16.6.71
✓ 10.	Ghisu S/o Baldev	-	-	(i) Rs.10,000/- P.B. <i>for land.</i> (ii) As per 10/2/71 15% for compul- sory acquisition. (iii) Rs.5000/- p.b. as severance charges.	--do-
✓ 11.	Pyare Lal S/o Kali Ram	-	-	-do-	-do-
✓ 12.	Ram Singh S/o Mam Chand	-	-	-do-	Nil
✓ 13.	1. Dina Ran S/o Tulsi Ram. 2. Bhagwana S/o Tulsi Ram 3. Ram Kishan S/o Tulsi Ram 4. Nihal Singh S/o Ramu, 5. Amar Nath, 6. Pirbhu 7. Dayal Ss/o Hukam Chand.	8/1	0-08 0-02 each of objector 1 to 3 and 0-02 of objector 4 to 7	(i) Rs.12,000/-P.B. for land (ii) Solatium & Interest upto the date of payment.	Nil

1.	2.	3.	4.	5.	6.
✓ 14.	Jai Lal S/o Manphool	2487/22/1 6-17		i) Rs.20/- p.sq.yd. (ii) Compensation for five trees.	Nil
✓ 15.	Banwari S/o Jodha Ram Mrs. Giaso Wd/o Hukam Chand, Jagdish (Minor) S/o Hukam Chand, Daryal d/o Hukam Chand, Omwati D/o Hukam Chand.	21/1	11-01	i) Rs.20/- p.sq.yd. ii) Compensation for three trees.	Nil
	Mst. Giaso on behalf of Kishore Singh.				
	Mst. Bharto d/o Jodha Ram, Smt. Bhateri d/o -do- Smt. Bharpai d/o -do-				
✓ 16.	Ram Mehar S/o Lal Singh, Rama Nand, Ram Gopal Ss/o Herdev.	3/1	5-08	Rs. 40/- p.sq.yds. for land	Attested copy of Sale Deed dt.27.11.70.
✓ 17.	Dig Ram S/o Ram Chander Ram Kalas/o -do- Mehri S/o -do- Hari Ram S/o -do- Jhuman S/o -do- Smt. Chhotan D/o -do- Smt. Shanti D/o -do-	8	0-14	i) Rs.12,000/- P.B. for land. ii) Solatium & Interest upto the date of Payment.	Nil
✓ 18.	Raghu Nath Singh S/o Roop Chand	2400/19 2401/19	3-09 6-15	-do-	Nil

MARKET VALUE

The date of preliminary notification in the case is 3.12.71 and as such the market value is to be determined as prevailing during that period. The claimants have demanded exorbitant rates of compensation, but only a few have adduced evidence, which is as under:-

S.No. 'Name of claimant' Particulars of evidence produced.

-
- Sh. Khazan Singh & others (6-c) Copy of sale deed dt. 16.6.71 executed by Sh. Bojan s/o Sh. Sheo Ram in favour of Sh. Shiv Charan & Rohila s/o Sh. Ram Kalan in respect of 366 sq.yds. of land out of kh. No. 865/2 of Village Bijwasan

- Contd. -

for a consideration of Rs.3660.00.
Registered No.4094 in additional
Book No.1 VolNo.2666 on pages
140-43 on 17th June,1971.

2. Sh.Cheesu (10-c) As above.
3. Sh.Dharm Singh & others (1-C) As above.
4. Sh.Raghbir(7-C) As above.
5. Sh.Jage Ram & others(9-C) As above.
6. Sh.Pearay & others 11-C As above.
7. Sh.Ram Mehar (16-C) Copy of sale deed dt.27.11.70 executed by RBMS. oberoi s/o Sh.Attar Singh Oberoi in favour of Oxford Hunters Pvt.Ltd. in respect of 62 bighas 6 biswas of land comprising of kh.No.289, 3004/2256/287, 286, 299, 303, 288 and 2255/287 of village Bijwasan for a consideration of Rs.360000/- comprising of the cost of land and the cost of land and the cost of the development of the said land by the way of extensive system of drainage , levelling, roads, vegetation, plantation and general improvements.(Particulars of registration not given)
8. Sh.Raghunath Singh 18-C i. Copy of sale deed dt. 23.6.71 executed by Sh.Avinash Chander Khanna s/o R.B.Karan Chand Khanna in favour of Sh.Vasant Jagjivan Seth & others in respect of land measuring 15-11 bis. comprising of kh.No.536 and 2689/542 of village Bijwasan for a consideration of Rs.105000/- as cost of the land alongwith the existing tube wells, structures, passages, paths, walls, enclosures, fixtures, wells, sewers, drains etc. (Particulars of registration not given in the copy).

ii.Unattested copy of the


2

decision of the Hon'ble High court in R.F.A No.150 of 1968 Piarey Lal vs. U.O.I. relating to Award No. 1836 village Nangal Dewat, wherein the market value of the land assessed at the rate of Rs.5350/- per bigha, by the court of ADJ, Delhi, was considered fair and reasonable.

The copy of sale deed produced by the claimants mentioned at S.No.1 to 6 above relates to a small piece of land measuring only 366 sq.yd.s (7 Bis. approx) adjoining the Abadi of village Bijwasan, while the land under acquisition is a big chunk of agriculture land and about 1½ miles away from the village abadi; and thus this sale has no relevance here.

The sale transaction cited by the claimants at S.No.7 above includes cost of land as well as cost of the development of the said land by way of extensive system of drainage, levelling, roads, vegetations, plantation, and general improvements. From the sale deed it is difficult to ^{apportion} ~~differentiate~~ ~~in~~ as to what is the actual price paid for the land including the different categories of developments made as above. ~~Also~~ the entire amount has been paid to the vendor by the vendee in shape of the shares of the vendee's company Rs.360000/-. The transaction therefore cannot guide in determining the fair market value in the present case.

Similarly, the sale transactions cited by claimant at S.No.8 includes the price of land with tube-well, structures, passages, wells alongwith other development made. Further the land in the sale, abuts on



the pucca Delhi Bijwasan Road.

The other evidence cited by the claimant is the decision in RFA No.150 of 1968 regarding the land situated in village Nangal Dewat which is about 3 miles away from the land under acquisition and as such cannot be relied upon to guide in the present case. Moreover, sale/decisions relating to other villages could help only if appropriate exemplars are not available in the same village.

Before we embark upon the sale transactions, recorded in the village Bijwasan for determination of the market value in the case, it would be appropriate to look into the awards that have been made in the village. On scrutiny it is found that no permanent acquisition has been done in this village, in the recent past; but only an offer under section 35(1) LA Act No.29/71-72 fixing Rs.150/- per bigha as annual rent has come to notice. The material date in this case was 19.10.70. The annual rent was calculated on the basis of the market value of the land in this village, which was assessed to be Rs.2500/- per bigha, after relying on the sale transactions having taken place near about the material date.

The field staff further consulted the record rights with a view to find out relevant sale transactions. The following transactions came to notice, having taken place during the last one year prior to the material date i.e. 3.12.71.

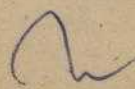
S.No.	S.No.in Register No.0-4	Dt.of Regn.	Kh.No.	Total area Transferred	Total Amount	Average per bigha.
1.	281	16.2.71	144min	9-09	22,680/-	2400/-
2.	282	-do-	-do-	10-00	24,000/-	-do-
3.	284	30.1.71	511	5-07	12,000/-	2242/-app.
4.	286	30.1.71	645) 1524) 1/2 of Khata No.401) 2339/1537-1530)	8-17 1/2	13,000/-	1464/-app.
5.	290	30.6.71	1/2 of 181/1) 1/1) 182/1)	17-02	48,000/-	2807/-app.
6.	299	11.10.71	408) 572) 1532) 1511) 2922/1885/9 including) land of vill.Salehpur) 6-03)	28-18	50,000/-	1730/-app.
7.	300	15.7.71	2070	2-05	1500/-	666/-app.
8.	301	9.12.70	831	4-01	6,000/-	1481/-app
9.	303	11.10.71	2665/226	8-18	50,000/-	5,617/-app.
10.	307	23.6.71	536) 2689/542)	15-11	1,05,000/-	6,752/-app.

On scrutiny of these sale transactions it is found that the khasra Nos. involved in the transactions at s.no.3, 4 and 6 to 10 are far away from the land under acquisition.

On further scrutiny it transpired that khasra No. involved in transactions No.6 & 4 are scattered, which naturally explains the low price they fetched in the open market.

The land involved in transactions at S.No. 9 & 10 can not compare with the land in question, firstly as it enjoyed very favourable location abutting on the main Delhi-Bijwason Road and secondly in transaction at sl.no. 10 the price includes the cost of development of the various items like tubewells, structures, passages, drains, sewer etc.

....P/13.



The sale price in transaction at S.No.5 also includes the price of appertenances to the land.

The best guidance for determination of market value could be obtained in the present case, is from transaction at S.No.1 & 2 which involve the same khasra No. and the bargain was struck on the same date. In the first case land measuring 9-09 biswas in kh.No. 144 was sold on 16.2.71 for Rs. 22,680/- and on the same date out of the same Khasra No., a sale for 10 Bighas was struck for a sum of Rs. 24000/- , which means the total area of 19-79 was sold for a sum of Rs. 46,680/- making out an average per bigha price at Rs. 2400/-.

The land in both these transactions is nearest to the land under acquisition out of all the sales discussed above, and is similarly circumstanced.

I am therefore of the opinion that the above two sales are the best guide to rely in the present case and as such the fair market value of the land under acquisition is assessed ^{at a flat rate} of Rs. 2400/- ^{per bigha} which I award accordingly.

OTHER COMPENSATION

TREES; WELL, STRUCTURES: There are no trees wells or structures on the land under acquisition. Hence no compensation is assessable under this heading.

INTEREST:

No interest is accoruable in the present case under section 17 L.A.Act as possession of the land under acquisition has not yet been taken over, nor the case falls within the purview of Land Acquisition (Amendment & Validation) Act 1967.

SOLATIUM:

15% solatium will be paid over and above the Market Value of the Land towards compulsory nature of acquisition.

LAND REVENUE:

The land under acquisition is assessed to a sum

of Rs. 33-48P. as land revenue. The same will be deducted from the Khalsa Rent Roll of the village with effect from the date of taking over the possession of the land.

APPORTIONMENT:

Compensation would be payable according to latest entries in the revenue record except in the following cases:-

- i) Where persons other than owners are recorded as occupants.
- ii) where persons other than owners/occupants claim compensation.
- iii) compensation of Khasra No. 6/1 as per note given against item No. 11 under the heading ownership/& occupant.

SUMMARY:

The award is summarised as under:-

Compensation for land measuring 106-17biswas @	
Rs. 2400/- per bigha.	Rs. 2,56,440-00
Add 15% solatium	Rs. 38,466-00
	<u>Rs. 2,94,906-00</u>

(Rupees Two Lacks Ninty four thousand Nine hundred & six only)

V.K. Bhalla
(V.K.BHALLA)
LAND ACQUISITION COLLECTOR (MSW)
DELHI.

*Award announced
today. Filed
V.K. Bhalla.*

20/11/72