

AWARD NO.....1906
 NAME OF VILLAGE.....BENDA PUR.
 NATURE OF ACQUISITION.....TEMPORARY.
 PURPOSE OF ACQUISITION.....DEVELOPMENT OF PANKHA ROAD AREA.

The land measuring 114 bigha 1 bis in village Bindapur is required for temporary occupation for public purposes, namely for the Planned Development of Delhi (Development of Pankha Road residential area) and notified vide Delhi Administration notification No. F.4(42)/65-L&H dated 23rd Feb. 1966 issued u/s 35(i) of the L.A.Act 1894 for a period of one year. Notices as required under the law were issued to the interested persons to file their claim.

MEASUREMENT:

The area notified u/s 35(i) of the L.A.Act is 114 big. 1 bis and same is found correct in measurement by the field staff:-

OWNERSHIP :

The details of Khasra Nos. with ownership, tenancy and classification are as under:-

S.No.	Name of owner	Name of occupant	Kh.No	Area	Kind of land.
1.	Nandu s/o Datta Ram	Self cultivation.	414	1-16	G.M.Bhatta
	1/5 share.		445	4--1	Gair Abpas
	Jag Ram s/o Nandu		446	4-16	- do-
	1/5 share.		Total 10.13		
	Dalip Singh s/o Nandu		Gair Abpas (8-17)		
	1/5 share.		G.M.Bhatta(1-16)		
	Tarif Singh s/o Nandu				
	1/5 share.				
	Rameshwar Singh s/o Nandu				
	1/5 share.				
2.	Nairan Singh s/o Sher	Self cultivation.	366	3--7	Gair Abpas
	Singh 1/8 share.		367	4-16	- do-
	Suraj Mal s/o Sher		378	4-16	- do-
	Singh 1/8 share.		379	4-16	- do-
	Man Singh s/o Sher		380	4-16	- do-
	Singh 1/8 share.		381	3--1	- do-
	Randhir Singh s/o Sher		382	4-10	- do-
	Sher Singh 1/8 share.		385	4--3	- do-
	Rati Ram s/o Mehra		Total 34-15 - do-		
	1/2 share.				
3.	Chandgi s/o Kirpa Ram	Self cultivation.	383	4-16	Gair Abpas
	1/2 share.		384	4-16	- do-
	nandu s/o Kirpa Ram		Total 9.12 - do-		
	1/2 share.				

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4.	Hakam Chand s/o	self culti-	315	4-16	Abpas
	Paltu 1/2 share	vation.	316	4-16	-do-
	Kali Ram s/o		375	3-13	Gair Abpas
	Ganga Dass 1/2 share		376	4-16	-do-
			377	4-16	Abas
			386	4-16	-do-
			Total	27-13	
					Abas (19-4) Giar Abas(8-9)
5.	Dharama s/o Sehbat	Self culti-	368	6-2	Giar Abas.
		vation.			
6.	Sis Ram s/o Kanahaya	Self culti-	423	3--1	Gair Abas
	1/4 share.	vation.	424	3--1	-do-
	Sardar Singh s/o		437	4-16	-do-
	Sis Ram 1/4 share.		438	4-16	-do-
	Kartar Singh s/o		439	4-16	-do-
	Sis Ram 1/4 share.		Total	20-10	- do-
	Kishan Singh s/o				
	Sis Ram 1/4 share.				
7.	Hoshiyar Singh s/o	Self culti.	422	4-16	Gair Abpas.
	Harphool 1/20 share	vation.			
	Deep Ram s/o Harphool				
	1/20 share. Tara Chand				
	s/o Harphool 1/20 share.				
	Mir Singh s/o Harphool				
	1/20 share.				
	Subh Ram s/o Harphool				
	1/20 share. Sahib Singh				
	s/o Sheo Ram 1/32 share				
	Rup Chand s/o Sheo Ram				
	1/32 share Balwan Singh				
	s/o Sheo Ram 1/32 share.				
	Kanwar Singh s/o Sheo				
	Ram 1/32 share. Ram Sarup				
	s/o Des Ram 1/8 share.				
	Smt. Manbhari wd/o				
	Fete Singh 1/2 share.				

Classification of land as per revenue record at the time of notification u/s 35 (1).

Abapas	19 bigha 4 bis.
Gair Abpas	93 bigha 1 bis.
G.M.Bhatta	1 bigha 16 bis.
Total	114 big. 01 bis.

CLAIMS:

S-No. Name of claimant and details of claim.

1. S/Shri Sis Ram s/o Kanaya, Sardar Singh, Kishan Singh Kartar Singh ss/o Sis Ram have claimed compensation @ Rs. 800/- per bigha for digging out earth upto 3 feet in respect of field Nos. 423, 424, 437, 438 and 439.

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2. S/Shri Suraj Mal, Randhir Singh, Man Singh, Narain Singh ss/o Sher Singh & Rati Ram s/o Mehra have claimed compensation @ Rs. 1000/- per bigha for digging out earth up to 3 feet in respect of field numbers 366, 367, 378, 379, 380, 381, 382, 385.
3. S/Shri Nandu s/o Data Ram, Jag Ram, Dalip Singh Tarif Singh, Rameshwar Singh ss/o Nandu have claimed compensation @ Rs. 800/- per bigha for digging out earth upto 3 feet in respect of field Nos. 414, 445, 446.
4. S/Shri Hoshiar Singh, Deep Ram, Tara Chand, through Sahib Singh s/o Sheo Ram, Sahaj Ram s/o Harphool, Balwan Singh Kanwar Singh, Ram Sarup s/o Des Ram through Sh. Sahib Singh have claimed compensation @ Rs. 1200/- per bigha for digging out earth upto 3 feet in respect of field No. 422.
5. Sh. Dhrama s/o Sohbat has requested that his land bearing Kh.No. 368 may not be acquired since the land is agricultural land. In case of acquisition, he has requested for compensation @ Rs. 1800/- per bigha i.e. Rs. 800/- per bigha for execution for 4 feet deep & Rs. 1000/- per bigha as severance charges and loss.
6. S/Shri Nandu Chandgi ss/o Kirpa have requested that their land bearing Kh.Nos 383 and 384 may not be acquired and since the land is agricultural land. In case of acquisition they have requested compensation @ Rs. 1800/- per bigha i.e. Rs. 800/- per bigha for digging out earth upto 4 feet & Rs. 1000/- per bigha for severance charges.
7. Sh. Kali Ram through Sh. Devandar Kumar Goel Advocate has claimed compensation @ Rs. 250/- per bigha for loss of crops. Rs. 5000/- per bigha for refilling the pits Rs. 250/- per bigha loss of crop for period of another five years and Rs. 50/- for two trees. He has further stated that Sh. ~~Hukam Chand~~ ^{Hukam Chand} has ~~further state~~ wrongly been shown as Bhumidars for

for 1/2 share jointly with him in the Revenue Records. However Sh. Hukam Chand name still exists in the revenue records. Sh. Hukan Chand has also filed claim for the land. In view of this compensation will kept indispute for the present.

8. Sh. Hukam Chand s/o Pattu claimed compensation @ Rs. 1500/- per big compensation due to him will be kept in dispute, since Sh. Kallu his co-sharer has filed claim for Hukam Chand shares also.

COMPENSATION :

My attention has been drawn to the mutations which have taken place in the village Palam. The mutation are:-

S.No.	Mutation No.	Date of Registration.	Area big.bis	Amount per bigha.
1.	2302	9-2-1965	1--5	Rs.2500/- Rs.2000/-
2.	2308	18-9-1965	4-16	Rs.3000/- Rs. 625/-
			Total	6-01 Rs. 5500/-
Average per bigha comes to Rs. 909/-				

The Delhi land Reforms Act 1954 is applicable to this village (binda Pur) and as per revenue records no land is entered on rent.

From 1961 to 1966 no sales seem to have been effected. The adjoining village is Palam where sales have taken place. For assessing Compensation the sales of that village therefore, will have to be considered. Only two transactions pertaining to that village have been entered in the revenue record. The price of mutation No. 2302 and 2308 measuring 1 big. 5 bis and 4 big.16 bis respectively works out to Rs. 2000/- and Rs. 625/- per bigha. Rupees 900/- per bigha were awarded in award No. 1160 which is the only award made in village Binda Pur. The claimants have jointly filed a Patta nama dt.3.12.65 which entitled the leasee to dig earth up to 5 feet for Bhatta for 5 years. The land in the present scheme is being acquired temporarily for one year for removing earth.

The claimants have demanded compensation for earth between Rs. 800/-, 1500/- ~~1000/-~~ per bigha plus damages for crops and severance charges. They have not filed any documents in support.

Contd.....5

The land in question is about half a mile from village Binda pur Abadi and from Palam village about 2 miles and from the said mutations about $1\frac{1}{2}$ mile. *The mutations being adjacent to the Abadi, have fetched a good price.*

About 65 bigha 11 bis of village Palam are being acquired Temporarily for the purpose for which the land in the present scheme is being acquired and also both touch each other, except one piece measuring 35 big 19 bis which is about one furlong from the other piece.

It is in the fitness of things that same rate should be admitted in the case Binda pur and also Palam.

Under the circumstances considering the nature of acquisition the value of land is assessed at Rs. 1200/- per bigha kham. Rent @ Rs. 6% per annum on the market value which is Rs. 1200/- comes to Rs. 72/- per big per annum I assess the same as rent per year. Since the land is being acquired for digging up earth for development of Pankha Road area I am of the opinion that Rs. 72/- per bigha on this account will be reasonable compensation for taking out earth up to ^{three} feet and I assess the same accordingly. Thus the total rent will be Rs. 144/- per bigha for one year. The total amount of compensation for the land under acquisition works out to Rs. 16423-20P which I offer.

In case the acquiring Department does not dig up earth from any portion the compensation for such portion will not be admissible and only rent will be payable.

POSSESSION: Possession was handed over to the Housing Department on 10.5.66. The Housing Department will make over possession to the owners and interested persons after expiry of one year.

Sham Karan
(SHAM KARAN) 28.9.66

LAND ACQUISITION COLLECTOR (P): DELHI.

Submitted to the Collector (Land Acquisition) Delhi for information.

Seen
N. Sharma
18.10.66

ADH (L.A.)
COLLECTOR, DELHI

Sham Karan
(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P) DELHI.

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Dr. H. Gupta

Please prepare and submit
Statement A and Nabha
Kamjani.


19/10

Award will be announced on
25-11-66 at 10-30 am.


18/11

Announced today in the
presence of all the persons.


25/11

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated February , 1966.

No.F.4(42)/65-L&H: Whereas it appears to the Chief Commissioner, Delhi that the temporary occupation and use of the waste or arable land described in the specification below are required for a public purpose, namely for the Planned Development of Delhi (Development of Pankha Road Area).

Now, therefore, in exercise of the powers conferred by sub-section (I) of section 35 of the Land Acquisition Act, 1894, the Chief Commissioner, Delhi, is pleased to direct the Land Acquisition Collector, Delhi to procure the occupation and use of the said land for a period of one year from the commencement of such occupation.

SPECIFICATION.

Village.	Total area.		Field Nos. or Boundaries.
	Sig.	Bis.	
Bindapur.	114	1	315, 316, 366, 367, 368, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 414, 422, 423, 424, 427, 438, 439, 445, 446.
Palam.	65	11	Rect. 103: Kila Nos. 21 & 22 Rect. 104: Kila Nos. 1, 2/1, 2/2, 3, 8/1, 8/2, 8/3, 9, 10/1, 10/2, 11, 12, 13, 18/1, 18/2, 19/1, 19/2, 19/3, 19/4, 20, 21.

By order,

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

Dated February 23rd, 1966.

No.F.4(42)/65-L&H:

Copy forwarded to:-

1. Appointments (B) Department (in duplicate) for favour of publication in part IV of Delhi Gazette.
2. A.D.M. (Land Acquisition), Delhi.
3. L.A.C. (Palam Circle), Delhi.
4. A.F.A., Delhi Adm., Delhi.
5. Legal Adviser, Delhi Adm., Delhi.
6. Executive Engineer, Delhi Adm. Divn No. XII, CPWD, N. Delhi.
7. Tehsildar, Delhi Adm. (L&H Department), Delhi.

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

Since I am specially
deputed to dispossess the applications
up to 18 and to deal with the awards files
already announced by this Section and
not to do with the fresh applications. It is therefore requested that

P.T.O

5

This notification may please be sent to another N.T.H. in

Maur
N.T.H.

na

2 Acc 11

Li. Mc Gupta

15/5

Received today

25.4.66

[Faint, mostly illegible text and stamps, including a circular official seal at the bottom center.]