

A W A R D No.

1636

Name of the Village.

Civil Station.

Nature of the Acquisition.

Permanent.

This is a case for the acquisition of land required by the Government at the public expense for a public purpose, namely, for the Planned Development of Delhi. A declaration under section 4 of the Land Acquisition Act was made vide Notification No. F.15(245)/60-LSG-L&H dated 24.10.61. The substance of the Notification was given due publicity and objections were invited from the interested persons. No objection was received. A declaration under section 6 of the Land Acquisition Act was made vide Notification No. F.1(15)/63-L&H dated 20.5.63. Notice under section 9(1) of the Land Acquisition Act was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act have been issued to the interested persons. Almost all the interested persons have responded to the notices.

MEASUREMENT & OWNERSHIP.

According to the Notification, under section 6 of the Land Acquisition Act, the total area to be acquired was 27 Bighas and 8 Biswas. It is found that a dispute is going on between the occupancy tenant and Gurudawara Parbandhak Committee regarding a part of this land. The Administration wants that so much area should be acquired as is required under the road. From further measurement made on the spot this area comes to 20 Bighas and 14 Biswas. This award, therefore, is being made of this area.

تنبیہ - اسل (ب) نہیں دی جاوے گی تاوقتیکہ خاص طور پر طلب شدہ کی جاوے گی۔
درخواست طلبی دوسری پر ہونی چاہیے۔ ہر ایک مسئلہ مطلوبہ کی بابت علحدہ فارم / نوٹ پر دے کے واسطے استعمال ہونی چاہیے۔ دوسری پر دے کے واسطے جملہ مسئلہ جو ایک ہی وقت میں مطلوب ہوں ایک فارم میں درج کی جاوے گی۔

This whole area of 20 Bighas and 14 Biswas is included in Khasra No.129/1. In the Khasra Girdawari of 1961, this is shown as Ghairmumkin plots but actually there are no plots. It is lying waste. The ownership of this land vests in Sheo Nath s/o Tara Chand & Karan Singh s/o Chunni Lal in equal shares 1/4, Mahinder Singh s/o Tej Ram, Ravi Datt and Om Datt ss/o Fateh Lal in equal shares 1/4. Harsaran s/o Banarsi, Jhandoo s/o Lakhpatt & Smti Parsandi wd/o Yad Ram in equal shares 5/44. Jagan Nath son and Smti Attar Kali wd/o Ram Dass in equal shares 5/88. Smti Khazani wd/o Hukam Singh 5/88. Ram Phal, Balister, Shayama and Ram Niwas ss/o Chhattar in equal shares 1/11. Attar Singh s/o Sagua 1/11. Biraham Datt s/o Ram Chander 1/11.

Note:- Sh. Manak Chand s/o Sh. Fateh Lal has stated that his name has been ignored in the Revenue Record by mistake. He should also get the share of compensation with his brothers. The compensation to the sons of Fateh Lal should be paid after taking further statement from his sons.

Santokh Dass is a Dholidar and Occupancy tenant in the land. He is paying no rent to the owners. The owners of the land made no specific claim. The occupancy tenant has claimed compensation at the rate of Rs.50/- per square yard for the land, Rs.10,000/- for garden and Rs.4,000/- for a well. Since the garden and the well are not being acquired, therefore, there is no necessity of paying the compensation ...

for these items. The Gurudawara Parbandhak Committee has stated that this land is attached to Gurudawara. According to the Revenue Record the land is neither under the ownership of Gurudawara nor in their occupation. In the Revenue Record only 4 Bighas and 7 Biswas of land has been shown under the occupation of the Gurudawara and this is not being acquired. No portion of the land, which is being acquired, is under the ownership or occupation of the Gurudawara.

CLAIMS & EVIDENCE.

The occupancy tenant has produced copies of three mutations namely 430, 432, and 433 of village Civil Station. According to ~~which~~ ^{each of these} 7 Biswas have been sold for a sum of Rs.14,000/- in Banarsi Dass Estate on the Lucknow Road. These are the sales of plots in a developed colony and cannot be considered for arriving at the market value of the land under acquisition, which is undeveloped.

MARKET VALUE

The land under acquisition is situated at a distance of about 4 furlongs from the Khabar Pass near the bank of River Jamuna. The Gurudawara and a part of the land belonging to the tenant come between the Jamuna and the land under acquisition. Since it is situated near Khabar Pass, therefore, it has got potential value for building purposes. Its situation however, is not that of other land of Civil Station. The next village Timar Pur is wholly owned by the Government. The land under acquisition can be compared with the land of village

three Blocks i.e. A, B & C. The land of Block A is situated just near the abadi of Dhaka and the other colonies and it has better situation than the land under acquisition. The high level land under acquisition can be compared with Block B and low lying land to the Block C of Award No.1557. The situation of the land of Block B and C of village Dhaka is similar to the land under acquisition. The date of Notification in Award No.1557 is 13.11.59., while in the land under acquisition it is 24.10.61. There is no ~~any~~ rise in the prices in the Estate of Dhaka during the two years after the General Notification for the Planned Development of Delhi was issued in November, 1959. Similarly in Civil Station there has been no rise in prices, I, therefore, consider a rate of Rs.3200/- per bigha to be reasonable for the high level area amounting to 3 Bighas and 14 Biswas and a rate of Rs.2,500/- per Bigha for the low lying area of 17 Bighas and award accordingly.

There is neither any well nor any structure on the land under acquisition.

There are 4 trees on the land and the Naib Tehsildar has assessed the price of these trees at Rs.50/-. I Consider it to be reasonable price and award Rs.50/- for the trees.

APPORTIONMENT.

The compensation between the owners and the occupancy tenant will be paid in the ratio 2:14. The compensation will be paid after taking further evidence. If a civil suit is pending regarding the land which is being acquired then the

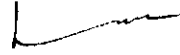
compensation will be sent to the Additional District Judge for disbursement, otherwise it will be disbursed in this office.

The Award is summarised as under.


1.	Compensation for 3 Bighas and 14 Biswas of area of high level land @ Rs.3,200/- per bigha.	Rs.11,840.00
2.	Compensation for 17 Bighas of low lying area @ Rs.2,500/- per bigha.	Rs.42,500.00
	Total..	Rs.54,340.00
	15% of the above as solatium for compulsory nature of acquisition.	Rs. 8,151.00
	Compensation for the trees.	Rs. 50.00
	Grand Total....	Rs.62,541.00

The land is assessed to the land Revenue of Rs.1.95np.

It will be deducted from the Revenue Roll from Rabi 1964.


(Nand Kishore)
Land Acquisition Collector(1),
DELHI.
18.10.63.

Submitted to the Collector of the District for information and filing.


(Nand Kishore)
Land Acquisition Collector(1),
DELHI.
18.10.63.

checked
touching
21/10

Seen

Hammings

ADM (CA) Delhi

with Powers of Collector

COLLECTOR, DELHI

23/10/63