

AWARD NO.....2148.....
NAME OF VILLAGE..... DINDARPUR.
PURPOSE OF ACQUISITION..... LEFT IRRIGATION SCHEME NAJAFGARH
NATURE OF ACQUISITION..... PERMANENT.

46 bighas 2 bis in village Dindarpur alongwith the land of another villages, notified u/s 4 of the Land Acquisition Act. 1894 vide notification No.F.15(25)/64-LSG dated 10.4.64 by the Chief Commissioner Delhi for acquisition for a public purpose, namely for 'Left Irrigation Scheme in Najafgarh Block. Due publicity to the notification was given and interested persons filed their objections u/s 5A(1) within 30 days from the date of the issue of notification u/s 4. After giving full opportunity to the interested persons a report was submitted to the competent authority u/s 5A(2). There upon the Chief Commissioner, Delhi issued a declaration u/s 6 vide notification No.F.15(25)/64-LSG dated 17.7.64 and under the provisions of section 7 directed the Collector of Delhi to take order for the acquisition of the above said land.

Applying the provisions of sub-section(1) of section 17 vide order No.F.15(25)/64-LSG dated 8.7.65 by the Chief Commissioner, Delhi, directed the Land Acquisition Collector to take possession of the land on the expiration of 15 days from the publication of notices under sub-section (1) of section 9 of the above said act. Wide publicity was given to the notification. The notices u/s 9(1), 9(2) and 10(1) of the said Land Acquisition Act were served upon the interested persons who in response to the notices filed their claims which will be discussed at the proper place.

'MEASUREMENT'

According to the notification u/s 6 Kh.Nos. 612min, 613min, 615min, 617min, 618min, 622min, 659min, 660min, 661min, 672min, 673min, 674min, 678min, 679min, 680min, 681min, 682min, 684min, 517min, 689min, 518min, 519min, 520min, 530min, 531min, 532min, 536min, 537min, 541min, 542min, 547min, 548min, 564min, 565min, 569min, 570min, 575min, 576min,

Contd.....2

578,min,553min,579min,582min,583min,719min,720min,721min,722min,723min,1044min,1042min,1043min,1041min,1045min,1046min,1050min,1059min,584min,1035min,1036min, measuring 46 big.2 bis have been notified for acquisition. As intimated by the acquiring Department to this office that the alignment has been changed, the Kh.No. 613min,681min,720min,721min,722min,723min,1041min,1042min,1043min,1044min,1045min,1046min,1050min,1035min,1036min measuring 9 bighas 5 bis have been omitted in the present scheme. The correct area under the said scheme is 36 bighas 10 bis.

Ownership, Tenency, Kh.No, Area and clasification of the soil is as under:-

S.No.	Name of Bhumidar.	Name of occupant.	Kh.No.	Area	Kind of soil
1.	Ali Bax, Sanhera ss/o Maru in equal shares 2/3 share, Mansa, Khushi Ram ss/o Alladia in equal shares. 1/3 srs.	Self culti- vation.	547/1 548/1	0--1 1-10	Unirrigated. - do-
2)	Sis Ram s/o Sil Shar, Mohardin, Rehim Bax Ramzan ss/o Wazir in equal shares.	- do-	569/1 570/1 575/1 576/1	1--7 0--6 1-12 Less than one bis. 3--5	- do- - do- - do- - do- - do-
3)	Harseeana s/o Hunsa	- do-	689/1	0-18	- do-
4)	Ved Parkash s/o Puran Chand.	- do-	517/1	1--6	G.M.
5)	Kenhaya, Malkhan, Ishmail, Smuru, Nazamu ss/o Mir Khan.	- do-	516/1	less than one bis.	
6)	Jagdish Pershad, Om Parkash, Shri Parkash Rishi Parkash ss/o Dalip in equal shares 1/2 share. Birj Mohan s/o Ramkishan 1/2 shares.	-Self	582/1 583/1 584/1 617/1 615/1 622/1 618/1 564/1 565/1	0-11 1--0 0--1 1-16 0-15 1--2 0-18 1--2 0-12 7-17	Unirrigated. Irrigated. - do- Unirrigated - do- Irrigated Unirrigated - do- - do-
7)	Runpat, Alishar alias Gunga, Rehim Ali ss/o Amira in equal share 5/8 Smt. Mahori d/o Amira 1/6 shares. Mst. Bindo w/o Kehar 1/18 sh. Kanwar Singh s/o Kehar 7/72	Self	659/1 660/1 661/1	0--11 1--11 0--2 2---4	Unirrigated. - do- - do- - do-

Contd.....3

Smt. Zehro d/o Kehar 1/18 share s.

8) Amer Singh, Amin Lal ss/o Maru in equal shares.	Self	518/1	0--6	Unirrigated.
9) Nurang, Salu ss/o Badlu in equal shares.	-do-	531/1	1--13	- do-
10) Albaila s/o Danat	- do-	519/1	1--12	- do-
11) Salamu, Hukmi, Sumey, ss/o Mungat in equal shares. 1/2 share. Mehar Ali s/o Mana 1/2 shares.	- do-	1059/1	1-19 1-19	Irrigated.
12) Sadiq, Rakmu ss/o Jhunda in equal shares.	- do-	578/1 579/1 719/1	0--8 1--4 0--2	Unirrigated - do- Irrigated.
13) Mst. Indro w/o Hage Buray Singh, Zila Singh ss/o, Smt. Asharfi, Surjo, Phoolya, Buro d/o Umrao Ali in equal shares.	- do-	530/1	1--1	Irrigated.
14) Kundan, Net Ram, Dep Chand ss/o Man Singh Ram Kishan s/o Har Narain in equal shares.	-do-	612/1	0--6	Irrigated.
15) Nurang, Shalu ss/o Badlu Mortogesse, Sadagar s/o Badlu Mortgagee.	Custodian through mortagee	520/1	Less than one bis.	
16) Kishori Lal, Chiranji Lal ss/o Ganga Sahai in equal shares. 1/3 share. Shankar Gopi ss/o Kishori Lal in equal shares. 1/3 shares. Rajinder Parshad, Mohinder Parshad ss/o Shankar Lal in equal shares. 1/6 shares. Bejinder Parshad ss/o Gopal 1/6 shares.	Self	672/1 673/1 678/1 679/1 680/1 682/1 684/1	1--9 0--1 0--12 1--8 1--2 1--11 <u>1--4</u> 7--7	Unirrigated - do- - do- - do- - do- - do- - do-
17) Kishori Lal and others 2/3 share vendee, Surjan, Singh, Bal Kishan ss/o Basti Ram in equal shares (Vender)	SE, lf	536/1/1	0--1	Unirrigated
18) Kishori Lal and others 2/3 shares (Vendee) Chhater Pal Kalu Ram. Siri Chand, Hari Singh ss/o Shankar Lal in equal shares 1/2 shares.	self	536/2/1 537/2/1 541/1 542/1	0--17 0--15 0--2 <u>1--9</u> 3--3	Unirrigated - do- Irrigated. - do.
Ishar Singh, Kaloo Ram, Duli Chand ss/o Hazari Lal in equal shares 1/2 shares.				

19x6x10x10x10.

x 674 x 1

Contd.....4

19) Gaon Sabha.	Self	674/1	0--2	G.M. Rasta.
		674/2	0--1	- do-
		553/1	0--1	- do-
		467/1	0--3	- do-
			0--7	
Grant Total		36--10		
Irrigated.		7--22		
Unirrigated.		27--15		
G.M.		1--13		

'CLAIMS'

The following interested persons in response to notices u/s 9(2) and 10(1) have filed their claims.

S.No.	Name of claimants.	Other particular and proof.
1)	Sunkera s/o Maru.	He has claimed compensation of land @ Rs. 1400/- per bigha.
2)	Haseena s/o Hansa.	- do-
3)	Malkhan s/o Mir Khan	- do-
4)	Birj Mohan s/o Ram Kishan	- do-
5)	Rehim Ali s/o Amira	- do-
6)	Salu s/o Badlu	- do-
7)	Smt. Kala Wati w/o Albela	- do-
8)	Mehar Ali s/o Mana	- do-
9)	Raqmu s/o Jhunda	- do-
10)	Jage s/o Umrao Ali	- do-
11)	Sis Ram s/o Dil Shar Mehar din, Rehim Bux Ramzan ss/o Waria	They have filed a jointly claim and have stated that the compensation for land be given @ Rs. 2000/- per bighas Kham.
12)	Kishori Lal, Chiranji Lal Shankar Lal, Gopi Ram, Rajinder Parshad Mohinder Parshad, Bejinder Parshad.	They have filed a claim jointly and have stated that the compensation for land be given @ Rs. 2000/- per bigha. They have filed unattested copy of sale deed No. 3036 dated 27.7.65 in support of their claim.
13)	Kaloo Ram s/o Hazari Lal	As at S.No. 1.
14)	Net Ram, Kundan, Deep Chand, ss/o Man Singh, Ram Kishan s/o Har Narain.	They have filed a claim jointly through Sh. M.M. Rao Advocate of Kh. No. 615/1 and stated that the compensation of land be given @ Rs. 800/- per bigha.

Contd.....5

'MARKET VALUE'

36 bighas ¹⁰10 bis are under acquisition in the present scheme. Out of it 7 bis are covered by 'Rasta' which has been shown in the Revenue Record against the relevant Kh.Nos. Therefore no compensation can be awarded for it. The remaining land is more or less identical in nature and dividing it into groups is needless.

For calculating the compensation to be awarded not only the conditions mentioned in section 23(1) of the L.A. Act are to be recovered, but other factors also are to be taken into account such as sale transactions that took place in the village during the five years preceeding the date of notification u/s 4, which in this case is 10.4.64, nearness of land under acquisition to recent sale transactions, is ¹satuation, the use to which it is put, its potential value, rise and fall of demand of land in the market and the land acquired previously in the village. Also the claims of the interested persons have to be considered. However, conjecture in such matter to a permissible extent is incertable.

The statement of the average sale price of five years preceeding the date of notification u/s 4 is as under:-

<u>Year</u>	<u>Area</u>	<u>Price</u>	<u>Average per bigha.</u>
1959-60	7---2	Rs. 900-00	Rs. 126-76
1960-61	42 --	--	--
1961-62	49--9	Rs. 29,100-00	Rs. 588-48
1962-63	--	--	--
1963-64	59--18	Rs. 30,000-00	Rs. 500-00
Total	116--9	Rs. 60,000-00	Rs. 515-24

has been
The average sale price of five years preceeding the date of notification u/s 4, which is 10.4.64 works out to Rs. 515.24 per bigha. From the above table it is apparent that the price has risen in the 1961-62 year and has fallen in the year 1963-64, and no transactions have taken place in 1960-61 and 1962-63.

Contd.....6

A review of sale will focus light on the factors contributing to increase and decrease in price.

1959-60

The transaction that took place during this year pertain to the year 1959- and the date of notification u/s 4 is dated 10.4.64. Hence this transaction cannot be taking in to account for assessing the market price.

1960-61

No transaction has been registered.

1961-62

Kh.Nos 550, 551, 552, 554, 555, 485, 486, 500, 501 and 517 measuring 6 bighas 11 bis, 4 big 16 bis, 4 big.14 bis, 4 big.14bis., 4 big. 14bis, 4 big.16 bis, 4 big.16 bis, 4 big.16 bis., 4 big.16bis., and 4 big.16 bis., respectively were sold between 26.12.61 to 30.12.61 and the price per bigha is Rs. 500/-, Rs.500/-. Rs.600/- and 808-33 respectively. Kh.Nos 501 and 517 are under acquisition and other khasra Nos. are less than a furlong of the land under acquisition and adjoining the said Kh.Nos. These transactions can be ^{Considered} ~~recovered~~ for assessing the market price.

1962-63

No transaction is reported to have taken place during this year.

1963-64

In 1963-64 two transaction have been registred. Kh.Nos 807 (4-16), 811(4-16), 824(0-19), 825(3-11). 828(4-16), 1022(2.19), 818 (3--1), 901(3-19), 829(4-16), 1020(4-16), 900(4-0) and Kh.No.808 (4-16), 809(4-3), 820(0-18), 819(1-16), 822(1-5), 823(3-8) and 810(1-2) were sold on 11.6.63 and 28.5.63. The price per bigha works out to Rs.529-41 and 431-03 respectively. About five furlongs from the land under acquisition, the said Kh.Nos are situated. Despite ^{the} ~~they~~ can be made a ^{lease} ~~lease~~ for fixing market value.

Through award Nos.1808 and 1975 land was acquired in this village. The date of notification u/s 4 is 22-4-64 and 13.12.65.

Contd.....7

where as the date of notification u/s 4 of the land under acquisition is 10.4.64. The relevant award which can assist in arriving at market value is the former award (1808). In it Rs. 500 per bigha were awarded. and it is about four furlongs from the land under acquisition.

The claimants have demanded Rs. 800/- to Rs.2000/- per bigha. In support a copy of sale deed No.3036 dated 27.7.65 has been filed, this sale deed relates to Khasra No. 341, which is situated on the road Najaf Garh Chhawla and is close to Abadi. The price per bigha works out to Rs. 3000/- It is about half mile from the land under acquisition. As such the demand of claimants is grossly exaggerated. Besides this is the only transaction ^{filed} to by the claimants.

In the year 1961-62 the ^{highest} ~~lights~~ price per bigha claimed is Rs.808-33 and in 1963-64 is Rs.529-41P. When other transactions that have taken place during the said years, are looked into it atonce raises doubt about the ^{genuineness} ~~guinness~~ of that transaction. ^{ie. Rs. 808-33 P. in 1961-62.} The land is like the land under acquisition and the land surrounding the land under acquisition. Moreover that transaction relates to only 9 bighas 12 bis.

The Kh.Nos which have fetched Rs. 808-34P and Rs. 600/- adjoin the Kh.Nos which have fetched Rs. 529.41 and below. The nature of land is similar in both cases but the former is closer to the Najafgarh Chhawla Road. It is for this reason, the former got better price than the latter. The market value can not be fixed ^{on} ~~in~~ the ^{basic} ~~pages~~ of one or two transactions specially when factors such as situation etc. are different in other cases. The correct procedure is to consider all transaction that have taken place near about the land under acquisition and determine a rate applicable to the whole area under acquisition.

Consequently taking into account various factors like the situation, the area involved, the undeveloped nature of the land

and prices of land sold and the awards announced in the village I consider that a flat rate of Rs. 500/- per bigha kham is fair and reasonable market value and I award the same.

'COMPENSATION FOR WELL AND STRUCTURE'

There are no wells and structures on the land under acquisition. As such no compensation has been allowed.

'COMPENSATION FOR TREES'

There are two trees on the land under acquisition. Therefore the compensation is ^{assessed} ~~assessed~~ as under.

S.No.	Kh.No.	Kind of tree	Weight	Compensation.
1	517/1	Janti.	1 Qtl. @ Rs.7/-	Rs. 7/-
2.	519/1	"	2 Qtl.	" Rs.14/-
				Total Rs.21/-

'INTEREST'

The possession of 34 bigha 11 bis of land has been handed over to the acquiring Department on 9.5.67, but the possession of Kh.No. 1059/1 measuring 1 big. 19 bis has not been transferred to the Department as yet. Hence the interested persons will be entitled to interest @ 6% from the date of possession i.e. 9.5.67 to 31-10-67 for 34 big. 11 bis.

'APPORTIONMENT'

1) Kh.No.530/1 and 531/1 are hypothecated with the Government. The compensation of the said Kh.Nos will remain disputed till the owners produced a clearance certificate from the Tehsildar Taqavi.

2) Shri Albaila s/o Danat has died. Hence the compensation will be kept in dispute.

3) The compensation will be disbursed on the basis of the latest entries of the revenue record.

'LAND REVENUE'

The land revenue is reported to be Rs. 10-~~16~~. It will be delited from the Khasla Rent Roll from the Rabi harvest 1967.

The summary of the Award is as under:-

SUMMARY

Compensation of land 36 big. 3 bis @ Rs.500/- per bigha kham.	Rs. 18,075-00
7 bis G.Mumkin Rasta.	No compensation.
Solitium 15%	Rs. 2,711-25
Compensation for trees. <i>N</i>	Rs. 21-00
Interest @ 6% from 9.5.67 to 31.10.67 for 34 big. 4 bis(175 days)	Rs. 566-31
Total three	<u>Rs. 21,373-56</u>
(Rupees Twenty one thousand five hundred seventy three and paisa fifty six only)	

Sham Karan
17.10.67.
(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

Award forwarded to the Deputy Commissioner (District Collector)
for information and filing the award.

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

L. Lal Chandra N.T.

*P! prepare and submit
statement and details
of award. Award will
be announced on 29-8-68.*

[Signature]

(To be published in part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the April 1964.

No. F.15(25)/ 64-L30:- Whereas it appears to the Chief Commissioner Delhi, that land is likely to be required to be taken by the Government at the public expense for a public purpose namely, for Lift Irrigation Scheme in Najafgarh block, it is hereby notified that the land in the locality described below is likely to be required for the above purpose.

This notification is made under the provision 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 Chief Commissioner is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey and land in the locality and to all other acts required or permitted by that section.

Any persons interested, who has any objection to the acquisition of any land in the locality may within 30 days of the publication of notification file an objection in writing before the Collector of Delhi.

SPECIFICATION.

Village	Total Area		Field Nos. or Boundaries.
	Big.	Bis.	
Dindar Pur	46	-2	612min, 613min, 615min,
			617min, 618min, 622min,
			659min, 660min, 661min,
			672min, 673min, 674min,
			678min, 679min, 680min,
			681min, 682min, 684min,
			517min, 639min, 518min,
			519min, 520min, 530min,
			531min, 532min, 533min,
			537min, 541min, 542min,
			547 min, 543min, 534min,
			565min, 569min, 570min,
			575min, 576min, 578min,
			553min, 579min, 582min,
			583min, 719min, 720min,
			721min, 722min, 723min,
			1041min, 1042min, 1043min,
			1044min, 1045min, 1046min,
			1050min, 1059min, 584min,
			1035min, 1036min,
Khaira	20-	03	632min, 633min, 634min,
			639min, 640min, 641min,
			642min, 643min, 644min,
			645min, 648min, 651min,
			652min, 653min, 650min,
			655min, 656min, 657min,
			666min, 665min, 672min,

P.T.O.

1

2
Big. Bis.

Kharkhari
Nahar.

31 - 1

3

157min, 158min, 166min, 167
min, 170min, 171min, 172min,
177min, 178min, 185min, 186
min, 187min, 188min, 262min,
263min, 261min, 258min,
259min, 257min, 255min,
254min, 250min, 249min,
243min, 247min, 246min,
245min, 243min, 242min,
241min, 240min, 239min,
238min, 231min, 230min,
229min.

By order,

Sd/-

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER:
DELHI ADMINISTRATION: DELHI.

No.F.15(25)/64/EL-LSG.

Dated the 10th April, 1964.

Copy forwarded to the:-

1. Recruitment & Services Deptt. (in duplicate) for
favour of publication in Part IV of the Delhi Gazette.
2. Land Acquisition Collector II, Delhi, with reference
to his letter No. 4313/LAB/Rev/LAC(II), dated the
19th March, 1964.
3. Executive Engineer, Delhi Drainage Investigation
Division (B) Block, Barracks No. 1-B/6, Curzon Road,
New Delhi.

Sd/-

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER:
DELHI ADMINISTRATION: DELHI.

208 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

1741
755

777

6749

751

753

6755

757

6759

789

791

6793

795

6797

799

30

805-806

807-808

809-810

811-812

813-814

815-816

817-818

819-820

821-822

823-824

825-826

827-828

829-830

831-832

833-834

835-836

837-838

839-840

841-842

843-844

845-846

847-848

849-850

851-852

853-854

855-856

857-858