

AWARD NO.

1657

Name of the village:

Hulambi Khurd.

Nature of acquisition:

Permanent.

Purpose of acquisition:

Providing Crossing Station.

Land measuring 23 bighas 8 biswas as detailed by field numbers given below under a separate heading "True and Correct Area" in this award and situated in village Hulambi Khurd was notified for acquisition under sections 4, 6 and 17 of the Land Acquisition Act(I), 1994, simultaneously vide Notifications Nos. F.15(26)/63-LSG(1), F.15(26)/63-LSG(11) and F.15(26)/63-LSG(111) dated the 24th October, 1963, issued under the authority of the Chief Commissioner, Delhi for a public purpose namely for Providing Crossing Station to the Northern Railways. Notices under sections 9 and 10 of the Land Acquisition Act(I), 1994, were issued to all the persons interested in the land under acquisition inviting claims for compensation. These claims for compensation are discussed separately in this award under the 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<br>Big. Bis. | Kind of soil. |
|----------------|-------------------|---------------|
| 1 etc/153/2.   | 1 - 7.            | Neeri.        |
| 1 etc/159/2.   | 0 - 14.           | -do-          |
| 1 etc/160/2.   | 2 - 0.            | -do-          |
| 1 etc/161/2.   | 1 - 16.           | -do-          |
| 1 etc/163/2.   | 4 - 1.            | Wesli.        |
| 1 etc/164/1.   | 14 - 10.          | Banjar Jadid. |
| 1 etc/168.     | 1 - 4.            | Banjar Jadid. |
| 1 etc/167/2/1. | 0 - 5.            | Neeri.        |
| 1 etc/169/1.   | 2 - 1.            | -do-          |
|                | contd...2.        |               |

717/2.

0-2.

Banjar Jadid  
Rosli.

718/1.

0-17.

Rosli.

29 - 8.

NEHRI

8 - 3.

Rosli:

5 - 0.

Banjar Jadid.

1 - 6.

Banjar Jadin:

14 - 19.  
29 - 8.

# COMPENSATION CLAIMS:

The following persons filed claims for compensation as detailed below:-

| Name of the claimants.                            | Compensation claimed. | Remarks.                              |
|---------------------------------------------------|-----------------------|---------------------------------------|
| Sardar Singh s/o Neki.<br>etc.etc.                | Rs.6/-per sq.yd.      | The claim is exorbitant and fabulous. |
| Kali Ram s/o Kham Chand.                          | -do-                  | -do-                                  |
| Muji, Dharti ss/o Budh Ram,<br>Bhupen, Dhani Ram. | Rs.16000/-per bigha.  | -do-                                  |
| Dhara s/o Sada Ram.                               | -do-                  | -do-                                  |
| Lal Singh s/o Mangat.                             | -do-                  | -do-                                  |

All the claimants have put in exorbitant and fabulous claims for compensation which are not based on reality. The claimants have not produced any evidence in support of their claims.

# MARKET VALUE:

We have to find out the market value as prevailing on the date of Notification under-section 4, namely 24-10-1963. No sale took place in this village during the years 1959-60, 1960-61 and 1961-62. However, one sale by Mutation No.192 is available in which 9 bighas 19 biswas rosli land was sold for 2800/- and the average comes to Rs.281.41.nP. per bigha kham. This sale cannot be a correct guide to assess the market value, specially when transactions at higher rate in the adjoining lane of village Hulembi Kalan are available. The adjoining land of Hulembi Kalan is being acquired for this very scheme and the dates of Notification under-section 4 are the same.

contd....3.

I have inspected the land. Field number 1 etc/164/1 measuring 14 bighas 19 biswas is 'Banjar adim' and is definitely inferior. The remaining field numbers are more or less identical in soil. Considering these factors, I classify the land under acquisition into two blocks 'A' and 'B'. Field number 1 etc/164/1 measuring 14 bighas 19-Biswas is classified into block 'B'. The remaining land measuring 14 bighas 9 biswas is classified into Block 'A'. The market value of Block 'A' is assessed at Rs.540/- per bigha kham and the market value of Block 'B' is assessed at Rs.300/- per bigha kham. In Nulamba Kalan also Rs.40/- per bigha is assessed as the market value of the land, which of the same quality is adjoining it.

TREES, WELLS AND OTHER STRUCTURES: Nil.

APPORTIONMENT: Compensation will be paid on the basis of latest entries in the revenue records.

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 SUMMARIZED AS UNDER:

| Sl.No. | Block                                | Area<br>Big.Bis. | Rate per bigha | Amount of compensation. |
|--------|--------------------------------------|------------------|----------------|-------------------------|
| 1.     | (A)                                  | 14 - 9.          | Rs. 540/-      | Rs. 7,803.00.np.        |
| 2.     | (B)                                  | 14 -19.          | Rs. 300/-      | Rs. 4,485.00.np.        |
|        |                                      |                  |                | Rs.12,288.00.np.        |
| 3.     | Add 15% for compulsory acquisition:- |                  |                | Rs. 1,843.20.np.        |
|        | G.Total:-                            |                  |                | Rs.14,131.20.np.        |

LAND REVENUE DEDUCTION: The land under acquisition is assessed to Rs.2.59.np. as land revenue which will be deducted from the Kullsa Rent Roll of the village with effect from Kharif, 1964.

*(Mahinder Singh)*  
Land Acquisition Collector(II):Delhi.  
Dt.23/12/1963.

Submitted to the Collector, Delhi for information.

*(Mahinder Singh)*  
Land Acquisition Collector(II):Delhi.  
Dt.23/12/1963.

Seen

HP *(Signature)*

ADML A Delhi

with Pannels of collector

COLLECTOR, DELHI

1657 / LAB / Rev

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لجنة عمل السلي في شهر اكتوبر 1957

تاريخ

حسب الكمية 9/4/57  
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Amal Singh  
Inspector of Works.  
N. Railway.  
BARNALA.

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श्रीमान जी  
तमील  
मिहाराजा  
D