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12/1/1961
25.6.68

ratio for 8-11 of land =
1/-mushie

ratio for trees =
ratio for structures =

15% Solatium
Interest at 6% on market

line of the land w.e. 13-4
28.6.68 (7 years)

g. total
sinteen thousand

is 90 only

Village
Acquisition
Acquisition
Namhwar
Permanent
Execution of the Interim
General Plan for Greater
Delhi.

securing 203 acres in village of Namhwar was
by the Delhi Administration its Notification No.F.15(84)/
dated 2.3.67 for acquisition u/s 4 of the Land Acquisition
Act of 1894. Declaration u/s 6 of the Act was made
on 3.12.67 vide Notification No.F.7(52)/62-L&H (I)
Bom these notifications have been made for execution of Interim General Plan for
Greater Delhi.
Notices u/s 9 & 10 of the Act were issued to the
persons who have filed their claims/objections which
were taken up at its appropriate place.

Land Controversies:
The Revenue field staff carried out measurements of the
acquisition on spot with comparison to the Revenue
records. There was a decrease of 1 Bis. 1 Bis. out of the total
of 12 Bis. as detailed under:-
1. Kh.No. 13/3/1 measuring 00-03 Bis stands notified
under the wide Notification No.F.7(52)/62-L&H, dated
1.12.67. Hence this decrease.
2. An area of 00-03 bis. was found less on spot in Kh.No. 13/3/1
and 135/30(00-03).
3. There was a totalling mistake of one Bis. in the
Notification u/s 6 of the Act.
4. An area measuring 5 Bis. was out of Kh.No. 135/30(00-03) on which the house of Sh. S.P. Sen was
included from the present proceedings in accordance with the
order No.F.7(52)/62-L&H dated 29.2.68 by the Delhi
Administration.
As a result of above the net area now under acquisition
is 12 Bis. 11 Bis.
COMPENSATION:
The owner Kh.No. 135/30, Messrs. of
3 4 5
Principal Singh
Jagjit Singh
Jagjit Singh

2.	3.	4.	5.	6.
Kumar s/o Datta Chatak 1/2 share	Lachman s/o Davi Singh 1/2 share Dharma s/o Ran Jas 1/2 share	601/433/1/1	0-03A 00-00	G.M. Makan.
Prakash s/o Lakh Singh	Lachman s/o Davi Singh 1/2 " Dharma s/o Ran Jas 1/2 "	601/433/2	0-5A	jar im.
Prakash Singh, Datta Chatak 1/2 share	Vacant	426/30/2	00-15	jar im.
Prakash Singh, Datta Chatak 1/2 share		434/32/1/1	00-03	
Prakash Singh, Datta Chatak 1/2 share		434/32/2	0-01	Rosli
Prakash Singh, Datta Chatak 1/2 share		602/43/2	00-00	G.M. Makan.

CLAIMS FOR COMPENSATION:

1. Mst. Chotan w/o Chhotia, Jagdev, Khem Chand, Bhoru, S. Khanna Chand ss/o Nand Lal, Raju, Kishan Devi through Khe. They have claimed compensation @ Rs. 20,000/- per bigha. Proof has been furnished in support of their claim.
2. Surveshri Prithwal Singh, Jagjitpal Singh and Bhupendra Singh s/o Partap Singh through their General Attorney Partap s/o Dayam Singh have demanded Rs. 25/- per sq. yd. for the land and Rs. 5,000/- for the boundary wall. They have stated to be the lessees of Kh. No. 433/40/1 for 20 years. They have filed an attested copy of the lease Deed dated 19-1-1949.
3. Shri S.P. Ben Gupta for self and on behalf of Shri Parshad Ben Gupta has demanded compensation for 40 sq. yds. out of Kh. No. 601/433/2, 601/433/1 and 602/433/1 sq. yds. for the land and Rs. 40,000/- for the boundary wall.

1.	2.	3.	4.	5.
	Prithvi Singh s/o Partap Singh	ant	641/38/2/2/1	00-01
	Bhim Chand, Ramchar ss/o Sholu 1/2 share Prabhu Dayal s/o Bhojan 1/2 share	Prab. Dayal 48/3/2/1 Baya Liger Singh s/o Suchet Singh	01-02	Banjar Qadim.
		Bhim Chand, Rammohr Bayan (seller) Indar Singh s/o Suchet Singh Mushtari (Purchaser)	3/3/2/2/2	00-06 Banjar Qadim.
10.	Khazan Singh, Mukhtiar Singh, Balbir Singh, ss/o Ganga Dass, 1/2 share Khuba s/o Shiv Lal 1/2 share (in one third share) Chhotia s/o Hans Ram one share Shorru, Surti, Dukum Chand, Ram Chand (sons) Mst. Rajjo, Nishan Dal, do/o Mand Lal 6 shares in one share Jagdev s/o Juglal 1/3 share 1/2 share Kasht Naza s/o s/o Dalia Singh Kangtoo 1/2 share) Cair-Marussi. (in one share) Shiv Naza s/o Ram Parsad in one share. Bardar Singh (son) Hans Raj Puri s/o Smt. Nisha, Chand, Shai Bishan Dass Jaggi, Davitri Puri s/o Lachman (Bardar's) 5 shares s/o Teja 1/2 share. Mst. Surti widow of Jagat, Datta Ram, Jai Lal 2 shares Gulab ss/o Lukmi 1/2 share (in one share) Lessed for 20 years. Kashat Bult Chand etc. Mastee s/o Hardev 1 share Nandhan s/o Hardev 1 share Lachman s/o Daul Singh 1 share Dharma s/o Ram Jas 1 share Ram Durr (son) & Smt. Pato, Smt. Chandan do/o Maruini equal shares. (in one share) Duli Chand, Charan Singh ss/o Durga in equal shares 1/4 share.	Khazan Singh, Mukhtiar Singh, Balbir Singh ss/o Ganga Dass 1/2 share Khuba s/o Shiv Lal 1/2 share	48/4/2/ 39	00-03 C.M. Ma 01-01 "
		Duli Chand, Hisedar Bayan Nishan Raj Puri s/o Bardar Singh (son) Hans Raj Puri s/o Smt. Nisha, Chand, Shai Bishan Dass Jaggi, Davitri Puri s/o Lachman (Bardar's) 5 shares s/o Teja 1/2 share. Mst. Surti widow of Jagat, Datta Ram, Jai Lal 2 shares Gulab ss/o Lukmi 1/2 share (in one share) Lessed for 20 years. Kashat Bult Chand etc. Mastee s/o Hardev 1 share Nandhan s/o Hardev 1 share Lachman s/o Daul Singh 1 share Dharma s/o Ram Jas 1 share Ram Durr (son) & Smt. Pato, Smt. Chandan do/o Maruini equal shares. (in one share) Duli Chand, Charan Singh ss/o Durga in equal shares 1/4 share.	435/30/1	00-13 C.M. Maken.

a

of Lease-deed dated 6.2.1950 has been produced in evidence.

Shri S.K. Chatak s/o A.K. Chatak has filed a claim for 2 sq. yds. out of khasra No 601/483 @ Rs. 30/- per sq. yd.

Shri Om Parkash Sabharwal claimant of Kh. No. 601/483 demanded compensation @ Rs. 35/- per sq. yds. No proof has been furnished.

Wilarti Ram s/o Gaiinda Mull has claimed compensation Khasra No 484/30/2 @ Rs. 125/- per sq. yd. The claim has been substantiated.

Shri J.C. Sen Gupta has filed claim for Smt. Shailaza Gupta @ Rs. 15/= per running feet for the wall and Rs. 20/= per sq. yd. for the land. No proof has been furnished.

Shri Balram Singh s/o Rala Ram has put in application for Khasra No. 43/3 and has requested not to acquire the land.

Shri Prabhu Dayal s/o Shri Eujan has also claimed compensation for Khasra No. 43/3 and has requested that compensation be not paid to Shri Balram s/o Rala Ram. No specific amount has been demanded nor any proof has been furnished.

Ushah s/o Gopal has made a claim for Kh. No. 300/2 and 300/4 @ Rs. 5,000/= per bigha. He has led no evidence. Khasra No. 300/2 is not being acquired in this case.

Jai Ram s/o Gopal has put in claim for Khasra No. 300/2, 300/4 and 300/3. He has demanded Rs. 5,000/= per bigha, but has failed to lead any evidence in support of his claim. *Kh. no 300/2 is not being acquired in the present case.*

Shri Durga Parshad s/o Beeroo Marwari has put in a claim for 100 sq. yd. out of Khasra No. 43/3 and has demanded Rs. 100/= per sq. yd. for land, Rs. 40,000/= for structures, Rs. 20/= for a well and Rs. 200/= as incidental charges for change of residence. Copy of Sale-deed dated 23.11.1962, an estimate of structures and site plan alongwith copy of receipt of house tax have been furnished but the land of the claimant is not being acquired in this case.

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The Market price of the land is to be determined as on 3.9.57, the date of Notification u/s 4. Below is the statement showing the sale transactions which took place during the preceding five years from the above date.

Sr.	Area	Consideration	Average per Bigha.
1952-53	17-03	Rs. 50,940=24	2,927=60
1953-54	22-08	Rs. 59,609=50	2,661=14
1954-55	1-03	Rs. 3,951=50	3,436=00
1955-56	3-13 1/2	Rs. 23,299=00	2,633=46
1956-57	16-11	Rs. 52,696=00	3,133=99
TOTAL:-	69-2 1/2	Rs. 1,30,495=24	2,373=66

It is evident from the above table that prices have been fluctuating and can only help in forming a general idea about the market price of the land in question. The claimants have not furnished any relevant data for consideration. The various sales transactions forming the basis of above statement of average, mostly pertained to the areas which can hardly be compared to the land under acquisition except that Mutation No. 454 & 441.

The Awards made in the village so far can also guide us in arriving at fair and reasonable market value of the land in question of which are as under:-

Mutation No.	Date of Notification u/s 4	Area Acquired	Rate Awarded
1155	3.9.57	43-02	Rs. 3,000/=
		30-06	Rs. 2,500/=
		30-13	Rs. 2,000/=
		175-15	Rs. 1,500/=
		66-02	Rs. 1,000/=
		6-10	Rs. 100/=
1170	3.9.57	20-01	Rs. 3,000/=
		33-19	Rs. 2,500/=
		11-03	Rs. 2,000/=
		35-10	Rs. 1,500/=
		10-02	Rs. 100/=
1200	3.9.57	1-02	Rs. 1,500/=
1602	3.9.57	7-03	Rs. 3,000/=
		6-12	Rs. 2,500/=
		9-13	Rs. 1,000/=

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		64-00	Rs. 4,000/=
13.11.1959			
13.11.59		00-03	Rs. 4,000/=
13.11.59		57-00	Rs. 3,500/=
		193-05	Rs. 2,500/=
1961	13.11.59	17-03	Rs. 4,000/=

Apart from the above material, Judgments of the District J. made up to 20 of the Act are also available which can serve as most suitable substance for arriving at the Market Value. The relevant cases as regard to the situation and relevancy of the land in question have been sorted out and are mentioned below:-

S.No.	Awards.	L.A. Case No.	Name of Parties	Amount Awarded per Bigha.
1.	1170	253/1962	Shrimati Lajwanti & Others Vs. U.O.I.	Rs. 5,000/=
2.	1170	250/1962	Kham Singh & others vs. U.O.I.	Rs. 5,000/- Rs. 3,000/-
3.	1179	251/1962	Ragbir Singh etc. vs. U.O.I.	Rs. 5,000/- & Rs. 3000/-
4.	1170	259/62	Prithpal Singh etc. & others Vs. U.O.I.	Rs. 5,000/-
5.	1155	139/1962	Ido-	Rs. 6,000/-
6.	1155	138/1962	Toja Singh Vs. U.O.I.	Rs. 6,000/-
7.	1362	494/1965	Nihar Bala Sen Gupta Vs. U.O.I.	Rs. 6,000/-

The land in question differs from the land involved in the above cases in its level. The land of the above cases is situated at a higher level than the present land, and hence there should be difference in their prices as bringing the land under acquisition at par with the land of above cases will ~~be~~ *be justified*.

At present some of the plots are situated on the road side and enjoy other facilities of Modern *life* as a result of development of various colonies in the vicinity. But these amenities have come up after the date of Notification u/s 4 and as such owners cannot be benefited. The land in question does enjoy potentiality for building sites etc. after proper leveling and development. Considering all the factors discussed above

his opinion that fair and reasonable Market Price of the
should be Rs. 5,000/- per bigha and I Award the same.

Structures:

The structures on the land were got assessed by the
Asst. Engineer (Valuation), C.P.W.D., New Delhi and he has
made the following recommendations vide his letter No. A.E.(V)/
47-62 dt. 21.1.67 as regard to the Market Value of the structures.

Sl. No. Compensation Suggested

13,598=00

1/1/2

2,147=00

1/2/1

Constructed after the Notification u/s 4
as remarked by the Assistant Engineer (Val.)

3/2/1

13,465=00

4/3/2/1

The suggestions mentioned above are the fair and reasonable
compensation of the structures and I Award the amount of compensation
accordingly. The compensation will, however, be payable after the
owners of the building (structures) furnish proof in this regard.

Trees:

In the land under acquisition there are following trees
and the Naib Tehsildar has suggested their Market Price which I
consider to be reasonable and fair and the same is Awarded:-

Sl. No.	Kind of Tree	Weight in Quntls.	Rate per Quntl.	Total Amt
484/30/1/1	1 Neem	4	Rs. 5/-	Rs. 20/=
486/30/1/2	1 Babli Kiker	2		
	1 Neem	3		
	1 Amrud		- 50 -	Rs. 35/=
	1 Anar	2		
	2 Bari			
9	1 Neem	3	- 50 -	Rs. 15/=
4/3/2/1	1 Neem			
	1 Sheela			
	1 Gul Maber	6 1/2	- 50 -	Rs. 32-50
	1 Pipal			
	1 Anar			
	1 Amrud			

Well:

There is no well in the land under Acquisition.

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INTEREST:

Possession of the land has not been taken over hence question of payment on this account does not arise. However, interest will be ~~pay~~^{pay}able in accordance with the acquisition (Amendment & Validation Act) 1967 from ~~1967~~ ^{20.6.1967} @ Rs. 6% per annum upto ~~20.6.1968~~ ^{20.6.1967}.

APPORTIONMENT:

Compensation will be paid according ^{to} the latest in the Revenue Record except as under:

1. Kh. No. 486/40/1 is on lease to various persons and such compensation will remain disputed.
2. Compensation of Kh. No. 601/483/1/1 and 601/483/2/1 claimed by Shri S.P. Sen Gupta and S.K. Gathok. There are tenants on the land according to Revenue Record and hence compensation will remain disputed.
3. There is no entry in Kh. Girjawari in the col. of against Kh. No. 486/30/2 and hence is to be withheld.
4. 484/30/2 stands in the name of Wileyti Ram who is reported to have died, hence compensation will remain disputed.
5. For Kh. No. 602/483/2 compensation will remain disputed as the land is under the tenancy of Shri Navir Singh and land has been reported to have been purchased by Shri Singh.
6. Compensation of Kh. No. 485/30/1 is held by Shri Charan Singh, Buli Chand sa/o Danna have sold their shares. Further that Shri Bachman Singh and his leasees on the land and Shri Ragbir Singh and other occupancy tenants.
7. [redacted] for Kh. Nos. 48/3/2/1 been claimed by ~~Savv~~ Shri Barga, Parshad, Shri Prabhu Dayal has sold the land to Shri the compensation is to be

There are occupants (Tenants) and lessees in the structures
of Khalsa No. 43/4/2 and hence compensation will remain
of this Khalsa Number.

The disputed amount will be disbursed if the parties
reach an amicable settlement within reasonable period otherwise
it will be referred to the Court of A.D.J.

TERMIN

15% solatium will be paid for compulsory acquisition in
addition to the amount awarded above.

STATE OF LAND REVENUE:-

The land in question is assessed to Rs 2-60Ps as land
and the same is ordered to be deducted from the Khalsa
Roll of the village from the date the possession is taken over.

DETAILS OF THE AWARD:-

	Rs	Ps.
Compensation for 8 bis. 11 bis of land @ Rs 5,000/- per bigha.	42,750-00	—
Compensation for Trees	102-50	—
Compensation for structures	29,210-00	—
15% solatium	10,809-38	—
Interest @ 6% on Market Value of the land w.e.f 3.9.60 to 28.6.63 (7Yrs 300 days)	33,820-02	—
Total.	116,691-90	—

(Rupees One, lac, sixteen thousand, six hundred
ninety one and Paise ninety only.)

V.K. Bhalla

(V.K. BHALLA)
LAND ACQUISITION COLLECTOR (MW)
DELHI

File V.K. Bhalla
29/6/64

P.T.O