

A W A R D NO. 1577

Name of the Village.

Jawala Heri.

Nature of Acquisition.

Permanent.

Scheme:

Planned Development of Delhi.

In pursuance of Delhi Administration Notification F.15(III)/59-LSG dated 13.11.1959 made under section 4 of the Land Acquisition Act of 1894, 34070 Acres of land in various villages was notified to be needed for a public purpose i.e. for Planned Development of Delhi. The land measuring 95 Bighas and 4 Biswas in village Jawala Heri which is the subject matter of this Award was included in the aforesaid notification. Objections were received under section 5(A) of the said Act and the same were submitted to a report for the decision of the Appropriate Govt. The Appropriate Govt. after considering the report made under section 5(A), section(2) of the said Act, being satisfied, that the land in question was for a public purpose issued a declaration to that effect u/s 6 of the said Act which is notification No. F.1(18)/61-L&H dated 10.9.62. Notices u/s 9(1) of the Land Acquisition Act was given due publicity inviting claims of all interested persons. Notices u/s 9(3) and 10(1) of the Land Acquisition Act were served upon the known interested persons. The compensation received in compliance with the Notices is discussed in this Award under a separate heading "COMPENSATION".

AREA.

The land was measured on the spot by the Land Acquisition Officer. No objections were made by the persons interested. On the correct area was found as follows:-

Field Nos.	Area		Kind of soil.
	Big.	Bis.	
1/22/2	0	4	Nehri.
1/23/2	0	16	-do-
5/2	1	9	-do-
5/3	4	16	-do-
5/4/1	1	4	-do-
5/7	4	16	-do-
5/8	4	16	-do-
5/9	2	5	-do-
5/12	3	0	-do-
5/13	5	16	-do-
5/14	4	16	-do-
			Big. Bis.
			Nehri. 4 11
			Well. 0 5

1.	2.	3.	4.	
		Big.	Bis.	
12.	5/17	1	16	Nehri. 0-16 G.M. Makan. 1-00
13.	1/24/2	0	16	Nehri.
14.	1/25/2	0	8	Nehri.
15.	5/4/2	3	12	Nehri.
16.	5/5/1	2	8	Nehri.
17.	4/1/1	2	03	Nehri.
18.	4/10/2	2	05	Nehri.
19.	4/11/1	2	05	Nehri.
20.	4/20/2	1	10	Nehri.
21.	5/5/2	2	08	Nehri.
22.	5/6	4	16	Nehri.
23.	5/15	4	16	Nehri.
24.	5/16/1	0	05	G.M. Well.
25.	5/16/2.	2 10	07	Nehri.
26.	1/25/3.	0	07	Nehri.
27.	1/13	5	17	Nehri.
28.	1/14	5	16	Nehri.
29.	1/17/1	1	04	Nehri.
30.	1/18/1	1 10	06	Nehri.
31.	1/15	4	14	Nehri.
32.	1/16/1	1	04	Nehri.
33.	2/11	3	04	Nehri.
34.	2/12	1	12	Nehri.
35.	2/19/1	1	04	Nehri.
36.	2/20/1	1	04	Nehri.
37.	1/26	1	06	Nehri. G.M. Khal.
38.	4/26	0	15	G.M. Khal.
Total:-		95	06	
Nehri		91	15	
G.M. Chah.		0	10	
G.M. Makan.		1	00	
G.M. Khal.		2	01	
		95	06	

Note:- In Column No. 5 of Khasra Girdavari for the year 1959, the classification of the land comprised in Khasra Nos 5/2, 5/3, 5/4/1, 5/7, 5/8, 5/9, 5/12, 5/4/2, 5/5/1, 5/5/2 and 5/6 has not been

Contd....

shown. The Naib-¹ehsildar in his Chief Data has reported that the above is apparrant from the cutting affected by the Girdawar Murari Lal and his note. The classification of the khasra No. ^{above} as Nehri has been determined from the field ^{book} and from the extract of previous khasra Girdawari.

The details of khasra Nos. and ownership ^{is} as under:-

S.No.	Name of Owners.	Tenants if any.	Khasra No.	Area.	Kind of soil
1.	2.	3	4.	5	6
				Big. Bis.	
1.	Sh. Nawal Singh	xx/22/2x			
	Balbir Singh, Ram	X	1/22/2	0	4 Nehri.
	Narain, Ram Singh, Srdi		1/23/2	0	16 -do-
	Ram ss/o Nihal Singh		5/2	1	9 -do-
	in equal shares 5		5/3	4	16 -do-
	shares.		5/4/1	1	4 -do-
			5/7	4	16 -do-
	Krishan Gopal, Chander		5/8	4	16 -do-
	Parkash ss/o Balwant		5/9	2	5 -do-
	Singh in equal shares..		5/12	3	0 -do-
	1/ shares.		5/13	5	16 -do-
			5/14	4	16 -do- 4-11
			5/17	1	16 G.M. Chah - 5
					Nehri. 0-16
					G.M. Makan. 1-0
2.	Sh. Kishan Chand s/o				
	Mohan Lal.	X	1/24/2	0	16 Nehri.
			1/25/2	0	8 -do-
			5/4/2	3	12 -do-
			5/5/1	2	8 -do-
3.	Umrao Singh s/o	Khasra No.	4/1/1	2	3 -do-
	Baldev Singh.	4/1/1, 4/10/2, 4/20/2	4/10/2	2	5 -do-
		4/11/1 are on	4/11/1	2	5 -do-
		possession of	4/20/2	1	10 -do-
		Kishan Chand s/o	5/5/2	2	8 -do-
		Mohan Lal non-	5/6	4	16 -do-
		accupancy tenant	5/15	4	16 -do-
		'Bila Lagan Bawaja	5/16/1	0	5 -Gairmunkin
		Tabadla Zabani.			Chah.
			5/16/2	2	7 Nehri.
			1/25/3	0	7 Nehri.
	Kishan Lal, Johri		1/13	5	17 Nehri.
	sons of Khushi Ram		1/14	5	16 Nehri 5-16
	in equal share				G.M. Well ---
2 shares.		1/1	1	4 Nehri.
			1/1	1	6 -do-
	Kanwar Singh s/o				
	Thakur Singh Dass				
1 share				
	Mat. Bhagwani w/o				
	Suraj Narain adopted son of Bihari M				
	2 1/2 share.				
	Khazan Singh, Dewan				
	Singh ss/o Nihal Singh				
	in equal share				
2 share.				
	Khushi Ram s/o Thakar				
	Dass.....1 share.				
	Mat. Ram S/o				
	Mat. Lal.....2 share.				
	Parkash, Radhe Lal				
	ss/o Shera				
	in equal shares..1 share.				

1.	2.	3.	4.	5.	6.
5.	Smt. Rashida Begam Wd/o Ishrat Ali X Mortgagor. Raj Singh, Sunder Singh s/o Kanwar Singh in equal share..1/2 Ganga Sahai s/o Kallu 1/2 share Mortgagees.		1/15 1/16/1 2/11 2/12 2/19/1 2/20/1	Big. 4 1 3 1 1 1	Bis. 14 4 4 12 4 4 Nehri. -do- -do- -do- -do- -do-
6.	Gaon Sabha.		1/26 4/26 Total	1 0 95	6 15 6 Ghairmunkin -do-

COMPENSATION CLAIMS:

The following owners and persons interested have appeared in pursuance of the notices issued to them under section 9 & 10 of the Land Acquisition Act and they have raised objections and filed the following compensation claims:-

Claim has been filed on behalf of Nawal Singh, Chander Parkesh minor through Kishan Gopal his real brother and Guardian Balbir Singh, Ram Singh Narain, Ram Singh and Sri Ram on 12.11.62 in respect of 35 Bighas and 14 Biswas of land bearing khasra Nos 1/22/2, 1/23/2, 1/2, 5/3, 5/4/1, 5/7, 5/8, 5/9, 5/12, 5/13, 5/14, and 5/17. They have demanded compensation for land at Rs. 10 per sq. yard and in addition to this above, the aforesaid claimants have further claimed compensation and other persons below:-

- a) For fruit trees. Rs. 6000/-
- b) For boundary wall around 35 bighas 14 Biswas. Rs. 36000/-.
- c) For well. Rs. 8000/-.
- d) For buildings. Rs. 2000/-.
- e) For foundations of 7 rooms. Rs. 3500/-

In support of their claim they have produced copies

of Registered Sale-deed Nos. 3452 dated 27.9.62 and 3605 dated 21.9.62.

vide sale deed No. 3452, Nawal Singh, Balbir Singh etc on behalf of Shri Ram

Singh etc. & Sardar Gurcharan Singh Gill sold 1800 sq.yds. of land

of Khasra No. 5/13 in Jawala Heri to Baldev Raj for Rs. 10000/-. Like-wise

vide sale deed No. 3605 the above vendors Nawal Singh etc. sold 1800

sq. yds. of land of khasra No. 5/13 and 5/8 situated in village Jawala Heri

to Shri Gopal Krishan for Rs. 10000/-. It is clear from the sale deeds that the

same were executed and registered after 2 1/2 years after the date of notificat

under section 4 and as such there may have been an appreciable increase in the price of land. It could also be said that the parties may have executed the above deeds for the obvious reasons to inflate the prices and for circumventing the acquisition proceedings. No value can be attached to the above mentioned sale deeds, as under the law the market price of the land is to be assessed prevalent on the date of the notification i.e. 13.11.59 (i.e. U/s 4). The price demanded at Rs.10/- per sq.yd. is exorbitant, beyond description and frivolous. The claim about the fruit trees etc. shall be dealt separately.

✓ 2. Shri Gurcharan Singh s/o Shri Puran Singh Gill also filed a written claim on 12.11.62 and he has stated that he had entered into an agreement with Shri Umrao Singh s/o Baldev Singh regarding Khasra Nos. 4/10/2, 4/11/1, 4/20/2, 5/5/2, 5/6, 5/15, 5/16/1, 5/16/2 (18 Big. 7 Bis.). He also stated that on 12.4.61 he entered into agreement with Nawal Singh etc. regarding 32 bighas 18 biswas out of 35 bighas 14 biswas in respect of land comprised in khasra No.5/2, 5/3, 5/4/1, 1/22/2, 1/23/2, 5/7, 5/8, 5/9, 5/12, 5/13, 5/14, 5/17. He has stated that he entered into ~~new~~ agreements with the aforesaid persons for selling the land in plots by means of which he would get Rs.5.50 nP. per sq. yard for the land while the rest price would go to the owners. He has produced two copies of agreements and has claimed compensation at the rate of Rs.35/- per sq.yd. In addition to the above Shri Gurcharan Singh demanded Rs. 1 lakh for the structure of boundary wall, well and tree etc. These agreement came into existence in year 1961 and do not go to prove sale and hence are irrelevant. The compensation on which he bases the claim is exorbitant, beyond description and frivolous as Shri Gurcharan Singh has not produced any documentary evidence to support the claim.

✓ 3. Shri Krishan Gopal and Baldev Raj ss/o Harbans Lal filed a joint claim on 31.1.63 regarding the purchase of 3600 sq.yds of land out of Kh. Nos. 4/10/2, 4/11/2, 4/20/2, 5/2, 5/5, 5/15, 5/16/1, 5/16/2, 5/12, 5/9, 5/8, 5/7, 5/4/1, 5/3, 1/23/2, 1/22/2, 5/17, 5/14 and 5/13. They purchased the above plot for Rs.20000 vide registered sale deed dated 17.9.62. They claimed Rs.20/- per sq.yd. as compensation for the land and Rs.23,000/- for changing of place of business under section 23 (1) fifthly of the Land Acquisition Act. The claimants have not given any documentary evidence in support of their claims. The claim for compensation,

is exorbitant, beyond description and is frivolous.

✓ 4. Partner Shri Harbajan Singh of General Electric Works Darya Ganj has filed claim on 18.1.63 regarding purchase of 3600 sq.yd. of land from khasra Nos 4/10/2, 4/11/2, 4/20/2, 5/2, 5/15, 5/16/1, 5/5⁸ 5/16/2, 5/12, 5/9, 5/8, 5/7, 5/4/1, 5/3, 1/23/2, 1/22/2, 5/7, 5/14⁸ 5/13 for Rs 20000/- from Nawal Singh, Balbir Singh etc. He has demanded compensation for land at Rs. 20/- per sq. yd. and in addition to the above further demanded Rs. 20000/- as reasonable expenses for changing place of business under section 23(1) fifthly. He has produced a copy of the sale deed No. 2665 dated 24.7.62 regarding the sale referred to above. The above sale has no force in this case as the same was effected between the parties after some years after 13.11.59 which is the date of notification u/s 4 of the Land Acquisition Act covering these acquisition proceedings. The price in the sale deed may have ^{claims &} inflated for defeating of preemption. No other documentary or oral evidence has been produced by the claimant for proving his claim of compensation. His claim is excessive, unjust & exorbitant.

5. Shri Kishan Chand s/o Mohan Lal filed a claim on 12.11.62 regarding field Nos 1/24/2, 1/25/2, 5/4², 5/5/1 and has claimed Rs. 10/- as compensation per sq. yd. besides 15% solatium. He has also claimed Rs. 2000/- for the well on one side of the land. The well in question according to the Chief Data submitted by Naib Tehsildar does not fall in the area under acquisition, and as such no compensation of the said well is permissible to Shri Kishan Chand. Shri Kishan Chand has not produced any documentary proof in support of his claim of compensation. The claim put forwarded by Sh. Kishan Chand is grossly unreasonable, unjust and exorbitant. Besides the above Kishan Chand in his written claim also claimed compensation as Bhoomidhar in regard to 8 Bighas 3 Biswas of land comprised in Khasra Nos. 4/1 4/10/2, 4/11/1, 4/20/1 at Rs. 10/- per sq. yd. From the Chief Data submitted by the Naib Tehsildar it is clear, that Shri Kishan Chand is not the Bhoomidar of Kh. Nos. 4/1/1, 4/10/2, 4/11/1, 4/20/2.

From the entries of Khasra Girdawari Kishan Lal s/o Mohan Lal is shown in possession 'Bila Lagan Bawaja Tabadla'. ^{Tabadla} The claim of compensation advanced by Shri Krishan Chand in the capacity of Bhoomidar shall be

dealt under apportionment heading. The rate of Rs. 10 per sq. yard demanded by him is excessive.

6. Shri Umrao Singh s/o Sh. Baldev Singh filed a claim on 12.11.62 regarding Field Nos. 4/1/1, 4/10/2, 4/11/1, 4/20/1, 5/5/2, 5/6, 5/15, 5/16/1, 5/16/2, 1/25/3 and has claimed compensation of the land at the rate of Rs. 10/- per sq. yd. He has further claimed Rs. 8000/- for a well, Rs. 4000/- for a Kotha and Rs. 6000/- for boundary-wall on one side of the land. The claim advanced by him for determining the compensation of land has not been substantiated by any documentary or oral evidence. The aforesaid claim is therefore, patently exorbitant, beyond description and frivolous. The claim of the well and other structure etc. shall be dealt separately.

7. Shri Puran Singh partner of R.P. Conduit Manufacturing Co. Motia Khan, Delhi filed a claim on 18.1.63 regarding the purchase of 3600 sq. yds. of land for Rs. 20000/- from Umrao Singh son of Sh. Baldev Singh; He had demanded compensation at the rate of Rs. 20/- per sq. yd. and in addition to the above further demanded Rs. 20000/- as reasonable expenses for changing place of business under section 23(1) fifthly of the Land Acquisition Act. The above sale deed was registered on 24.7.62. As such it could be said that the sale deed ~~was registered on 24.7.62~~ referred to above has no ^{relevance} in this case as the same was effected between the parties some years after 13.11.59 which is the date of notification u/s 4 of the Land Acquisition Act covering the land under acquisition proceedings. No documentary or oral evidence has been produced by the claimant for proving his claim of compensation. His claim is exorbitant, beyond description and is frivolous.

8. Shri B.S. Marwa filed claim on 18.1.63 on behalf of B.S. Metal Works, Lakar Mandi, Motia Khan, New Delhi. It has been stated in the claim that the Company made a written agreement to purchase 3600 sq. yards of land out of Khasra No. 4/10/2, 4/11/2, 4/20/2, 5/2, 5/5, 5/15, 5/16/1, 5/16/2, 5/12, 5/9, 5/8, 5/7, 5/4/1, 5/3, 1/23/2, 1/2, 2/2, 5/17, 5/14¹⁴ and 5/13 at Rs. 5700/- per bigha from Shri ^{Gurcharan} Umrao Singh Gill who in turn had already entered into a similar agreement with the said original owner Shri Umrao Singh and had paid Rs. 10,000/- as advance to him. He further stated that before the said agreement, structure and boundary wall

existed on the said land and the claimant Company ^{has} established a factory. Shri B.S. Marwa on behalf of the said Company claimed compensation for land at Rs. 20/- per sq. yd. alongwith 15% solatium.

In addition to the above Rs. 20000/- as reasonable expenses for changing the place of business u/s 23(1) fifthly of the Land Acquisition Act have also been demanded. No documentary evidence has been led in the case by the claimant in support of his claim. The claim is exorbitant, beyond description and is frivolous.

9. A joint claim on behalf of Shri Krishan Lal, Johri Lal, Kanwar Singh, Khazan Singh, Dewan Singh, Chandgi Ram, ^{Nand} Kishore, Lakhi Ram, Jagan Nath, Panna Lal, Bhagwan Dei, Suraj Narain all majors, Rohtas & nirmal minors through their mother Chanderkala ^{Gurdian}, Ratti Ram, Parkash & Radhey Lal also majors was filed on 12.11.62 with regard to land measuring ~~14~~ 14 bighas 3 biswas bearing Khasra Nos 1/13, 1/14, 1/17/1 and 1/18/1.

In this joint claim Rs. 10/- per sq. yd. was claimed as compensation for the land, while Rs. 6000/- were claimed for the well and Rs. 5000/- for the two kothas with two verandhas and two court yards bounded within boundary wall etc. No documentary proof has been led by the claimants to prove their claim of compensation. As such I hold that the claim of compensation advanced by them is arbitrary, unjust and exorbitant. Their claim with regard to the well and other structures shall be dealt separately.

10. Shri Raj Singh Major and Shri Sunder Singh minor through his brother Raj Singh s/o Kanwar Singh filed a joint claim on 12.11.62 saying that they are mortgagees of the field No. 1/15, 1/16/1, 2/11, 2/12, 2/19/1 and 2/20/1 and have claimed compensation for the land at Rs. 10/- per sq. yard. They have not led any documentary proof in support of their claim. Their claim thus is exorbitant, unjust and frivolous.

11. Shri Gulab Singh s/o Shri Ram Singh Mukhtiare Am of Shri Ganga Sahai s/o ~~S~~ Shri Kalu mortgagee of fields Nos 1/15/, 1/16, 2/11, 2/12/, 2/19/1 and 2/20/1 has claimed compensation for land at Rs. 35/- per sq. yard. No documentary evidence has been led in the case to prove his claim. As such the claim advanced by him is excessive and exorbitant.

12. Shri Bashir Ahmed, 'Mukhtiare Am' of Shrimati ^Uashida Begum widow of Isharat Ali filed a written claim on 21.11.62 regarding F.Nos' 1/15, 1/16/1, 2/11, 2/12, 2/19/1, 2/20/1. In this claim it has been stated

that the land is situated near Multan Nagar and compensation at the rate of Rs. 8000/- per Bigha for the whole of area under Acquisition has been claimed. No documentary proof has been advanced by the claimant for proving the claim demanded by her. The claim is excessive, arbitrary and exorbitant.

13.

Shri Kishan Chand Pardhan Gaon Sabha filed a written claim on 12.11.62 and claimed compensation at a rate of Rs. 10/- per square yard of the land. No documentary proof has been produced by the above claimant in support of his claim. I therefore hold that his claim is exorbitant, beyond description and frivolous.

MARKET VALUE.

We have to find out the market value of the land under acquisition as prevailing on the date of notification under section 4 nearly 13.11.59. Some sales land have taken place during the last 2 years prior the date of notification under section 4 beginning from year 1957-58. The average is as under:-

S.No .	Year.	Area Sold.		Consideration Money.	Average per Bigha
		Big.	Bis.		
1.	1954-55	-	-	-	-
2.	1955-56	-	-	-	-
3.	1956-57	-	-	-	-
4.	1957-58.	71	- 12	Rs. 30060.00nP	Rs. 419.83nP
5.	1958-59.	26	- 2	Rs. 14100.00nP	Rs. 540.23nP
		97	- 14	Rs. 44160.00nP	Rs. 452.00nP

The following sale transaction took place in the year

1958-59.

S.No.	Mutation No.	Date of Registered of sale deed.	Area Sold.	Kind of soil.	Sale price.	Average per bigha
			Big.	Bis.		
1.	346	18.3.59	6	0 Rosli.	Rs. 4100.00	Rs. 683
2.	347	11.2.59	20	2 Rosli 19 - 4 Banjar Qadim. 0 - 18	Rs. 10000.00	Rs. 497

Both the above were not sanctioned

Total:

26 2 Rs. 14100.00 Rs.

In addition to the above the following awards have been

in the Village:-

S.No.	No. of Award.	Date of notification.	Rate of Award
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S.No.	No. of Award.	Date of Notification	Rate of Award per bigha.
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1.	1084	20-6-60	Chahi Rs. 400 G.M. -
2.	1448	10-11-60	Rs. 600/-.

The latest sales in the year 1958-59 are two in number, the mutation of which Nos. 346 and 347 were not sanctioned. On 11-2-59, 20 bighas and 2 biswas (Rosli land measuring 19 bighas 4 biswas and Banjar Qadim 0-18 biswas) of land was sold for Rs. 10,000. The average comes to Rs. 497.51 nP. On 18-3-59 six bighas of Rosli land was sold for Rs. 4,100.00. The average comes to Rs. 683.33nP. Both the above sales took place 8/9 months prior to the date of Notification Under Sec. 4 of this case. No other sale is available for the year 1958-59. The parties also did not produce any sale transaction in support of their claims pertaining to the year 1958-59.

I inspected the land under acquisition. It is situated in Village Jwala Heri, between 6th and 7th miles on the main Delhi Rohtak Road. The land under acquisition is situated in a better position than the land which was acquired vide award No. 1448. Fields Nos. 1/3 and 1/4 Nahri were acquired vide award No. 1448 which were lying waste and neglected beyond the Railway Line and were not accessible from any side. The land which was acquired vide Award No. 1084 was Chahi etc. is stated to be situated on the south of the Delhi Rohtak Road far away from the said road. The above land was acquired for resectioning of Najafgarh drain. That land also does not enjoy the same position and quality which the present land under acquisition has got. In order to determine the market value of the land many relevant factors have to be taken into consideration e.g. the situation, size and shape of the land, its potential value, its nearness to important roads, developed colonies and its quality etc. A part of the land under

Acquisition abuts on the main Delhi Rohtak Road and this land is also located near a colony called Multan Nagar Colony. The land under acquisition is superior in quality and enjoys better situation when a comparison is made with the lands acquired under both the awards referred to above. In previous awards No. 1448 the Land Acquisition Collector awarded Rs. 600/- per bigha for the Nahri land at its market value, while in the other award No. 1084, the Land Acquisition Collector awarded Rs. 400/- per bigha per Chahi land but the same was increased by the Learned Addl District Judge to Rs. 800/- per bigha.

After giving full consideration to all the facts namely the situation, the quality of the land, the relevant sale transactions, and the awards announced by the L.A.Cs and the order of the Addl. District Judge and also allowing some appreciation of price (while keeping in view the date of sale, pertaining to year 1958-59), I am of the view that the following rates would be most reasonable and fair in this case and award the same accordingly.

Nahri land per bigha = Rs. 800.00.

Gher Mumkin Land per bigha = Rs. 400.00.

Trees, wells and other structures.

The detail of trees found on the spot and the amount of compensation is assessed, is as under:-

S.No.	Khasra No.	Kind & No. of Tree.	Approximate weight	Rate per Quintal or tree.	Total amount of compensation
1.	1/22/2	2 Kikar	1 Quintal	Rs.5/-	Rs. 5/-
2.	1/23/2	1 Shisham	4 Quintal	Rs. 5/-	Rs. 20/-
3.	5/9	1 Ronjh	4 Quintal	Rs. 5/-	Rs. 20/-
4.	5/12	5 Kikar	5 Quintal	Rs. 5/-	Rs. 25/-
5.	5/12	1 Berri	1 Quintal	Rs. 5/-	Rs. 5/-
5.	5/7	45 Amrood trees (big)		@ Rs. 10/- per tree	Rs. 450/-
		3 Amrood Trees (small)		@ Rs. 5/- per tree	Rs. 15/-

6.	5/8	74 Amrood trees (big)		@ Rs.10/- per tree	Rs.740.
		1 Amrood tree (small)		@ Rs. 5/- per tree	Rs. 5/-
7.	5/5/1	5 Kikar	8 Quintal	Rs. 5/-	Rs. 40/-
		1 Raunjh	1 Quintal	Rs. 5/-	Rs. 5/-
8.	1/24/2	3 Kikar & 1 Jaunti	2 Quintals	Rs. 5/-	Rs. 10/-
9.	1/25/3	1 Raunjh	2 Quintals	Rs. 5/-	Rs. 10/-
10.	1/25/2	1 Kikar	3 Quintals	Rs. 5/-	Rs. 15/-
11.	5/15	4 Kikars	2 Quintals	Rs. 5/-	Rs. 20/-
12.	5/17	2 Kikars	4 Quintals	Rs. 5/-	Rs. 20/-
13.	5/16/2	4 Kikar 1 Jaunti	3 Quintals	Rs. 5/-	Rs. 15/-
14.	1/14	2 Raunjh	2 Quintals	Rs. 5/-	Rs. 10/-
15.	1/18/1	1 Kikar	1 Quintal	Rs. 5/-	Rs. 5/-
TOTAL :					Rs.1,425/-

WELLS:

The details of wells and the amount of compensation awarded is, as under:-

No. Kh. No. in which the well is situated.	Condition of well.	Amount awarded.
1/14	A big new well in good condition	Rs. 1,200/-
5/14	A big old well in good condition.	Rs. 1,000/-
5/16/1	A small well not in good condition.	Rs. 600/-
TOTAL :		Rs. 2,800/-

OTHER STRUCTURES:

The details of structures and the amount of compensation assessed is as under:-

No. Khasra No.	Kind & condition of structure	Amount awarded.
5/17	2 Pucca rooms with roof at the rate of Rs. 1100/- per room.) 1 Pucca room without roof at the) rate of Rs. 800/- .) 4 ft. in length 18 ft. in width &) 10 ft. in height.)	Rs. 3,000/-
5/16/2	One small pucca room 10 ft. length, 9 ft. width and 7 ft. height.	Rs. 400/-

3.	5/12, 5/13 & 5/17.	Boundary wall, 423 ft. in length, 9" in width & 3½ ft. in height.	Rs. 300/-.
4.	1/17/1	Boundary wall 160 ft. in length, 9" in width & 4 ft. in height. <i>(this includes the boundary wall of 2 Kothas and a verandha without roof)</i>	Rs. 130/-.
TOTAL :			Rs. 3,830/-

The Naib Tehsildar in his chief data has reported that interested persons constructed unauthorised boundary wall, gates, hut etc. in Khasra Nos. 5/7, 5/14, 5/17, 5/6, 5/15, ^{5/16/1}5/16/2, 4/10/2, 4/11/2, 4/20/1 after the issue of the Notification Under Section 6 of the Land Acquisition Act and that registered notices were issued to them during acquisition proceedings to stop the constructions when the same were in progress. As such compensation for these unauthorised structures referred to above can be given to any person, of course they are at liberty to remove their 'malba' and those who own land under these unauthorised structures will get compensation for the land only and not for the boundary wall, gates, hut and other pucca structure or 'malba'.

MODE OF PAYMENT AND APPORTIONMENT: The compensation shall be paid on the basis of entries as existing in statement 'B' which has been prepared from the latest Revenue Record.

Shri Nawal Singh, Chander Prakash, minor through Krishan Gopal, real brother and guardian Balbir Singh, Krishan Gopal, Ram Narain, Ram Singh and Sri Ram in their claim stated that out of the land measuring 18 bighas 14 biswas bearing Khasra Nos. 1/22/2, 1/23/2, 5/2, 5/3, 5/4/1, 5/7, 5/8, 5/9, 5/12, 5/13, 5/14 and 5/17, they have sold four plots to Hardev Ram s/o Harbans Lal, Krishan Gopal s/o Harbans Lal, Barbhajan Singh painter M/s General Electric Works, Delhi, Jagdish Chander s/o Shyam Das. In view of their own admission, the compensation payable to the aforesaid persons in respect of the aforesaid numbers is held to be disputed.

Shri Gurcharan Singh s/o Puran Singh, vide his written claim has stated that he had entered into an agreement with Shri Umrao Singh regarding Khasra Nos. 4/10/2, 4/11/1, 4/20/2, 5/5/2, 5/6, 5/15, 5/16/1 & 5/16/2 (18 bighas & 7 biswas). He also stated that he had entered into

an agreement with Nawal Singh etc. regarding 32 bighas 18 biswas out of 35 bighas 14 biswas in respect of land comprising Khasra No. 5/2, 5/3, 5/4/1, 5/7, 5/8, 5/8,^{5/12, ✓} 5/13, 5/14, 5/17, 1/22/2, 1/23/2. It has been further stated by him that he had entered into an aforesaid agreements with the aforesaid persons for selling the land in plots and that on the basis of their agreement, he was entitled to get Rs. 5.50nP per sq. yd. for the land sold while the rest of the price would go to the owners. He has produced the copies of the agreements and stated that he has sold the land to various vendees by registered sale deeds and agreements. So far neither any mutation in the names of vendees has been produced nor the name of any vendee has been found to have been entered in the revenue record. As such the compensation payable in regard to the aforesaid khasra Nos. is held to be disputed.

3. The new variety through Nanak Chand proprietor has applied that they entered into two contracts on 23-5-61 and 4-6-62 with Shri Gurcharan Singh Gill s/o Puran Singh Gill (First Party) and paid Rs. 5,000/- and Rs. 3,000/- against the cost of the land purchased by him (Gurcharan Singh) from Ch. Nawal Singh, Balbir Singh and brothers (Ahirs) village Jwala Heri. As such the compensation of Khasra No. 13 (this may be khasra No. 5^N13 though in the claim it is shown and written as khasra No. 13) is held disputed.

4. Krishan Gopal and Baldev Raj s/o Harbans Lal and Shri Harbhajan Singh of Electric Works, Darya Ganj, Delhi vide their claim dated 31-1-63 and 18-1-63 stated that they had purchased 3600 sq. yd. of land each out of khasra Nos. 4/10/2, 4/11/2, 4/20/2, 5/2, 5/5, 5/15, 5/16/1, 5/16/2, 5/12, 5/9, 5/8, 5/7, 5/4/1, 5/3, 1/23/2, 1/22/2, 5/17, 5/14, and 5/13 from Shri Nawal Singh etc. They have not so far produced any mutation in their favour. The compensation payable in regard to the above khasra nos. is held to be disputed.

5. Shri Puran Singh, partner of R.P. Conduit Manufacturing

Co., Motia Khan, Delhi and Shri B.S. Marwah on behalf of B.S. Metal Works vide their claims dated 18.1.63 and 18.1.63 respectively stated that the former had purchased 3600 sq.yd. of land from Umrao Singh s/o Baldev Singh while the latter had made a written agreement to purchase the land at Rs.5,700 from Gurchar Singh Gill per bigha out of Khasra Nos.4/10/2, 4/11/2, 4/20/2, 5/5/5, 5/15, 5/16/1, 5/16/2, 5/12, 5/9, 5/8, 5/7, 5/4/1, 5/3, 1/23/1/22/2, 5/17, 5/14 & 5/13. So far no mutation has been produced anyone of them. As such the compensation payable with regard to above khasra Nos. is held to be disputed.

6. Shri Kishan Chand s/o Shri Mohan Lal, filed a written claim and claimed compensation as Bhoomidar in regard to Khasra Nos.4/10/2, 4/11/1, 4/20/1 (total area is 18 bighas & 3 biswas). The entries of Khasra Girdawari reveal that Shri Kishan Lal s/o Mohan is shown in possession in the said field nos. excepting khasra No.4/20/1 - 'Bila Lagan Bawaja Tabadala Zabani'. There is no field as 4/20/1 in the land under acquisition and Shri Kishan Chand is also shown as occupying the land comprised in Khasra No.4/20/2 as 'Bila Lagan Bawaja Tabadala Zabani'. In view of the above the compensation of the above Khasra Nos. is held to be disputed.

7. Smt. Rashida Begam Wd/o Isharat Ali, is the mortgagor, while Shri Raj Singh, Sunder Singh & Ganga Sahai are shown as the mortgagees of khasra Nos.1/15, 1/16/1, 2/11, 2/12, 2/19/1, 2/20/1 in the revenue record. Shri Raj Singh and Sunder Singh mortgagees applied on 11.12.62 and stated that the above noted land was mortgaged by the predecessors of Smt. Rashida Begam in favour of the predecessors in interest of the claimants more than 60 years back and that the land was under their Khudkast and that they are entitled to full compensation if the land was considered to be outside the purview of Delhi Reforms Act, though the land once was declared to be evacuee property and was restored to Smt. Rashida Begam. Shri Gulab Singh s/o Shri Ram Singh Mukhtiar Am of Shri Ganga Sahai s/o Shri Kalu Mal mortgagee of field No.1/15, 1/16/1, 2/11, 2/12 2/19/1 & 2/20 in his claim dated 12.11.62 stated that the land mortgaged with him has remained in his possession

for the last 80 years and that it had been stipulated in the registered mortgaged deed that in case the mortgaged money ^{was} not paid within 5 years to the mortgagee from the date of the mortgage, then the mortgagees will become full owner of the said land. As such the compensation payable in respect of the aforesaid nos. is held to be disputed. INTEREST. The possession of this land has not been taken over so far. The question of any interest, therefore, does not arise.

AWARD IS SUMMARISED AS UNDER:

By applying the rates mentioned above the price land works out to be as under:-

S.No.	Kind of land.	Area. Big. Bis.	Rate per bigha.	Amount of compensation
1.	2	3.	4.	5.
1.	Nehri	91 - 15	Rs.800/-	Rs.73,400
2.	Ghair Mumkin	3 - 11	Rs.400/-	Rs. 1,420

Total: Rs. 74,820

Add: 15% for compulsory acquisition = Rs.11,223/-

Compensation for trees = Rs. 1,425/-

Compensation for structures = Rs. 3,830/-

Compensation for wells = Rs. 2,800/-

Grand Total Rs.94,098

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.26.27 nP. as land revenue which will be deducted from the Khalsa Rent Roll of the village from Kharif, 1963.

Balbir Singh 14-5-63

(Balbir Singh)
Land Acquisition Collector (IV)
Delhi.

Submitted to the Collector, Delhi for favour of information please.

Balbir Singh 14/5/63

(Balbir Singh)
Land Acquisition Collector (IV)
Delhi.

*Seen in
4/11/63
16-5-63*

*Seen
SP number
ADM (A)
ministers of collector
20/5/63
147302013270*

गोपनीयता का प्रमाणित किया जाता है। दिनांक 8-9-99

गोपनीयता का प्रमाणित किया जाता है। दिनांक 8-9-99

4/56 F1 (18)/61/LH 10-9-62

अवधि नं. 1577 गुप्त जवाब है।

आज दिनांक 8-4-99 को आदेशानुसार LAC/PB गुप्त जवाब है।
है। जो गुप्त जवाब है। उपरोक्त गोपनीयता का प्रमाणित किया जाता है।
अवधि नं. 1577 द्वारा अधिकृत जवाब को जवाब को खतरा न
5/16/1, 5/16/2, 5/15 गुप्त जवाब 7-8 बजे जिल्ला को
(0-5) (2-7) (4-6)

बिना अप्रति को वजह से दिनांक 15-6-63 को जवाब न
D.D.A. विभाग को दिया गया था। जिल्ला जवाब को
दने को अपने भी जवाब को जवाब को जवाब को
पर पड़्या। जो जवाब जवाब L+B को तरफ से
जवाब को चन्द्र N.T. को दिनांक पत्राक्षी तथा जवाब
D.D.A. N.T. को तरफ से भी राजेन्द्र उद्गाद N.T., जवाब
जवाब को वजह से पत्राक्षी तथा D.D.A. L.P.B. को जवाब
से भी सत्यनारायण N.T. को सत्यनारायण K90 तथा जवाब
पत्राक्षी को जवाब को जवाब को जवाब को
जवाब को जवाब को जवाब से 14-45 बजे जवाब
को जवाब को जवाब को जवाब को 18-30 बजे तक जवाब
को जवाब को जवाब को जवाब से जवाब को
को जवाब को जवाब को जवाब को जवाब को
को जवाब से ही जवाब को जवाब को जवाब को
9/4/99 को जवाब को जवाब को 05/15 जवाब, 05/16/99
5/16/2 जवाब को जवाब को 4-03 बजे से जवाब को
(1-5) (2-3) (0-5)

Contd page 2

पहले से ही खाली था वो कुछ खर्च नहीं होना सोलेशन
करवा के खाली करवा गया वो लॉन्ग वाक है L+B
के मुनाफे भी जगदीश चन्द N.T के खाली बना
गया / उपरोक्त दिने गये खाली नम्बरान को शेष खर्चा
बाद सोलेशन का मेन्स निश्चित करने के उपरांत
दिना जायेगा / जिसको इतना सम्बन्धित नम्बरान
को करदी जायेगी / लॉन्ग का मेन्स को मुन्सरी
को मुनाफे को मेन्स पर लजोरने चपराशी पूर्वकी
नम्बरान 1000 द्वारा करदी गई / लॉन्ग का मेन्स
को मेन्स प्रती निम्नलिखित माल में खर्चा हेतु प्रत्यक्ष
हल्का के माज मेज दी जायेगी / बावजूद लॉन्ग
का मेन्स को है नज्दमल पेडा नहीं आई / लॉन्ग
का मेन्स मुकम्मल है चुकी है ।

Jagdish Chander
9/4/99
(JAGDISH CHANDER)
N.T. L & B Deptt.

Jamal 1990
9-4-99
(JAI Gopal 1990)
(L.A)

Dagar
9/4/99
(JAI PARKA)
N

Rajendra Prasad
9/4/99
(Rajendra Prasad)
N.T. (DDA)

R.K. Yadav
9.4.99
(Ram Kumar Yadav)
1990 DDA

Ram 9/4/99
(Daya Ram)
Kgo (DDA)

Satish Kumar 9/4/99
(Satish Kumar 9/4/99)

Dhansingh
9/4/99
(Dhansingh)
Patwari DDA

Satyam Narayan
09/04/99
(Saty Narayan)

published in Part IV of Delhi Gazette)

**DELHI ADMINISTRATION, DELHI
NOTIFICATION.**

Dated the 10 September 62

1(18)/61-L&H:- Wherezs it appears to the Chief Commissioner
that land is required to be taken by Government at the public
for a public purpose, namely for the Planned Development
it is hereby declared that the land described in the
below is required for the below purpose.

This declaration is made under the provisions
of the Land Acquisition Act, 1894, to all whom it may concern
the provisions of section 7 of the said Act, the collector
hereby directed to take order for the acquisition of the

Chief
ing
he

A plan of the land may be inspected at the office
Collector of Delhi.

SPECIFICATION .

Total area. Field Nos. or boundaries.

een

Big.	Bis.	
95	6	1/13, 1/14, 1/15, 1/18/1, 1/16/1, 1/17/1, 1/22/2, 1/23/2, 1/24/2, 1/25/2, 1/25/3, 1/26, 2/11, 2/12, 2/19/1, 2/20/1, 4/1/1, 4/10/2, 4/11/1, 4/20/2, 4/26, 5/2, 5/3, 5/4/1, 5/4/2, 5/5/1, 5/5/2, 5/6, 5/7, 5/8, 5/9, 5/12, 5/13, 5/14, 5/15, 5/16/1, 5/16/2, 5/17.
455	236	233, 234, 235, 237, 238, 239, 240, 241, 246, 247, 248, 249, 250, 251, 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, 339, 340, 341, 342, 343, 344, 350, 345, 346, 347, 348, 349, 350, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 338.

By order

Sd/- JAGMOHAN

Deputy Housing Commissioner,
Delhi Administration, Delhi.

Dated the 10 September, 1962

1(18)/61-L&H

Recruitment & Services Deptt. (in duplicate) for favour of
Notification in Delhi Gazette.

Land Acquisition Collector IV, Delhi.

Engineer Member, Delhi Development Authority, N. Delhi.

S.A., L&H Deptt. Delhi Admn. Delhi.

Joint Adviser, Land & housing deptt. Delhi.

Assistant, L&H Deptt. Delhi.

Sd/- JAGMOHAN

DEPUTY HOUSING COMMISSIONER
DELHI ADMINISTRATION, DELHI.

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