

Permanent.

ing 247 Bighas 5 Biswas as detailed below

Section 4 of the Land Acquisition Act,

in No. F.4(2)/62-LAH(11) dated 25.8.62.

under the authority of the Chief Commissioner, Delhi,

blis purpose, namely, for the Planned Development of

Due publicity was given to this notification as required

No objection under Section 5(a) was received within the
 elated period of thirty days. On this a declaration under

6 was issued by the Chief Commissioner, Delhi, vide noti-

in No.F.4(2)/62-L&H dated 5.10.62. Notices under Section

of the Land Acquisition Act, 1894 were issued to all the

interested in the land under acquisition. The claims

compensation received in compliance with these notices are

ssed in this award under a separate heading.

& CORRECT AREA:

The land was measured on the spot by the Land Acquisition field staff in conjunction with a representative of the Reeling Department. On measurement the true and correct area was

as follows:-

<u>Field Nos.</u>	<u>Area.</u> <u>Big.Bis.</u>	<u>Kind of soil.</u>
170/2	0 - 15	Ghairmumkin.
121	0 - 7	Banjar Qadim.
1/126	0 - 9	Banjar Qadim.
322/126	1 - 1	Rosli.
129	2 - 14	-do-
	0 - 13	Banjar Qadim.
130/1	0 - 11	Ghairmumkin.
132	1 - 1	
285/133		

<u>Field Nos.</u>	<u>Area.</u> <u>Big.Bis.</u>	<u>Kind of soil.</u>
352/135	4 - 16	Rosli.
✓ 398/137	0 - 16	Rosli.
✓ 399/137 min.	0 - 8	Rosli.
✓ 400/137	1 - 3	Rosli.
✓ 456/138	2 - 2	Rosli.
✓ 458/138	1 - 0	Rosli.
✓ 139	2 - 14	Chahi.
✓ 141 min.	0 - 12	Chahi.
✓ 324/142	0 - 9	Chahi.
✓ 325/142	1 - 3	Chahi.
✓ 323/142	0 - 5	Chahi.
✓ 326/142	1 - 1	Chahi.
✓ 143	2 - 0	Chahi.
✓ 144	0 - 10	Chahi.
✓ 327/146	1 - 16	Chahi.
✓ 328/146	1 - 9	Chahi.
✓ 303/147	1 - 12	Chahi.
✓ 304/147	1 - 12	Chahi.
✓ 148	2 - 19	Chahi.
✓ 149	2 - 13	Chahi.
✓ 459/150	1 - 5	Chahi.
460/150/1	0 - 13	Chahi.
✓ 291/151	1 - 6	Chahi.
✓ 410/292/151	3 - 16	Chahi.
✓ 153	2 - 6	Chahi.
✓ 394/157	0 - 17	Chahi.
✓ 158	4 - 1	Chahi.
✓ 159	0 - 11	Chahi.
✓ 162	1 - 12	Chahi.
✓ 391/163	0 - 18	Chah
164	0 - 1	Gha
✓ 165		

<u>Field Nos.</u>	<u>Area.</u> <u>Big.Bis.</u>	<u>Kind of soil.</u>
✓ 167	1 - 1	Chahi.
✓ 168	3 - 0	Chahi.
✓ 480/171	0 - 11	Rosli.
✓ 389/173	1 - 19	Chahi.
✓ 390/173	1 - 19	Chahi.
✓ 175	4 - 12	Chahi. ^{Rosli} 1-19 Chahi ²⁻¹³
✓ 176	4 - 4	Chahi.
✓ 275/177	1 - 0	Chahi.
✓ 276/177	0 - 19	Chahi.
178	1 - 16	Chahi.
✓ 461/271/179	0 - 9	Chahi.
✓ 180	2 - 4	Chahi.
✓ 181/1	0 - 16	Chahi. ^{and some}
✓ 182/2	0 - 10	Chahi.
✓ 331/183	1 - 18	Chahi.
✓ 332/183/2	1 - 18	Chahi.
✓ 333/183/2	1 - 8	Chahi.
✓ 437/372/184	0 - 16	Rosli.
✓ 371/184	0 - 7	Ghairmumkin.
✓ 436/372/184	0 - 6	Ghairmumkin.
✓ 264/186	0 - 18	Chahi.
✓ 366/265/186	0 - 8	Chahi.
✓ 365/265/186	0 - 13	Ghairmumkin.
✓ 373/187	0 - 5	Rosli.
✓ 374/187	3 - 18	Rosli.
✓ 191/2/2	3 - 2	Chahi.
✓ 274/192	2 - 4	Chahi.
✓ 193	0 - 5	Ghairmumkin.
✓ 273/192/2	2 - 0	Chahi.
✓ 281/194	2 - 4	Chahi.
✓ 329/282/194	2 - 11	Chahi.

<u>Field Nos.</u>	<u>Area.</u> <u>Big.Bis.</u>	<u>Kind of soil.</u>
✓ 469/330/194	2 - 00 ✓	Chahi.
✓ 470/330/194	2 - 1 ✓	Chahi.
✓ 195	2 - 10 ✓	Chahi.
✓ 196	2 - 10 ✓	Chahi.
✓ 197	1 - 00	Chahi.
✓ 198	0 - 19 ✓	Chahi.
✓ 199	1 - 00 ✓	Chahi.
✓ 300/200	3 - 00 ✓	Chahi.
✓ 208	1 - 13 ✓	Chahi.
✓ 211	3 - 6 ✓	Chahi.
✓ 283/212	1 - 9 ✓	Chahi.
✓ 284/212	1 - 17 ✓	Chahi.
✓ 213	1 - 19	Rosli.
✓ 214	2 - 7 ✓	Chahi.
✓ 215	4 - 9	Chahi.
✓ 216	1 - 6	Chahi.
✓ 217	0 - 16	Chahi. 6. 14
✓ 387/218	2 - 1 ✓	Chahi.
✓ 388/218	2 - 1 ✓	Chahi.
✓ 219	1 - 16 ✓	Chahi.
✓ 220	2 - 0 ✓	Chahi.
✓ 221	1 - 14 ✓	Chahi.
✓ 222	1 - 14 ✓	Chahi.
✓ 223	2 - 13 ✓	Chahi.
✓ 224	0 - 18 ✓	Chahi.
✓ 411/225	1 - 1 ✓	Chahi.
✓ 412/225	1 - 15 ✓	Chahi.
✓ 226	3 - 17 ✓	Chahi.
✓ 338/227	2 - 14 ✓	Chahi.
✓ 339/227	3 - 00	Chahi.
✓ 341/229	2 - 9 ✓	Chahi.

<u>Field Nos.</u>	<u>Area.</u> <u>Big.Bis.</u>	<u>Kind of soil.</u>
✓ 342/229	5 - 3	Chahi.
✓ 230	2 - 8	Chahi 2-3 Ghairmumkin 0-5
✓ 231	5 - 19	Chahi.
✓ 405/232	3 - 12	Chahi.
✓ 406/232	3 - 13	Chahi.
✓ 298/234	0 - 12	Chahi.
✓ 299/234	0 - 12	Chahi.
✓ 235	2 - 15	Chahi.
✓ 236	3 - 1	Chahi.
✓ 237	1 - 0	Chahi. $\frac{5}{7}$
✓ 238	1 - 0	Chahi. $\frac{0-13}{0-7}$ m
✓ 239	1 - 0	Chahi.
✓ 241/2	1 - 14	Chahi.
✓ 293/242	1 - 19	Chahi.
✓ 294/242	2 - 0	Chahi.
✓ 295/242	3 - 16	Chahi.
✓ 345/244	1 - 1	Chahi.
✓ 346/244	1 - 1	Chahi.
✓ 245	1 - 3	Chahi.
✓ 246	1 - 3	Chahi.
✓ 247	2 - 1	Chahi.
✓ 248	2 - 0	Chahi.
✓ 361/301/200	2 - 19	Chahi.
✓ 362/301/200	1 - 7	Chahi.
✓ 302/200	1 - 5	Chahi.
Total:-	<u>235 - 8</u>	

	<u>Big.Bis.</u>
Banjar Qadim	1-9
Chahi.	195-13
Rosli	33-19
Ghairmumkin	4-7
	<u>235-8</u>

per -
60/- per & Contd....5

Field Nos. 332/183 min (2 Biswas), 333/183 min (6 Biswas),
 191 min (5 Biswas) & 191 min (5 Biswas) are grave-yards.
 Field Nos. are not included in this award at present but if
 necessary a supplementary award will be given on the basis of the
 notifications under Sections 4 & 6. Similarly field Nos.
 181/2 (11 Biswas), 181/2 (16 Biswas), 462/272/179 (12 Biswas),
 240 (1 Bigha 7 Biswas) & 241/2 (7 Biswas) are pucca houses
 form part of the village abadi in one compact block. It appears,
 field Nos. were included through an oversight as this built
 area is not required at present. It might be acquired after
 some time. Hence these field Nos. are not at present included in
 the award and if necessary a supplementary award will be given on
 the basis of the same notification under Sections 4 & 6.

COMPENSATION-CLAIMS:

The following persons filed written claims for compensation
 under Sections 9 & 10 of the Land Acquisition Act, 1894 as detailed
 below:-

No.	Name of the claimant.	Compensation Claimed.	Remarks.
1.	Sh.Ashok Kumar Jain s/o. Sh.H.C.Jain.	Rs.45 per sq.yd.	-
2.	Sh.Dwarka Pershad Gupta s/o. Sh.Panna Lal.	-	-
3.	Sh.Narinder Singh.	Rs.50/- per sq.yd.	-
4.	Sh.Dina Nath Barry	Rs.	He has sold his land to Ravinder Verma Master Arun Barry & Master Anil Barry s/o P.N.Barry.
5.	Sh.B.N.Mattu.	Rs.30/- per sq.yd.	-
6.	Sh.Ravinder Varma.	Rs.35/- per sq.yd.	-
7.	Ram Lal s/o. Dass Mal.	Rs.40/- per sq.yd.	-
8.	Sh.Arun Barry & Anil Barry	Rs.35/- per sq.yd.	-
9.	Smt.Prabha Vati w/o.Hirdey Nath.	-	-
10.	Prem Kaur d/o.Mohan Singh	Rs.75/- per sq.yd.	-
11.	Smt.Lajwanti wd/o.Charanjit Lal	Rs.50/- per sq.yd.	-

Contd.

Sh.Dewan Chand Sabharwal	-	-	
Sardar Singh etc.			Claim compen- sation as non- occupancy tena- nt.
Masliat Rai	Rs.40/- per sq.yd.	-	
Sh.Om Parkash Saluja	Rs.60/- per sq.yd.	-	
Amar Nath through Ram Dhan	Rs.30/- per sq.yd.	-	
Jiwan Dass s/o.Ram Dhan.	Rs.30/- per sq.yd.	-	
Asa Nand	Rs.30/- per sq.yd.	-	
Dina Nath Barry	-	-	
Smt.Santosh Kumari	Rs.50/- per sq.yd.	-	
Anokhe Lal s/o.Murli Dhar.	Rs.80/- per sq.yd.	-	
Smt.Jaswant Kaur w/o.Kartar Singh.	Rs.75/- per sq.yd.	-	on
Mukhi Radha Krishan	Rs.75/- per sq.yd.	-	
Smt.Gobindi Devi d/o.Bishan Dass.	Rs.75/- per sq.yd.	-	
Nirmal Singh s/o.Jagat Singh	-	-	
S.Amrik Singh.	Rs.50/- per sq.yd.	-	
Sh.Dwarka Parshad Gupta.	Rs.20/- per sq.yd.	-	
Dr.M.L.Watts.	Rs.75/- per sq.yd.	-	
Nannu s/o.Samdu	Rs.10/- per sq.yd.	-	
Smt.Khazani & Om Parkash.	Rs.20/- per sq.yd.	-	
Tek Chand s/o.Indraj.	Rs. -	-	
Jangi s/o. Pokhar	Rs.8/- per sq.yd.	-	
Latiph s/o. Sherudin.	Rs.8/- per sq.yd.	-	
Puran s/o.Dhanna.	Rs.10/- per sq.yd.	-	
Nihal s/o. Dhanna.	Rs.10/- per sq.yd.	-	
Solhu' s/o. 'Sahib Singh.	Rs.10/- per sq.yd.	-	
Sewa Singh s/o. Jai Singh.	Rs.10/- per sq.yd.	-	
Gurcharan Singh s/o.Harnam Singh.	Rs.10/- per sq.yd.	-	
Yasin s/o. Jahur Bakhsh.	Rs.8/- per sq.yd.	-	
Kishan Lal s/o. Jug Lal.	Rs.80/- per sq.yd.	-	
Parshotam Narain & Kamal Narain.	Rs.40/- per sq.yd.	-	

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1.	T.K.Uttam Singh.	-	-
2.	Khacheru.	-	-
3.	B.N.Sehgal.	Rs.50/- per sq.yd.	-
4.	S.Harsaran Singh s/o.Sunder Singh.	Rs.60/- per sq.yd.	-
5.	Harbans Kumari w/o.Shanti Lal Ahuja.	Rs.100/- per sq.yd.	-
6.	Kamal Lal s/o. Ramphal		Claims com- pensation as tenant.
7.	Wazir & Reham Tula & Nannu	Rs.8/- per sq.yd.	-
8.	Reham Tulla	Rs.8/- per sq.yd.	-
9.	St.Anthony's Convent Orphanage & School.	Rs.50/- per sq.yd.	-
10.	Inderjit Kamarpuri	Rs.50/- per sq.yd.	-
11.	Jatinder Mohan Khosla	Rs.1,33,000/-	-
12.	Gian Chand & Roshan Lal.	Rs.1,91,000/-	-
13.	Sh.S.S.Sehgal.	Rs.50/- per sq.yd.	-
14.	Sardar Singh s/o.Nanak Singh	Rs.5100/-	-
15.	Ashok Kumar Jain	Rs.40/-	-
16.	L.Basant Lal.	Rs.75/-	-
17.	Sh.P.N.Barry.	-	-
18.	Sh.K.N.Puri & Parshotam Ram.	Rs.40/- per sq.yd.	-
19.	-do-	-do-	-
20.	Sh.M.R.Sachdeva.	Rs.27,000/-	-
21.	Samli s/o.Dhannu.	-	Claims com- pensation as a tenant without men- tioning F.No
22.	Jas Ram etc.	-	-
23.	Om Parkash & others.	Rs.30/-	-
24.	Ram Kishan for Kishan Lal Shaman Dass	Rs.30/- per sq.yd.	-
25.	Latiph s/o.Sherudin.	Rs.15/- per sq.yd.	-
26.	-do-	Nil.	-
27.	Esan Ali s/o.Gauhar Ali.	-	-
28.	Mushehru Khan s/o. Raj Khan.	Rs.15/- per sq.yd.	-

Contd..9

Rupinder Handa.

Rs. 50/- per sq. yd. -

Jangi s/o. Pokhar.

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All the claimants have filed exorbitant and fabulous claims without substantiating the claims with satisfactory evidence. There are a few instances at which Ministry of Rehabilitation had auctioned main field Nos. at high prices but these instances cannot be a basis to assess the market value of the land under acquisition, when a very large number of sales at a much lower rate are available. The bidders generally purchase with a view to build houses on the land is wholly undeveloped and they could not have built houses as there is no lay out plan for the area and without it the Local Authority would not have allowed construction. The claimants are not entitled to the market value as determined by me in this award.

MARKET VALUE:

We have to find out the market value as prevailing on the date of notification under Section 4, namely, 25.8.62. A large number of sales took place immediately preceding the date of notification under Section 4. These are in respect of the similar land as the land under acquisition and in some cases within the land under acquisition. These sales are detailed below:-

No.	Mutation No.	Date of sale.	Field No. with area.	Big. Bis	Consideration Money.	Average.
1.	1295	30.1.61	346/244	1-1	Rs. 3025/- ✓	
2.	1296	20.4.61	76	1-9	Rs. 4500/- ✓	
3.	1297	28.4.61	481/31	2-10	Rs. 9000/- ✓	
4.	1298	30.5.61	302/200	1-5	Rs. 6500/-	
5.	1299	31.5.61	58	1-18	Rs. 11500/-	
6.	1300	17.5.61	181	1-12	Rs. 9700/-	
7.	1301	25.5.61	393/157	0-10	Rs. 3000/-	
8.	1302	15.12.60	303/147	1-12	Rs. 12600/-	
9.	1304	25.4.61	28	1-16	Rs. 6000/- ✓	
10.	1307	^{15.12.60} 7-7-61	139	1-14	Rs. 10900/-	
11.	1339	24.6.62	246	1-3	Rs. 3600/- ✓	
12.	1342	30.7.62	248	1-0	Rs. 5000/-	
13.	1325	26.9.61	175	4-12	10000/- ✓	

1327	15.12.61	175	2-12	Rs.5665/- ✓	
1328	30.1.62	396/157	1-13	Rs.6800/- ✓	
		<u>26-7</u>		<u>Rs.107790/-</u>	<u>Rs.4090/-</u>

All these sales are either within the land under acquisition in the close vicinity of the land under acquisition within the Revenue Estate. Hence it reflects the correct market value of the land under acquisition. The average of these comes to Rs.4090/- per Bigha Kham. I have inspected the land under acquisition and have compared it with the various sales quoted above. The land is undeveloped where the owners could not have built up any house as there is no layout plan for the area. However, the land has future potential value as building sites after proper development. Allowing for some appreciation up to the date of notification under Section 4, namely, 8.8.62, I assess the market value of the land under acquisition at Rs.4200/- per Bigha Kham.

WELLS, WELLS & OTHER STRUCTURES:

There are wells and other structures in the field numbers as detailed below and the price assessed is shown against each:-

<u>No.</u>	<u>Field No. in which the well is situated.</u>	<u>Condition.</u>	<u>Price assessed.</u>	<u>Remarks.</u>
1.	129	It is only kucha well	Rs.100/- ✓	
2.	164 ✓	In working condition.	Rs.2500/- ✓	
3.	217 ✓	Good condition.	Rs.3000/- ✓	
4.	193	Small well out of use.	Rs.1000/- ✓	
5.	230 ✓	Very good condition.	Rs.3500/- ✓	
		Total:-	<u>Rs.10,100/-</u>	

✓ There is a kotha in field No.164 and its price is assessed at Rs.150/-.

✓ There are three kothas in field No.230 and their price is assessed at Rs.500/-

✓ There is one kotha in field No.217 and its price is assessed at Rs.100/-

✓ There is one Khokha in field No.120/2 and its price is assessed at Rs.50/-.

In some wells engines are fitted and the owners of the engines are at liberty to remove the machines. Rs.100/- are allowed as removal charges for the engines on each well.

There is a boundary wall in field No.130/2. It is parallel to the road and is very thick and pucca built in bricks and mortar. Its price is assessed at Rs.800/-.

TREES:

The list of trees and the price assessed is as shown below:-

<u>Field No. in which the tree is situated.</u>	<u>Kind of tree.</u>	<u>Approximate weight.</u>	<u>Price assessed.</u>
✓ 120/2	Neem - 1	30 maund.	Rs.90/- ✓ n
✓ 130/1	Kikar - 3	10 maund.	Rs.30/- ✓
✓ 164	Kikar - 4	20 maund.	Rs.60/- ✓
✓ 217	Kikar - 2) Neem - 1)	39 maund.	Rs.117/- ✓
✓ 412/225	Kikar - 1	5 maund.	Rs.15/- ✓
✓ 339/227	Kikar - 2	20 maund.	Rs.60/- ✓
✓ 215	Kikar - 1	7 maund.	Rs.21/- ✓
✓ 195	Kikar - 1	5 maund.	Rs.15/-
✓ 223	Kikar - 2	8 maund.	Rs.16/- ✓
✓ 230	Neem - 1) Kikar - 3)	50 maund.	Rs.150/- ✓
✓ 405/232	Neem - 1	9 maund.	Rs.27/- ✓
✓ 406/232	Neem - 1	9 maund.	Rs.27/- ✓ <u>Rs.628/-</u>

APPORTIONMENT:

Compensation will be paid on the basis of latest entries as exist in the Revenue Record and in cases where there is no entry then on the basis of sale deed or sale certificate as may be produced by the persons concerned. The apportionment of compensation between the landlord and the occupancy tenants shall be in the ratio of 3:13 i.e. 3 annas in the rupee to the landlord and 13 annas in the rupee to the occupancy tenant. In case

dispute the compensation will be deposited with the District Judge. The land under acquisition was mostly evacuee land and was auctioned by the Rehabilitation Ministry under certain terms and conditions. Some of the tenants were unauthorized tenants and are not recognized by law. However, if a specific instance of a genuine tenant is brought to notice then that case will be decided on merits according to law. In case of dispute the compensation will be deposited with the District Judge for apportionment.

15% FOR COMPULSORY ACQUISITION:

As required by Section 23(2) of the Land Acquisition Act, 15% shall be paid on account of compulsory acquisition.

THE AWARD IS SUMMARISED AS UNDER:

<u>S.No.</u>	<u>Area. Big.Bis.</u>	<u>Rate per Bigha.</u>	<u>Amount of compensation</u>
1.	235 - 8	Rs.4200/-	Rs.9,88,680-00nP.
2.	Add price for wells		Rs. 10,100-00rP.
3.	Add price for structures.		Rs. 1,600-00nP. Rs.10,00,380-00nP.
4.	Add 15% for compulsory acquisition.		Rs. 1,50,057-00nP.
5.	Add price for trees.		Rs. 628-00nP.
6.	Add removal charges for engines.		Rs. 300-00nP.
Total:-			<u>Rs.11,51,365-00nP.</u>

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.106-96nP. as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from Kharif 1963. Similarly Rs.59/- as water rate will also be deducted.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector-II,
Delhi. 31.12.62.

Submitted to the Collector, Delhi, for information.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Co
Delhi. 31

COLLECTOR, DELHI.