

Award No 1840

Name of the Village.....Qamruddin Nagar.

Nature of Acquisition..... Permanent.

Purpose of Acquisition..... Construction of Kirari Sulam
Nagar Link drain.

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The Delhi Administration notified an area of 21 bighas and 10 biswas u/s 4, 6 and 17 vide notification Nos. F.15(45)/64-LAC I, F.15(45)/64-LSG.II and F.15(45)/64-LSG.III dated 6th June, 1964 respectively (all notifications bear the same date). Khasra Nos. 8/9/1, 8/9/1/1, 14/15/1, measuring 15 bis, notified in the aforesaid notification, do not fall within the alignment of the drain and are to ~~be~~ notified. Instead three other Khasra Nos, are to be notified and steps have been taken to get issued a corrigendum to these notifications. However these ^{numbers} rules have been excluded from the acquisition and the revised ^{numbers} rules which are to be notified will be acquired through a supplementary award after the issue of the corrigendum.

Due publicity was given to the above notifications and notices u/s 9 and 10 were issued to the interested persons. The claims and evidence led by them in response to these notices will be discussed at the appropriate place.

MEASUREMENT AND NATURE OF SOIL:

Verification of the area under acquisition was made with the revenue record and on site. After excluding the area of 15 biswas of the above noted numbers the remaining area i.e. 20 bighas and 15 bis. has been found to be correct.

Nature of soil was not available in the Khasra Girdawari of the village on the date of notification u/s 4 and as such it can not be classified. However the entire land is ~~cultivable~~ cultivable and most of it is irrigated by wells.

OWNERSHIP AND OCCUPANTS ETC.

S.No.	Name of Owner	Name of occupant	Kh.No. Rect. Kila	Area	Remarks
1	2	3	4	5	6
1.	Sarupan s/o Ram Nath...	1/5 Self Cultivation.	4 8/1	0-19	
	Bhani Ram s/o Hira.....	1/5	27 2/1	0-14	
	Lakhi, Moji, Bhorla ss/o		27 9/1	0-18	
	Hirday all in equal share	3/5		2-11	
	all r/o Deh				

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1	2	3	4	5	6
2.	Mangtoo s/o Gangal Self Cultivation.	4 4 4	14/1 14/2 17/1	1-02 0-10 0-02	<u>1-14</u>
3.	Kanha s/o Kali Ram - do -	4 4 4	16/1 16/2 25/1	0-17 0-10 0-14	<u>2-01</u>
4.	Ram Chander, Ram Kishan - do - ss/o Nahar Singh in equal shares-----1/4 Ganpat, lekris s/o Deepo in equal shares....1/2 Raghu Nath s/o Nand Lal.1/4	8	5/1	0-12	
5.	Teka, Ram Pershad ss/o - do - Pirthi in equal shares..1/2 Amin Lal s/o Har Gobind.1/2	8 8 8	15/1 16/1 6/2/1	0-14 0-14 0-04	<u>1-12</u>
6.	Rattan Singh, Mukhtiar, - do - Chander ss/o Harphool in equal shares.....1/2 Mange Ram, Om Parkash ss/o Mura in equal shares.1/2	8	25/1	0-14	
7.	Mehtey, Balley ss/o Potu - do - in equal shares.	13 13 13 13 13	10/1 11/1 19/1 20/1 21/1	1-00 0-19 0-16 0-02 0-17	<u>3-14</u>
8.	Mehtey, Ram, Mehar ss/o - do - Potu in equal shares.	13	1/1	0-17	
9.	Mst. Basanti wd/o Muni.1/4 - do - Mst. Kesari wd/p Mansa Ram.1/8 Mst. Jai Dei wd/o Jot Ram.1/8 Mehtey, Ram Mehar ss/o Potu in equal shares.....1/2	19	5/1	0--16	
10.	Chuna s/o Ram Singh - do -	19	6/1	0-18	
11.	Ram Sukh, Kishan Lal - do - ss/o Jai Ram in equal shares.....1/2 Kamla s/o Hari Singh.1/4 Narain s/p Umroo Singh 1/4	19 19	14/1 18/1	0--18 0--18	<u>1--16</u>
12.	Kamla s/o Hari Singh..1/3 - do - Narain Singh s/o Umroo Singh 1/6 Ram Sukh, Kishan Lal ss/o Jai Ram in equal shares...1/2	19	23/1	0-17	
13.	Lakhi Ram, Mehar Chand ss/o - do - Mati nand in equal shares.	27 27 28	11/1 20/1 25/1	0-16 1-00 0-13	<u>1-16</u> <u>2--09</u>
14.	Gram Sabha - do -	48 44	1 1	0-02 0-02	<u>0-04</u>

CLAIMS AND EVIDENCE :

1. Shri Kana s/o Kali Ram r/o Qamruddin Nagar has filled a claim for Kh.Nos. 4 16/1, 25/1 and has demanded compensation at the rate of Rs. 8000/- per bigha on the grounds that the land is most fertile and productive.
2. Shri 'Dhani Ram s/o Hira has claimed compensation @ Rs. 7000/- 8000 per bigha stating that the land is near to the Rohtak Road and village 'Abadi' has filled no proof in support of his claim.
3. S/Shri Kishan Lal s/o Jai Ram, Ram Singh s/o Jai Ram, Kanwar Singh s/o Hari Singh and Ram Narain s/o Umroo Singh have filled a joint claim in respect of Khasra Nos. 19 14/1, 18/1, 23/1 and have demanded compensation at the rate of Rs. 8000/- per bigha. Shri Kishan Lal has submitted a copy of the sale deed.
4. Claim has been prepared jointly by S/Shri Rghu Nath s/o Nand Lal and Ganpat, ~~Lekri~~ ss/o Deep Chand alias Deepo. Ram Chander and Ram Kishan ss/o Nahar Singh, in respect of Kh.No. 8/5/1 have claimed Rs. 8000/- per bigha.
5. Shri Mehley s/p ~~Potto~~ has filled a claim on his own behalf and on behalf of Shri Ram Mehar s/p Potto his real brother, Mst. Basanti wd/o Mani Ram, and Mst. Jai Devi wd/p Jot Ram in respect of Kh.No. 14/5/1, 13 1/1, 10/1, 11/1, 19/1, 20/1, 21/1, They have asked for compensation at the rate of Rs. 8000/- per bigha and have also requested for construction of canal for the water through the drain, as their land will be divided in two parts by the proposed drain. They state that their land is most fertile and well situated. No proof has been filled.
6. Shri Mangtoo s/o Gangal r/p Qamruddin Nagar has claimed compensation for Kh.No.s 4 14/1, 14/2, 17/1 at the rate of Rs. 8000/- per bigha on the same grounds that the land is fertile and productive. No proof has been given in support of his claim.
7. S/Shri Chander s/o Harphool, Mukhtiar, Rattan Singh ss/o Harphool of the same village have claimed compensation @ 8000/- for Kh.No. 8/25/1 ~~at~~ and no proof has been given.

8. The claim of S/Shri Mougi and Hukim ss/o Hirdey is for Kh.No. 4 27 and they have quoted the price of 8/1, 9/1, 2/1, 9/1 their lands @ Rs. 8/- per sq. yds. In addition to it they have also given the price of two wells in the land as Rs. 2500/- for each irrigation arrangements for the land which will remain on the other side of the wells have also been requested for. The land, they state is most fertile and well situated.

• The wells are not being acquired.

9. Shri Ram Pershad and Teka ss/o Prithi and ^{Anwar} ~~Umil~~ Lal s/o Har Govind have also prepared claim for Kh.Nos. 8 15/1, 16/1, 6/2/1, 6/1 and compensation @ Rs. 8000/- per bigha has been demanded on the grounds that land is very productive and well situated. They also requested for providing a bridge and Nal over the drain so that they could irrigate their land by well which will be divided into two parts.

No proof has been produced.

10. S/Shri Lakhi Ram and Mehar Chand ss/o ~~Nati~~ Nand have filled their claim for Kh.Nos. 27 11/1, 20/1, 28/25/1 at Rs. 8000/- per bigha in addition to it compensation for a well on the land has been claimed i.e. Rs. 2500/- but the well is not being acquired. No proof has been given by him.

11. Shri Sarupan s/o Ram Nath through his son Karwal Singh has also demanded Rs. 7000/8000/- per bigha for his land on the grounds that the land is fertile and well situated. No proof has been given by him.

12. Shri Maha Singh Pardhan Goan Sabha has stated that the land is being used as burial ground for dead children and it should not be acquired. He has in the alternative quoted its price @ Rs. 6000/7000 per bigha.

In the land under acquisition no burial ground is situated, and Khasras numbers of Goan Sabha are 'Gair Mumkin Rastas'.

13. Shri Chuna s/o Ram Singh have claimed compensation for Kh. No. 19/6/1 @ Rs. 3000/- per bigha in respect of land and Rs. 3000 for a well. No proof has been filled.

There is no well in Kh.No. 19/6/1.

The proof filled jointly by Shri Kanba and Neki Ram, Kishan Lal s/o Jai Ram, Amim Lal s/o Har Gobind and Gango-at s/o Deep Chand, is a copy of sale deed dated 25th Feb. 1964. According to the deed an area of 3 bighas Kham was sold out for Rs. 7500/-.

Though this evidence is quite relevant and forceful but the land involved in this transaction is near the V. Nangloi Abadi than to the land under acquisition. As the lands around Nangloi are fast developing by construction of colonies and factory areas so its value is decidedly better than the land under acquisition. Secondly this is the only piece of evidence produced by the claimants and a single transaction cannot favour a basis for assessing the value of the land.

MARKET VALUE:

Market Value of the land is to be assessed as on 6th June 1964- the date of notification u/s 4 of the L.A. Act. The land is situated on the East ~~and~~ South and East of the village Abadi. A considerable part of the drain will pass along with the Nangloi Najaf Garh Road. The site is also not faraway from V. Nangloi-
and
Suburb of Delhi is community Block head quarter.

The average sale price during the preceeding five years from the date of notification u/s 4 ~~in~~ the village comes to Rs. 250.57 per bigha Kham, and yearwise breakup is as under:-

YEAR	AREA SOLD		CONSIDERATION	AVERAGE PER BIGHA
	Big. Bis			
1959-60	31--09	1	Rs. 9000/-	Rs. 288-17
1960-61	12--09		Rs. 2000/-	Rs. 160-64
1961-62	--		--	--
1962-63	--		--	--
1963-64	---		--	--
Total	43--18		Rs. 11000/-	Rs. 250-57

Only ~~three~~ sales have taken place in the village during the year 1960. These transaction are four years old and price is to be determined as on June 1964. The copy of the sale deed produced by the claimants pertains to the transaction that took place in the year 1960.

Contd.,,,

in which notification was published. Though it is a single evidence the land involved in it is better situated even then it can be relied upon. Other than this there has been no other sale transaction, however the other two cases of acquisition relating to Nangloi Jat and Ranhola can also be taken into consideration for determining the market price.

No award has so far been announced in this village.

The claimants have demanded Rs. 3000/- to Rs. 8000/- per bigha but they have failed to substantiate their claims fully. The land under acquisition is agricultural land and is also fertile. After ~~making~~ giving full consideration to the ~~award~~ documents of the claimants the evidence produced by them the situation and the quality of the land and all other factors, I am of the opinion that a flate rate of Rs. 700/- ^{per bigha} is most reasonable and fair and award the same accordingly.

SOLITIUM: INTEREST AND CROP COMPENSATION.

15% solitium will be allowed to the owners as required under the Act.

Possession of the land was taken over on 24.6.65 and interest @ 6% P.A. is allowed from that date.

At the time of taking over possession the following crops were found on the land and compensation is admitted as under:-

Kh.No.	Area	Name of Crop	Rate	Compensation.
8/5/1	0--12	Sugar cane ehahi (2-00)	Rs. 45/= per bigh.	Rs. 90/-
8/16/1/1/	0--14			
8/25/1	0--14			
13/1/1	0--18	Cottan Chahi.	Rs. 40/- per bigha.	Rs. 34/-
			Total	<u>Rs. 124/-</u>

APPORTIONMENT:

Compensation will be paid to the rightful owners according to the entries in the latest revenue record. Kh.Nos 44/1 and 48/1 are already in public use being 'Gair Mumkin Rasta' and compensation thereof will not be paid to anybody.

Religious place: Trust property etc.

There is no religious place, trust property and Govt. lands etc. in the land under acquisition.

Structures: wells and trees.:

No structure well and trees exist on the land.

Land Revenue:

The land in question is assessed to Rs. 7.21²¹ paisa as land revenue and the same ~~may be ordered to~~ be deducted from the Khalasa rent roll of the village from kharif 1965.

SUMMARY OF THE AWARD:

Compensation of land measuring 20 bigha and 15 bis. @ Rs. 700 per bigha.	Rs. 14,525-00
Solatium 15 %	Rs. 2,178-75
Crop compensation.	Rs. 124-00
	<hr/>
	Rs. 16,827-75

(Rs. Sixteen thousand eight hundred twenty seven and seventy five paisa only)

Sham Karan
(Sham Karan)
Land Acquisition Collector (P)
Delhi.

Forwarded to the Deputy Commissioner / District Collector for information and filing the award.

Sham Karan
(Sham Karan)
Land Acquisition Collector (P)
Delhi.

Seen.
Sanjiv Kumar Singh
ADM L.A.
with powers of Collector, Delhi.
21.7.65
COLLECTOR, DELHI

(to be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION DELHI

Notification.

Dated the June, 1964.

No.F.15(45)/64-1804- Whereas it appears to the Chief Commissioner, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose namely for the Construction of Kheri Salomon Nagar Link drain, 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 provisions 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 Commissioner is pleased to authorize the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

The Chief Commissioner being of the opinion that provisions of Sub-section(1) of section 17 of the said Act are applicable to this land is further pleased under sub-section (4) of the said section, to direct that the provisions of section 5-A shall not apply.

SPECIFICATION.

<u>Villages</u>	<u>Total Area Sq. Mts.</u>	<u>Field Nos. or Boundaries.</u>
Ramola	21 - 13	12/5/2, 12/4/1, 12/14/2, 12/17/2, 12/21/2, 25/4/2, 25/7/1/2, 25/7/2/2, 25/14/2, 25/17/2, 25/24/2, 28/4/2, 28/7/2, 28/6/2, 28/13/2, 28/18/2, 29/19/2/2, 28/22/2, 41/2/2, 41/8/2, 41/10/2, 41/11/2, 40/15/2, 43/7/2, 43/8/1, 43/9/1, 43/10/2/2, 43/11/2, 43/20/2, 40/14/2, 40/24/2, 40/25/2, 43/4/2, 43/21/2, 55/1/2.
Hanglei Jait	8 - 9	36/10/1, 37/15/1, 37/16/2/1, 37/16/1/1, 36/20/1, 36/20/2, 36/21/1, 39/1/1, 39/10/1, 39/11/2, 39/20/1, 39/19/1, 39/22/1, 39/23/1/1, 39/20/2/1, 53/3/1.
Gomrudin Nagar	21 - 10	4/2/1, 4/14/1, 4/14/2, 41/17/1, 4/16/1, 4/16/2, 4/25/1, 8/5/1, 8/9/1, 8/9/1/1, 8/15/1, 8/16/1, 8/6/2/1, 8/25/1, 14/15/1, 13/5/1, 13/10/1, 13/11/1, 13/20/1.

.....P.T.O.

13/12/1, 13/21/1, 19/3/1,
19/6/1, 19/14/1, 19/18/1/1,
19/23/1, 22/1, 27/2/1, 27/6/1
2, 27/11/1/1, 27/20/1,
44/1, 22/23/1.

By order,

sd/-
(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

No. F.15(45)/64-180.

Dated the 6 June, 1964.

Copy forwarded to the-

1. Recruitment & Services Deptt. (in duplicate) for favour of publication in Part IV of Delhi Gazette.
2. Land Acquisition Collector IV, Delhi, with reference to his letter No. 7866-67/Lab/Rev, dated the 21st May, 64.
3. Executive Engineer, Delhi Drainage Investigation Division, Block 'B' Barrack No. 1-A/8, Connaught Road, New Delhi.

sd/-
(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

No.F.15(45)/84-XI

Dated the 28th 6th June, 1964.

Copy forwarded to these:-

1. Recruitment & Services Deptt. (in duplicate) for
forward of publication in Part IV of Delhi Gazette.
2. Land Acquisition Collector IV, Delhi with reference
to his letter No.7000-07/LAB/rev, dated the 21st
May, 1964.
3. Executive Engineer, Delhi Drainage Investigation
Division Block 190 Barrack No.1-2/3, Connaught Road,
New Delhi.

Sd/- (Signature)
Deputy Housing Commissioner,
Delhi Administration Build.