

503

A W A R D No. 1960

Name of the village: K I L O K A R I.
Nature of acquisition: Permanent.
Purpose of acquisition: Planned Development of Delhi.

A W A R D

In pursuance of Delhi Administration notification under section 4 No. 15(111)/59-LSG, dated 13.11.59 made under the provisions of the Land Acquisition Act, 1894, and as declared by the notification No. F.7(34)/61-L&H, dated 5.9.64 under 6 of the Act, the Delhi Administration acquired 51 big biswas of land in village Kilocari, Tehsil and District at a public expense for a public purpose namely for Development of Delhi.

TRUE AND CORRECT AREA:

S.N.	Field No.	Area in Sq. Bis
1.	1112/235 ✓	✓ 1 -
2.	1114/236 ✓	✓ 9 -
3.	327/1 ✓	1
4.	1127/328 ✓	

The difference of 11 bighas 7 biswas is on account of the following reasons:-

- (a) The area of 3 bighas 4 biswas has been denotified vide Delhi Administration notification No.F.7(34)/61-L&H, d. 28th April, 1966. The correct area as per revenue record is 2 bighas 14 biswas.
- (b) An area of 3 bighas 4 biswas, (2 - 19) out of field No. 722 & 5 biswas out of field No. 1168/1110/234 is built up residential area which is being left out for the present from this award.
- (c) Khasra Nos. 314min, 1190/317 min, 1189/317 min, total area 2 bighas 3 biswas already stands acquired in previous awards.
- (d) The decrees of 3 bighas 6 biswas is due to the actual measurement of Min Khasra Nos. at site.
- (e) The area of field No. 753 is 1 bigha 8 biswas according to settlement field Book. The field No. 753 was sub-divided into two parts 753/1 and 753/2. At the time of sub-division, the area of field No. 753/1 was incorrectly entered as 17 biswas instead of 16 biswas and that of field No. 753/2 correctly as 12 biswas. Hence, the area of 753/1 is taken as 16 biswas and compensation is assessed accordingly.

COMPENSATION CLAIMS:

The following persons filed claims for compensation:-

S.N. Name of the claimants.	Compensation claimed.	Remarks.
1. Shri M.P. Sanghi.	They have requested for the release of the land being part of their kothies. This land has already been denotified vide notification No.F.7(34)/61-L&H, dated 28.4.66.	
2. Sh.H.K. Sanghi.		
3. Sh. Om Parkash Sanghi.		
4. Sh. Ram Krishan Sanghi.		
5. Sh. Tek Chand Sanghi.		
6. Sh. Rajinder Kumar Sanghi.		
7. Sh. Raghubir Singh s/o Rattan Singh	They have stated in their claim that there are residential pucca land and that the same may not be acquired. Since being built-up residential houses, these are being left out from this award for the present award.	
8. Nepal Singh s/o Inder Singh.		
9. Sahaj Ram s/o Inder Singh.		
10. Rattan Singh s/o Inder Singh.		
11. Ghanshyam s/o Bhiku.		
12. Sh. Het Ram s/o Ant & Ram, Ved Ram s/o	Rs. 50/- for 1/2 & 1/4	No proof produced. structures are unused and have been neglected after notification No. 4. No assessment for structures. The authority can remove his structures. Contd.....
13. Net Ram, Smt. Kasturi wd/o Rati Ram, Smt. Aggoori w/o Jiwan.	Rs. 100/- for structures etc.	

507

-3-

13. Prem Nath Motors Rs.100/-per sq.yd. No proof has been produced
(P) Ltd. through in support of their claim
Surinder Nath,
Harbans Singh s/o
Harnam Singh, Lala
Faqir Chand s/o
Ram Ditta Mal.,
Bal Kishan s/o
Sukh Ram.
14. Inder Raj s/o Bhupa, -do-
Ram Dei wd/o Baldev. -do-
15. Sura s/o Dulia, No rate of -do-
Mst. Ram Dei d/o compensation
Dulia. mentioned in
claim.
16. Lakhi s/o Surti. -do- No proof produced. His
name does not appear in
the revenue record.
17. Ram Saran, Rati Rs.100/-per sq.yd. Claims as an occupancy
Ram. tenant, but his name do
not appears
record.
18. Man Singh s/o -do- He has
Lal Singh. Kh.No. 3
already
through
19. R.S. Bahadur s/o -do- per sq.yd. No pr
Bahadur

yd. No

509

per sq.yd. vide mutation No.2224 dated 17.8.64. He has also produced a copy of agreement and copies of correspondence which are not applicable to this case.

24. Bhartu s/o Mare, Rs.100/-per sq.yd. They have all stated that their land should be released or compensation be paid at the rate claimed. No proof produced.
- Rati Ram, Kali Ram
ss/o Bihari Lal,
Tara Chand s/o
Hira Singh, Dip
Chand s/o Baldev.
18 others.

M. MARKET - VALUE:

I have to assess the market value of the land under acquisition as prevailing on the date of notification under section 4, namely, 13.11.59. During the last 5 years preceding the date of notification under section 4, as a large number of sales of land have been made, the average market value has been

S.N. Year	Area sold Big.Bis.	Consideration money.	
1. 1954-55	28 - 15	Rs. 1,06,968.62	Rs. 3717.41P.
2. 1955-56	102 - 03	37,370.62	Rs. 2911.12
3. 1956-57	319 - 10	1,40,25	Rs. 4189.82
4. 1957-58	117 - 12	Rs. 12,10,044.62	Rs. 4359.23
5. 1958-59	316 - 14	Rs. 35,11,929.87	Rs. 3457.99
Total	935 - 00	Rs. 35,92,829.87	Rs. 3769.87

The average of the 5 years comes to Rs.3769.87P per bigham.

I have inspected the land under acquisition. The total area is 39 bighas 15 biswas; out of which 20 bighas 9 biswas is leveled land and on higher level, while one field No.266/2 measuring 19 bighas 6 biswas is in deep depression through which a Barsati Nala flows.

Giving consideration to the situation of the land, the land is divided into two blocks 'A' & 'B'. Block 'A': will include the following field Nos:-

- 327/1, 1127/328, 332/2, 712/1, 713/1, 714/1, 726/2,
Centd.....5/-

753/1, 753/2, 732/1, 732/2, 732/3/1, 1112/235, 1114/236, 436
 437/1, 439/1, 1177/1149/279, 1178/1149/278, 1145/254/2 measuring
 20 bighas 9 biswas.

Block 'B': will include the following field No. which is a Barsati
 Nala. 266/2 measuring 19 bighas 6 biswas.

To have a correct estimate of the land under acquisition
 prevailing in the year, 1959; it has been seen that there are
 about 104 sale transactions from January, 1959 to November, 1959.
 The total area sold in these transactions is 216 bighas 3 biswas
 and the total consideration money is Rs. 852651.43P; the average
 per bigha kham comes to Rs. 3940.09P.

The claimants have claimed compensation from Rs. 35/- to
 Rs. 100/- per bigha kham sq. yd. None of the claimant has produced
 any proof in support of their claims. The land is un-developed
 and nobody can be allowed to build any house without proper
 sanctioned lay-out plan. ~~There is no~~ No reliance can there-
 be placed on the demands of the claimants, specially when they
 have not produced any evidence in support of their claims. The
 claimants are only entitled to the market value of the land as
 determined by me in the award.

Giving consideration to the ~~current~~ the situation, the
 five years average and the average of sales during the
 year, 1959, I assess the market value of the land at
 at Rs. 4000/- per bigha kham, which is fair and reasonable
 value of the land. As regards, the land in block 'B' which
 deep depression and ~~bring it~~ bring it to the level of other lands, it will
 require ~~filing up~~ filing up with earth to a great extent. This land is
 much inferior in quality to the land in block 'A', the price of
 this land is assessed at Rs. 2000/- per bigha kham.

TREES, WELLS AND OTHER STRUCTURES:

TREES: There are several trees on the land under acquisition.
 The Naib-Tehsildar has estimated the cost of the trees with
 which I agree and ~~assess~~ ^{same} assess the ~~market~~ value ~~of~~ accordingly.

Contd. 6/-

S.N.	Khasra No.	Kind of trees & No. of trees.	Weight in quintal.	Amount assessed.
1.	1114/236	2 - Neem	15	Rs. 120.00
2.	1127/328	13 - Kikar.	20	Rs. 160.00
		24 - Ronj	16	Rs. 80.00
		1 - Ritha	1	
		4 - Neem	2	
		4 - Risasan.	1	Rs. 27.50I.
		2 - Pipal	1	
		2 - Beri.	1/2	
3.	437/1	Amrud-32 Nimboo-1		Rs. 165.00
				All these are small plants of tender age and appears to have been planted after notification u/s 4.

Total Rs. 552.50P.

WELLS: There is no well in the land under acquisition.

OTHER STRUCTURES:

There are several temporary structures like boundary walls, Ahatas and small rooms. The Naib-Tehsildar has estimated the cost of these structures as under, with which I agree to assess compensation accordingly.

Field No.	Kind of structures.	Value as:
1112/235	One pucca room 12 X 10 with roof made of pucca bricks.	Rs. 400.
1235	1000 of pucca bricks	Rs. 800.
3.	439/1 Boundary wall 114 X 3/2	Rs. 200.

There are several unauthorised structures in the Khasra Nos. mentioned below which have been constructed after the date of notification u/s 4. No compensation is assessed for the same. The claimants can remove these structures.

S.N.	Khasra No.	Kind of structures.
1.	332/2	25 Jhagees.
2.	1127/328	3 Jhagees, 2 Jhonpri and 2 tin posh.
3.	436	Boundary wall 98X6X1 1/2 rooms 12X13X32 one hand pump.
4.	439/1	5 Jhagees.
5.	753/1 753/2	Tin shed-two 15X9X7 Boundary wall 114X5X3/2

Contd.....7/-

6. 732/1 Tin shed 25x8x8 two Rasta 14x4
Rooms two 17x8x6.
boundary wall 17x5x3/2

The Municipal Corporation has allotted plots in Khasra Nos. 1177/1149/279 and 1178/1149/279 for Jhuggi ~~shapan~~ Jhonpri Scheme, and in all these plots, there are temporary structures and have been erected by the allottees. This was done after the notification u/s 4. No compensation is assessed for these structures.

REMOVAL CHARGES:

There is an Oil Engine fixed up in Khasra No.726/2. The land owner is allowed Rs.100/-as labour charges for removing the same.

APPORTIONMENT:

Compensation will be paid on the basis of the latest entries as exist in the revenue record and in cases, where there is no entry of the name of the claimant, then on the basis of the sale certificate, mutations, and sale-deeds as may be produced by the claimants concerned.

15% FOR COMPULSORY ACQUISITION: As required by section 23C, of the Land Acquisition Act(ii), 1954, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD:

S.N.	Area Big.Bis.	Rate per bigha.	Amount of compensation.
1.	20 - 09 (Block 'A')	Rs.4000.00	Rs.81,800.00 ✓
2.	19 - 06 (Block 'B')	Rs.2000.00	Rs.38,600.00 ✓
		Total	Rs.1,20,400.00 ✓
3.	Add price of structures.		Rs. 1,400.00
		Total	Rs.1,21,800.00 ✓
4.	Add 15% solatium.		Rs. 18,270.00
5.	Add price of trees.		Rs. 552.50
6.	Add removal charges of Oil Engine shed.		Rs. 100.00
		G.Total	Rs.1,40,722.50 ✓

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.11.09P as land revenue which will be deducted from the Khalsa Rent 1
Cont.....8/

the village with effect from the date of taking over possession of the acquired land.

The aforesaid land will vest absolutely in the Government free from all encumbrances, from the date of taking over possession of the land.

[Signature]

(RAM FARSHAD)
LAND ACQUISITION COLLECTOR:(M):DELHI.
dt.14.2.67

Submitted to the Collector, Delhi for information.

[Signature]

(RAM FARSHAD)
LAND ACQUISITION COLLECTOR:(M):DELHI.
dt.14.2.67

[Handwritten signature]

Seen. Filed.

[Signature]

7.3.67

COLLOR. DELHI

(517) II

1074 L.A.C.(M)

10-3-67

[Signature]
N.T. LA
10/3

[Handwritten Urdu text]
10/3