

कार्यवाही कब्जा पत्र नं: 4/1972-73 मौजा नांगरु राय
तहसील व जिला दिल्ली।

अज दिनांक 9/6/72 को वमुजिब प्रोग्राम
लेने कब्जा अराजी पत्र वापस शुदा बजरिपे पत्र नं
4/1972-73 मौजा नांगरु राय व हमरा अमला खुद
श्री लाल चन्द नाथ तहसीलदार व श्री जगदीश चन्द लूथरा
कानूनगी व श्री देवकन लाल पटवारी व मुमि तथा मक
विभाग की ओर से श्री कै. आर. सिरांगत तहसीलदार
तथा श्री अमराव सिंह कानूनगी, महकमा दिल्ली विकास
प्राधिकरण की ओर से सर्व श्री सम. फत. गौवर, O.S.D.
(L and C), आर फन बरंठ E.O(D), श्री ज. नाथपरा
तहसीलदार, श्री शेख जां लाल का कानूनगी डी. डी. डी, श्री
पी. सी. शर्मा सहायक अभियन्ता मध्य डीमांतिशन
रकबाड, व S.D. ल इलका मांके पर मिले। अराजी
नम्बर खसरा 578/165/2/2/1 हैदारी 3 बिस्वै जिस में
मकाना व दुकानें पुरवा व पैड़ मौजूद थे का कब्जा
वाकफे बाद डीमांतिशन मध्य मतवा बहवाला श्री कै. आर
सिरांगत तहसीलदार फत फंड बी, किया गया। पटवारी
इलका बबजद कार सरकार मांके पर हाजिर नहीं है।
कब्जा कार्यवाही की एक नकल बराबे अमल दरमद
कागजात मात तहसीलदार मात (महरीली) की
मातफत मिलवा दी जायगी। मांके पर किसी
किशम का मकाड़ा नहीं हुआ है अतः कब्जा कार्यवाही
मुकमिल हो चुकी है।

J. Chander
9/6/72 (L.H.)
9/6/72

लाल चन्द
9/6/72

Possession of the above
along with Matha
area, handed over to Shri Jai
Narain Tehsildar
Simultaneously.

9/6

Chander
9/6/72

Umar Singh
9/6/72

H. K. Samual
9/6/72
Tehsildar (L.H.)

जिन्दगी नदरी लखी
9/6/72

9/6/72
AEIV
DDIV

Award No.

4/1972-73

Name of village : Nangal Raya

Nature of acquisition : Permanent.

Purpose of acquisition : Plan Development of Delhi.

A W A R D:

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act. The land under acquisition is situated in village Nangal Raya and was notified u/s 4 of the Land Acquisition Act vide notification No.F.15(III)/59-LSG dated 13.11.1959 for a public purpose namely for plan development of Delhi. After considering the objections u/s 5A, the Delhi Administration issued a declaration u/s 6 of the Land Acquisition Act for an area measuring 266-02 bighas vide notification No.F.4(92)/62-L&H dated 13.12.1968. The Acquiring Department requires immediately an area measuring 0-03 biswas out of khasra No.578/165/2/2/1. As such, the notices u/s 9 & 10 of the Land Acquisition Act were issued to all the persons interested in the land under acquisition. The claims filed by the claimants are discussed hereafter under the heading 'compensation claims'.

True & correct area:

The land was measured on the spot by the Land Acquisition staff. The area available is 0-03 biswas.

Ownership:

The ownership, tenancy, area and kind of soil are as under:

S.No.	Name of owner	Name of occupant	Kh.No.	Area	Kind of soil
1.	Chander Bhan s/o Nathu.	Kartar Singh s/o Kana, G.Maruci.	578/165 2/2/1.	0-03	G.Maruci

contd....2

Compensation claims:

The following have filed compensation claims:

<u>S.No.</u>	<u>Name of the claimant</u>	<u>Compensation claimed.</u>
1.	Chander Bhan s/o Nathu Singh through Shri Chander Bhan Chaudhary advocate.	Has claimed compensation for khasra No.576/165/2/2/1 at the rate of Rs.150/- per sq. yd. for the land and Rs.80,000/- for the structures.

Market Value:

The market value of the land under acquisition is the value to the owner of the land in its actual condition at the time of publication of notification u/s 4 of the Land Acquisition Act and with all its advantages and with all its potentialities. The best evidence available to arrive at the correct market value of the land would be the evidence of genuine sales effected about the time of notification either in respect of the land under acquisition or the portion thereof are sales of land precisely parallel in all circumstances to the land under acquisition. Exemplars or sale deeds have not been filed by the claimants. The necessity to find out parallel sale deeds so as to evaluate the market value is needless in the face of judicial judgment which is the proper evidence to determine the market value. The land acquired in award No.1885 was divided into two blocks 'A' and 'B'. The block 'A' comprised of land abutting and also close to the Pankha Road. The Block 'B' comprised of khasra numbers away from the aforesaid road. The LAC allowed for Block 'A' Rs.4,000/- per bigha kham and for Block 'B' Rs.3,500/- per bigha kham. In reference u/s 18, the ADJ enhanced the compensation of those khasra numbers which were actually abutting the Pankha Road to Rs.6200/- and that of land behind the khasra numbers abutting the Pankha Road to Rs.5330/-.

contd....3

The land under acquisition is not on the Pankha Road but on the Jail Road running almost parallel to the Pankha Road. The situation and other conditions of the land under acquisition are ^{not} dis-similar to the land for which the ADJ awarded Rs.6,200/- per bigha kham. This is a judicial judgment and is, therefore, the best evidence for evaluating the market price of the land under acquisition. As the ADJ has decided references u/s 18 arising out of award No.1885, the market value determined by the ADJ is the true market value of the land. In LA Case No.103 of 1970 Khazan Singh etc. Vs. Union of India award No.1885 village Nangal Raya, the ADJ fixed the market value of the land abutting the Pankha Road at Rs.6,200/- per bigha kham. The conditions of the land under acquisition are identical to the land abutting the Pankha Road. The date of notification u/s 4 is the same. In the result, I award Rs.6,200/- for the land under acquisition.

Compensation of trees:

There are two Neem trees of medium size. I award Rs.90/- at the rate of Rs.6/- per quintal.

Wells:

There is no well on the land under acquisition.

Compensation of structures:

The Assistant Engineer(Val.), Delhi Development Authority has assessed the value of the structures in khasra No.578/165/2/2/1 leaving out the cost of three shops as they were constructed after the date of notification u/s 4. The value of structures has been assessed at Rs.870/-. I agree with the assessment and award the same.

contd....

Apportionment:

Compensation will be paid according to the latest entries in the revenue record.

Land Revenue:

The land under acquisition is assessed at Rs.0-20P as land revenue which will be deducted from the Rent Roll from the date possession is taken over. The land under acquisition will vest with the government free from all encumbrances.

Solatum:

15% solatum will be paid for compulsory acquisition.

Interest:

The date of notification u/s 4 is 13.11.1959 and the notification u/s 6 was published on ~~27~~¹⁶13.68. The period between ^{the} two is more than three years. Therefore, the persons interested are entitled to interest @ 6% per annum u/s 4(3) of the Land Acquisition (Amendment & Validation) Act, 1967 from 13.11.1962.

Summary:

The award is summarised as under:

Compensation for 0-03 biswas of land @ Rs.6200/- per bigha kham.	=	Rs.930.00
Compensation for structures	=	Rs.870.00
Compensation for trees	=	Rs.90.00
15% solatum	=	Rs.283.50
Interest u/s 4(3) @ Rs.6% per annum from 13.11.62 to 17.4.1972(9 years 156 days).	=	Rs.1018.03
		Rs.3191.53

(Rupees three thousand one hundred/ninety-one and paise fifty-three only).

(SHAM KARAN)
LAND ACQUISITION COLLECTOR(P)
DELHI.

Announced and paid today
4.5.72.

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION

Dated the ___ December, 68.

No. F.4(92)/68-L&H:-Whereas it appears to the Lt. Governor, Delhi that land is required to be taken by Government at the public expense for a public purpose, namely for the Planned Development of Delhi, it is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894 to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

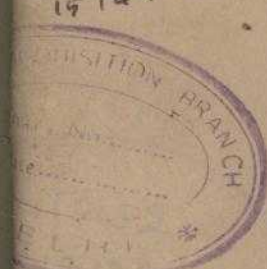
A plan of the land may be inspected at the office of the Collector of Delhi.

SPECIFICATION

<u>Village or locality.</u>	<u>Area Sq. Sis.</u>	<u>Field Nos. or Boundaries.</u>
Mangal Saya.	266 -02	535/523/100, 524/101, 525/101, 538/102, 540/103/ 2, 542/104, 105, 544/456/106, 546/457/106, 108, 121, 556/461/122/1, 557/461/122, 127, 133, 419/ 135, 420/135, 136 to 139, 143 to 146, 421/147, 422/147, 150 to 153, 157, 158, 564/160, 566/438/ 161, 569/439/161, 568/429/162 min, 569/429/162, 572/430/162 min, 574/163 min, 576/164 min, 5 578/165 min, 441/166, 580/169 min, 170 min, 619/173 to 623/173, 625/174/2, 627/499/175, 628/499/175, 630/500/175, 632/462/176 min, 634/463/176 min, 177, 635/501/178 to 638/501/ 178, 639/502/179, 640/179, 180, 503/181, 504/ 181 min, 182 min, 183 min, 464/184, 185 to 191, 505/192, 506/192, 193, 194, 507/195, 508/195, 541/196, 542/196, 466/197, 467/197, 198, 199, 200 min, 202 min, 209 min, 210 min, 211 min, 212 min, 213 min, 214 min, 215 min, 217 min, 218 min, 220 min, 230, 231, 233, 438/234, 409/234, 235 to 237, 410/238, 411/238, 468/ 239 to 474/239, 511/240, 512/240, 475/241, 476/ 241, 242 to 245, 444/246, 445/246, 247, 249, 417/ 250, 418/250, 435/251 to 437/251, 252 to 254, 646/255, 647/255, 256, 257, 258 min, 651/259, 261 min, 262 min, 263 min, 265 min, 268 min, 289, 295, 296 min, 297 to 300, 660/301 to 662/301, 302 to 306, 663/307, 664/307,

Hand n. f.

(1)
11/4/68
195/10/68
सीतो शानु तिराडार सानादित
सिद्धात मीम 24-मा मीमा अर
सिद्धात मीम 24-मा मीमा अर
6 मीम 24-मा मीमा अर
15 दिव अर 24-मा मीमा अर
16/12/68



450/308 min, 451/308 min, 310 min,
336.

By order,

Sd/-

(D.P. BANUGUNA)
Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

Dated the 13 December, 1968.

No. P.4(92)/62-LAH.

Copy forwarded to the:-

1. Public Relations Department, Delhi Administration (In duplicate) for publication in the Delhi Gazette.
2. Additional District Magistrate (LA) Delhi.
- ✓ 3. Land Acquisition Collector (P) Delhi.
4. Legal Adviser, Land & Building Department, Delhi.
5. E Tehsildar (Land & Building Department) New Delhi.
6. Central Record Cell (Land & Building Department) New Delhi.

D. P. Banuguna
(D.P. BANUGUNA)
Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

